



**1210 Mordecai Dr  
c.1930**

**4 BRs. 3 baths.  
3,147 sqft.  
0.34 acre double lot.  
Partial basement.  
Walk-up attic.  
Zoned HVAC.  
\$619,500.  
tmls#1614973.**



**Features**



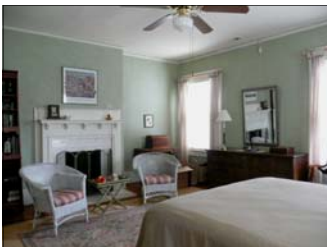
*Elegant formal spaces.  
Open, flowing informal spaces in & out.*

Nestled in the Mordecai national historic district, this 1930s Hayes Barton style home has been sensitively expanded and upgraded, the later using NC rehab tax credits, by the current owners who moved here in 1987.

French doors provide an open flow between the kitchen, breakfast room and screened porch all added and/or remodeled in 2003. The wrap-around deck overlooks the landscaped double lot that is big enough to add a large garage. The brick and paver-stone driveway is new.



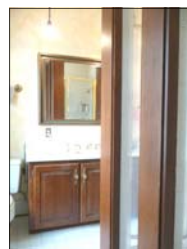
Double French doors lead from the long entrance hall to the living and dining rooms. The 17x16 ft living room has crown molding and five windows, most of which are 12-over-12 lights (panes). The 16x15 ft dining room has three additional windows (not visible here) that permit a high side board or hutch to be placed against the side wall.



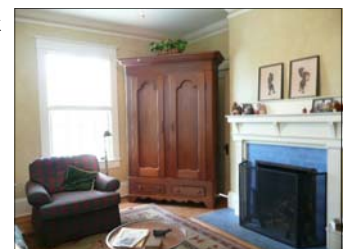
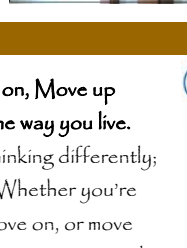
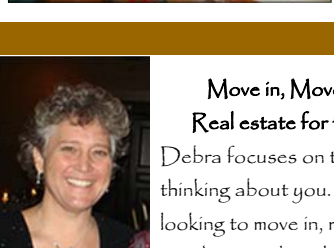
**4 fireplaces.**



**4 or 5 bedrooms.**



The 17x16 ft master BR has four large windows, a walk-in closet and a bath with a custom built shower (left). BR #2 is the same size (16x15 ft) as the dining room plus a walk-in closet. BR #3 (left) is virtually identical to the 16x12 ft 1st floor family room (right) that could be a guest room or 5th BR with the addition of a wardrobe/closet. It is across the hall from the full downstairs bath. BR #4 opens onto glass walled former sleeping porch now used as a laundry. The 2nd upstairs bath was remodeled in 2003.



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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.

