

Mordecai Place National Historic District



**1216 Mordecai Dr
Raleigh, NC 27604
c.1920**



**3 bedrooms*
1.5 baths*
1,939 sqft 1st & 2nd
373 sqft attic
0.18 acre lot
\$385,000
MLS#1936641**

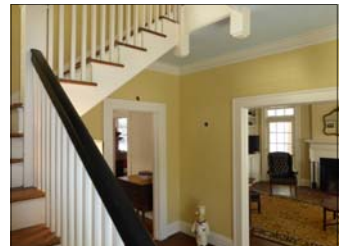


Features

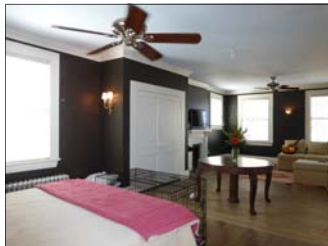


Unique character, landscaping and floor plan..
* Options for re-creating 3 bedrooms or 2 bedrooms & 2nd full bath.
Zoned heat pumps plus radiator steam heat.

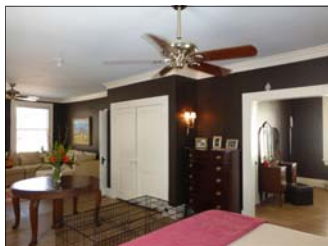
Rare in Raleigh is the Neo-Classical style with full-height pilasters, pedimented gable, arched hood, demi-lunes over 6/6 windows. So states the 1997 nomination of the Mordecai Place neighborhood as a national (not local) historic district. The nomination also shows the house was built in 1920, not 1936 as shown in the tax records. The brick patio is a gathering place in the walkable Mordecai neighborhood. Laura Wright designed the sun burst formal garden area in front that includes a recently discovered old brick path to the side driveway.



Options - The MLS shows 3 bedrooms, however, the 2nd floor is currently one large master suite, probably the biggest in Mordecai. It is a dream realized by the sellers who remodeled 3 bedrooms into one large master suite. Alas, the sellers realize others may want more and smaller bedrooms. Three options have been identified by next door neighbor and contractor, Tom Brown with The Splinter Group. Option #1 creates 2 bedrooms leaving intact the smaller space that is now a sitting room to the side of the big bedroom. Option #2 recreates 3 bedrooms by walling in the sitting room, moving doors and adding a closet. Option #3, with 2 bedrooms, converts the sitting room into a master bath for the back bedroom. See current plan and option #2 on reverse. All options and a summary are available on line.



The 373 sqft attic, which is heated and cooled, is not included in the 1,939 living sqft because it doesn't meet the minimum percent threshold for ceiling height 7 ft or higher. Note the small office under the attic stairs added by the sellers who used the attic as a BR.



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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.



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