

*For Sale*

**Featured Listing**

**c. 1910 Colonial Revival  
Historic District  
Wilmington, North Carolina**

**Winner of the  
2015 Historic  
Preservation  
Award**

**\$ 599,900**

- Bedrooms: **5**
- Full Bath(s): **5**
- Heated Sq. Ft.: **3894**
- Unheated Sq. Ft.: **600**
- Stories: **2**

Lot Size: **113  
x 66**

MLS #:  
**521039**

Listing #:  
**24179**

- 1st Floor Bath
- 1st Floor Bedroom
- 1st Floor Laundry Room
- Attic
- Basement
- Bonus Room
- Breakfast Room
- Crawl Space
- Den
- Dining room
- Entry Hall
- Foyer
- Gourmet kitchen
- Laundry Room
- Library
- Living room
- Music Room
- Unfinished Basement
- 2 Car Garage
- Casement windows
- Driveway - Paved
- Fresh paint
- Patio
- Porch
- Rear Deck
- Restored exterior
- Storm Windows
- Workshop
- 2nd Staircase
- Built-in Bookcases
- Built-in Cabinets
- Ceramic Tile
- Fireplace(s)
- Gas Logs
- Grand staircase
- High Ceilings
- Jacuzzi
- Natural gas fireplace
- Original wood

**Winner of the 2015 Historic Preservation Award!**

Elegant Southern beauty, prominently situated adjacent to Wilmington's prestigious Mansion District.

**Totally renovated and warranted** - all new wiring, plumbing, HVAC systems. Double lot - alley access - 2 car garage - 4 car parking pad. Huge, FABULOUS kitchen with top of the line appliances and state-of-the-art systems. Two Master Suites - downstairs and upstairs. 4 gathering spaces - 5 bedrooms - 5 baths - 6 fireplaces. Antique hardwood flooring throughout - unique architecture - lovely historic hardware. Marble and travertine bathrooms with antique accessories - jetted tub - claw foot tub - shower with body jets and rain head. Upstairs Suite with private entrance - rooftop deck. Abundant storage space - 3 cedar closets - tons of cabinets - original linen press - 2 pantries - wonderful laundry/mudroom. Basement would be a great wine cellar - room over the garage would be an excellent studio or office. **Meticulously restored!**



**Totally Renovated - 100% Warranted - One of Wilmington's Most Prestigious Addresses**

Presenting The Eugene Philyaw House ... Prominently Situated Adjacent to Wilmington's Prestigious Mansion District. **TOTALLY Restored and Updated with Modern Luxuries in 2015** ... **All Systems Fully Warranted.** Alley Access with Plenty of Parking ... Two-Car Garage ... Double Corner Lot. **Almost 4000 Square Feet of Pure Southern Elegance!**



**The Kitchen is a Dream Come True!**

Large ... FABULOUS ... Kitchen is a Dream-Come-True! 7-Foot Thermador Freezer Column ... 7-Foot Thermador Refrigerator Column ... 36-Inch Miele Gas Cook Top ... Viking Professional Electric ... Steam ... Convection ... and Microwave Ovens ... and Bosch Dishwasher. State-of-the-Art Under Counter System with Tablet & Phone Charger.

- windows
- Walk-In Closets
- Wood floors
- Central air
- City sewer
- City water supply
- Dishwasher
- Disposal
- Heat pump
- Range
- Refrigerator
- Water Heater - Electric
- 10 foot ceilings
- Claw-foot Tub(s)
- Ripple Glass
- Transoms
- Wrap Around Porch
- space over garage
- award winner
- all new systems
- 100% warranted
- alley access
- Master bedroom downstairs
- Master bedroom upstairs
- Tin Roof



**WOW ... They Don't Build Them Like This Anymore!**



**Beautiful Stonework in the Upstairs Travertine Bath.  
Custom Glass Shower Doors in All Five Bathrooms**



**Formal Dining Room has Access to the Porch and is Anchored by an Original Fireplace**



**Truly a GREAT Room ...**

Wet Bar ... Beverage Cooler ... Wine Rack ... Desk ... Great Storage ... Another Pantry ... and a Charming Reading Nook in this Upstairs Gathering Space.



**New Commercial Grade Washer & Dryer**

The Very Efficient Mudroom has an Exterior Entrance ... Custom Granite Counter ... Bridge Faucet ... and Chalk Board.

King and Queen of the Laundry Room are the Maytag Commercial Washer and Dryer.



**Upstairs Master Bath with a Charming Claw Foot Tub & Walk-In Closet.**



**Den on First Floor with Wood-Burning Fireplace and Two Lovely Chandeliers**  
The Entire House is Wired for Cable and Internet



**Automatic Carriage Garage Doors Facing 18th Street ...**  
... and Alley Access to Additional Parking. More than 300 Square Feet Upstairs ...  
Office? ... Studio? ... Exercise Room? ... Additional Quarters? ... Your Choice!

### Seller Contact Information

Shown by appointment only.

Rhonda Schoolfield  
**Mobile:** 910.685.1949  
**Wilmington NC MLS#521039**

### Local and Regional Links

**Web Site:**  
[Winner of the 2015 Preservation Award!](#)

**Email:** [Rhonda@WilmingtonForSale.com](mailto:Rhonda@WilmingtonForSale.com)  
**OldHouses.com Listing #24179**

### Your chance to live in a true Southern Mansion has arrived!

**The Elegance of the Past combined with all the Luxuries of Modern Living . . . This is one of Wilmington's most prestigious addresses.**

Presenting The Eugene Philyaw House ... The main Rear Entrance is a Beautiful Mahogany Door with Beveled Glass Art. Three Additional Entrances Include: A Private Upstairs Entrance ... Mudroom Entry ... and Basement Access. Basement Houses Two Hot Water Heaters with Instant Hot Water Re-circulating Pump. Basement Space Could be an Excellent Wine Cellar ... or Workshop.

The AMAZING Kitchen features **TWO Islands** ... Counter and Bar Height ... Beautiful Architectural Details ... Wine and Glass Racks ... Plate Display ... and LED Lighting With Dimmers.

There are Many Unique, Interesting Architectural Details and Gleaming **Antique Hardwood Floors**, Along with Beautiful Antique Hardware Throughout the Eugene Philyaw House.

There are **Six Fireplaces** ... Three Wood-Burning ... Two Decorative ... and One with Gas Logs.

All **Five Bathrooms** Glow Like Jewel Boxes ... with Antique Reproduction Accessories ... Natural Stone ... and Custom Shower Doors. Furniture Quality Vanities ... Jetted Tub ... Marble Shower with Body Jets and Rain Head ... and a Claw Foot Tub Create a Luxurious Spa Experience in Every Bath.

There are **Two Master Suites** ... Downstairs and Upstairs ... Both with Private Entrances

Upstairs, the Hallway Leads to the Great Room, Master Suite, Bedroom #5, Another Bath, and a Rooftop Deck. This **Entire Suite Can Be Separated From the Rest of the House** ... With a Private Rear Entrance.

The Laundry / Mudroom has Three Entrances ... the Exterior Entrance Traps Wet Swimsuits and Sandy Shoes ... the Kitchen Entrance Fosters Multitasking ... and the Blackboard is "Message Central ".

Please call Rhonda at **910.685.1949** for more information and/or to schedule your private showing now.

