

# Bobbitt-Pendleton-Arrington House in Historic Warrenton, NC

\$345,000

- Circa 1840
- 5 Bedrooms on 2nd Floor
- Library could be used as 1st Floor Master
- 5 Full Baths
- 6 Fireplaces
- 2-Car Garage
- Full Basement



- 1.22 Acres edged by Stone Wall holding a Beautiful Wrought Iron Fence
- Elegant Charles Gillette Gardens



- Many Recent Updates - See Below
- Candidate for North Carolina Historic Rehab Tax Credits



QR Code for  
Your SmartPhone.  
Learn More &  
Save This Home  
on Your Phone.



**RE/MAX**

Paul Setliff - Broker

919-637-7129

Paul@PaulSetliff.com

**PaulSetliff.com**

**Bobbitt-Pendleton-Arrington House  
109 Ridgeway, Warrenton**

**Partial List of Renovations From 2003 to 2010**

- 25-year PVC roof and metal soffits installed
- installed new gutters and downspouts on house and garage
- replaced stone foundation with brick
- sills replaced
- new insulation
- replaced old siding with hand-made cypress siding
- dual zone cooling system upgraded
- upgraded plumbing
- two new water heaters installed
- two street-access clean-outs installed
- upgraded electrical wiring
- two new electrical fuse boxes installed
- rebuilt chimneys
- downstairs fireboxes rebuilt
- new chimney caps installed
- house exterior painted
- Main Street porch
  - new concrete slab
  - columns restored
  - new coffered ceiling
  - restored hanging lights
  - restored metal balustrades
- Ridgeway Street porch
  - new concrete slab
  - new stone bases installed
  - new slate installed over concrete
  - columns partially restored
  - portico rebuilt
- school house structure and chimneys removed
- 50+ trees removed
- yard overgrowth removed
- three sets of gates restored
- two sets of gate stone columns rebuilt
- Main Street corner column rebuilt and protected with custom-made steel guard
- Ridgeway Street stone wall partially rebuilt
- new shed with metal roof built
- carriage house/garage rebuilt with new metal roof

...continued

- floors refinished, original windows restored, and cosmetic renovations (which may include drywall, plaster and paint) in master bedroom and sitting area, upstairs landings and hallway, second bedroom, third bedroom (used as upstairs living room), dining room, front parlor, downstairs living room, library, downstairs hallway
- embossed tin ceiling installed in library
- master bathroom renovated with installation of custom-made dressing table
- vintage lighting restored in several rooms
- columns in entry foyer restored
- transoms and side lights restored around both front doors
- brick path laid from gate to Ridgeway Street porch
- gravel driveway laid