

Mordecai National Historic District



**1315 Courtland Dr
Raleigh, NC 27604**



**3 bedrooms.
2 baths.
1,673 sqft.
0.17 acre lot.
\$365,000.
MLS#1928177**

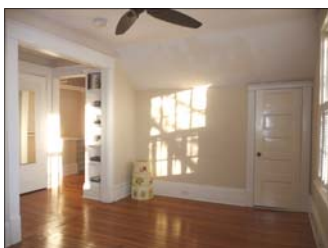


Features



*Remodeled kitchen and true master suite.
Options for 4th BR or 1st floor in-law suite
Roof -2010, tankless H2O-2009, HVAC- 2005.*

Bigger than it looks, this classic bungalow is nicely framed by the 0.17 acre corner lot. The first surprise is the open floor plan and brightness. The sellers removed the wall between the LR and DR in 2008, adding molding and trim work, which, together with the hardwood floors and decorative fireplace, create a formal yet warm feel.

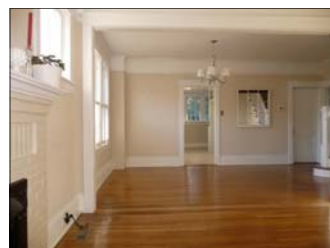


The L-shaped, tiled-floor kitchen and breakfast room, remodeled in 2011, is the next surprise. Practical granite counters, open shelves and cabinets with glass and solid doors retain a unique vintage character. In the breakfast area, a half door behind the light opens to a small carpeted space for storage or kid's hide-a-way. A wrap around deck could be added overlooking the privacy-fenced back yard and big side yard.



Another surprise is the bright master suite that includes a big walk-in closet. The sellers reconfigured the upstairs in 2008, creating a master suite with remodeled bath. The basket-weave Carrera marble floor (2008) evokes the old as does the antique cabinet vanity and refinished tip-toe tub with subway-tile surround. The second upstairs bedroom includes a door leading to exterior metal stairs that once provided access to an upstairs apartment. The stairs could easily be removed and sold for scrap.

Downstairs, options exist for a 4th BR or in-law suite incorporating the bright front 3rd BR and adjacent yellow office with its adjoining full bath. The laundry room area, on a half level down, and the kid's hide-a-way above could be remodeled, giving additional access to the kitchen and the long side driveway. See floor plan on reverse, on web and in MLS.



**Move in. Move on. Move Up.
Real estate for the way you live.**

Debra focuses on thinking differently, thinking about you. Whether you're looking to move in, move on, or move up, she's ready to listen to your needs and help you take the next step.



Allen Tate Realtors
3201 Glenwood Ave
Raleigh, NC 27612
919 719-2900

Peter Rumsey, Broker
919.971.4118

Debra Smith, Broker
919.349.0918

**Unique homes • Fresh ideas
Proven success.**

Peter lives in Historic Oakwood where he moved endangered historic homes to sites near the Governors Mansion. He works with buyers and sellers throughout the Triangle area.



www.DebraSmith.com

Downloads available on websites.

www.PeterRumsey.com