

Oakdale Neighborhood

\$275,000



**510 Holden Street
Raleigh**

- Amazingly Renovated 1923 Bungalow
- Cool & Colorful
- 2 Bedrooms
1 Bath
- Large Backyard on .18 acre lot

- Custom Kitchen Upgrades: Cabinets, Concrete Counters, Versatile Island, Appliances, Sink, Lighting, Cork Floor, Beadboard Ceiling
- Custom Bathroom Upgrades: Clawfoot Tub, Tile Floor, Tile Walls, Cabinets, Shower Stall with Cool Features, Great New Sink & Vanity
- Structural Upgrades per Professional Inspection
- Front Porch, Fireplace
... and More....




KELLER WILLIAMS
R E A L T Y

Paul Setliff - Broker
919-882-5644
Paul@PaulSetliff.com

PaulSetliff.com



510 Holden Street Renovations and Upgrades since 2007

Gutted kitchen and bathroom and made the following renovations:

KITCHEN:

- Removed half wall between kitchen and sitting area
- Closed off and covered side door to kitchen (to make room for cabinets)
- Installed new Kitchenmaid custom cabinets
- Added kitchen island with counter-height seating
- Replaced kitchen sink and faucet and added disposal
- Installed all new appliances (GE fingerprint resistant stainless steel): Gas stove/oven, built-in microwave, dishwasher, refrigerator with indoor water/ice
- Installed new custom concrete countertops
- Replaced vinyl flooring with cork plank flooring
- Replaced sagging kitchen ceiling with beadboard ceiling (in keeping with original style)

BATHROOM:

- Replaced rusted cast iron built-in tub with modern clawfoot tub with chrome fixtures
- Replaced vinyl flooring with black and white hex tile
- Added white subway tile half wall
- Added espresso wood vanity with black granite countertop partially recessed vessel sink with chrome vessel sink faucet
- Added matching espresso wood tower cabinet for storage
- Added shower stall with bench, hand-held shower head, and thermostatic handle
- Replaced brass ceiling and vanity lighting with modern energy-saving halogen fixtures
- Installed overhead cabinets for storage
- Moved washer/dryer connection from bathroom into mud room

STRUCTURAL:

Property was inspected by structural engineer.

All recommended improvements to floors and roof were completed.

- Installed new central beam under house to reinforce floor
- Jacked up several outer floor joists to remove sags in floor
- Installed new header beams in ceiling above kitchen to prevent sagging
- Reinforced roof beams to remove sway on one side
- Created swales around back of house to deter water from structure
- Added seamless gutters to control rainwater

...next...

510 Holden Street Renovations and Upgrades since 2007 (page 2)

OTHER IMPROVEMENTS:

- New high efficiency gas pack (heat & AC) installed November 2009
- Replaced water heater
- Replaced duct work under house
- Replaced front door
- Installed deadbolts on front and back door and added matching decorative handles
- Replaced "contractor knobs" with chrome egg knobs more suited to style of house
- Installed recessed lighting in living room, front bedroom, and kitchen sitting area
- Sealed and insulated fireplace to reduce heat loss through chimney
(note: cover can be removed and self-venting gas logs can be used in fireplace.
To return fireplace to full working order, a chimney liner should be installed)
- Added wood-style blinds to all windows
- Replaced central ceiling fixtures in living room, both bedrooms, kitchen, and bath
(note: kitchen fixture is a rewired vintage school light from an old Carrboro school)
- Closed off exterior door in master bedroom and removed cement block outside entrance
- Replaced 5 foot high door leading from bath to master with vintage door of "normal" height that is in keeping with age of house
- Moved bathroom door to accommodate addition of shower stall
- Added ceiling molding throughout house
- Added washer/dryer connection to mudroom
- Installed overhead cabinets in mudroom for storage
- Added garden shed (custom with ramp for easy access)