

1928177

Active

Residential

LP: \$ 365,000



Property Leased: N

1315 Courtland Drive  
Raleigh, NC 27604 (City limits of: Raleigh)  
Media: 25 VT: No  
Subdivision: Mordecai Place  
Seller's Name: Richardson

Yr Blt: 1925  
Nbrhd:

Area/Sub: 001/D  
List Type: ER  
SP:  
Closed Dt:

School Information

Elementary 1: Wake - Conn Elementary 2:  
Middle 1: Wake - Daniels Middle 2:  
High 1: Wake - Broughton High 2:

Directions: Wake Forest Road to Left on Poplar at Mordecai Historic Park. Take Right onto Courtland. House is on the corner of Mulberry and Courtland.

Remarks: A big corner lot nicely frames this 1925 bungalow. Bright, open living-dining spaces lead to a modern kitchen-breakfast room with vintage character. True master suite upstairs includes w/i closet, bath with new basket-weave marble floor. Lot's new including roof (2010), tankless H2O (2009), HVAC (2005). Options for a 1st floor in-law suite and future expansion. See pics and prose.

Rooms / SqFt Information

Living Area Above Grade: 1673 Below Grade: 0 Total: 1673  
Other Area Above Grade: 114 Below Grade: 0 Total: 114  
# Rooms: 9 Beds: 3 Full Baths: 2 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall: Office/Study: 11.9x8.8 / Main Master BR: 15.1x9.5 / Second Bedroom 5:  
Living: 13.5x14.3 / Main Kitchen: 17x10.5 / Main Bedroom 2: 12.3x12.6 / Main Utility: 8.5x7 / Lower  
Dining: 11.1x15.3 / Main Breakfast: 8.5x8.5 / Main Bedroom 3: 15x8.7 / Second Bonus:  
Family: Bedroom 4:

Other Area-Room Dim/Levels

Garage: Storage: Scrnd Porch:  
Carport: Porch: 8x29 / Main Deck:

General Information

Lot Dim: 50x92x89x131 Lot #: 0 Appx Acres: 0.17 Foundation: Brick Zoning:  
New Construction: No Framed: Est Fin Date: Restrictive Covenants: N  
Builders Name: HUD Compliant Senior Housing: Ownership: Year Primary Residence: Y  
HOA Mgmt: HOA Fees 1: \$0 HOA Fees 2: \$0

Financing and Taxes

Tax Value: \$314,578 Tax Rate: 0.0000 TM/BK/PAR/LT or Deed Page: G053-G0260-0014  
Financial Comments: New Needed. Preapproval with Offer Please  
Legal Desc: 1315 Courtland Drive Pin #: 1704950585

Features

Design: 1.5 Story  
Property Type: Detached  
Construction Type: Site built (Stick)  
Acres: 0-.25 Acres  
Exterior All Brick Veneer, Wood  
Finish:  
Roof: Shingle, Roof Age 0-5 Years  
A/C: Central Air  
Fuel-Heat: Natural Gas  
Fireplace In Living Room, See Remarks  
Desc:  
Lot Desc: Corner Lot

Fees None  
Include:

Assumption: No Assumption  
Other 1st Floor Bedroom, Great Room, Office, In-Law Suite main floor, Utility Room,  
Rooms: See Remarks, 1st Floor Master Bedroom

Exterior Features:  
Style: Bungalow  
Basement Inside Entrance, Part. Finish  
Desc:  
Flooring: Tile, Wood, Vinyl, Marble  
Heating: Forced Air  
Water Heater: Gas, Tankless Water Heater  
Water/Sewer: City Water, City Sewer  
Parking: DW/Concrete  
Financing: Cash, Conventional  
Dining: Living/Dining Room, Breakfast Room  
Washer/Dryer Utility Room  
Loc:  
Interior 9 Ft Ceiling, Ceiling Fan, W.I. Closet, Granite Counter Tops  
Features:

Equip /Appl:

Accessibility:  
Green  
Green Certs:  
Green Building HERS Rating: High Perform. Home:

Showing Instructions

Show Instruct: , Combo LB  
List Agent: R11298/ Peter Rumsey Agent Phone: 919-971-4118 Agent Appt Ph: 919-595-8989  
List Office: 71330 / Allen Tate Co. Inc. Office Phone: 919-719-2900  
Co List Agent: r26680 Debra Smith CoList Agent Ph: 919-349-0918 CoList Appt Ph: 919-595-8989  
Comm to Buy Agt: 2.4/ %/ N Comm to Sub Agt: 0/ %/ N LADOM: 4 CDOM: 4  
List Type: ER-Exclusive Right Possession: IMM PE: No

**Waterfront**

**Waterfront Type:**

**Waterfront Access:**

**Water Body Name:**

**Approx Ft of Water Frontage:**

**Waterfront Characteristics:**

**Comparable Information**

**Sale Agent:**

**SA Phone:**

**Terms:**

**Sale Office:**

**SO Phone:**

**Sold Price:**

**Pending Date:**

**Est Closing Dt:**

**Sold Dt:**

**Selling Info:**

**Financial Concessions (CC):**

**Other Concessions:**

**Special Circumstances:**

**Agent Only Remarks**

See docs for floor plan, flyer and neighborhood map. Some old house quirks remain including metal stairs to second upstairs bedroom, once a second apartment. These may be hauled away for scrap value. Remodeling options include reconfiguring laundry room and steps to basement as closet for 4th BR and/or kitchen/breakfast room expansion. Fireplace is decorative.

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**\*\*Information deemed RELIABLE but not GUARANTEED\*\***

Date: 01/25/2014