



899457 **Active** **Residential** LP: \$ 135,000
[2514 Nation Avenue](#) **City:** Durham
Media: 📷 10 **Area/Sub:** 113/A **Zip :** 27707 **Yr Blt:** 1961
Subd: None **List Type:** ER/PE
Seller's Name: Dutton

School Information

Elementary 1: Durham - Lakewood **Elementary 2:**
Middle 1: Durham - Githens **Middle 2:**
High 1: Durham - Jordan **High 2:**
Dir: From Durham-Chapel Hill Blvd and Cornwallis Rd, go north to first street, then left on Nation Ave. Home on left.

Remarks : Walk to Foster's Market, Nana's Restaurant & Forest Hills Park from this updated 1961 ranch with a great floor plan that includes large, bright 20x15ft living room. Hardwood floors. Large, level 0.27 acre, fenced lot includes a pergola-covered patio, planting beds and a storage shed. See agent only remarks for information about double lot.

Agent Only

Rooms / SqFt Information

Living Area	Above Grade: 986	Below Grade:	Total: 986
Other Area	Above Grade: 0	Below Grade: 0	Total: 0
# Rooms: 5	Beds: 3	Full Baths: 1	Half Baths: 0
Living Area-Room Dim/Levels		Other Area-Room Dim/Levels	
Entry Hall: /	Master BR: 13x10 / Main	Garage: /	
Living: 20x15 / Main	Bedroom 2: 11x11 / Main	Carpport: /	
Dining: /	Bedroom 3: 9x12 / Main	Storage: /	
Family: /	Bedroom 4: /	Porch: /	
Office/Study: /	Bedroom 5: /	Patio: /	
Kitchen: 12x11 / Main	Utility: /	Deck: /	
Breakfast: /	Bonus: /	Scrnd Porch: /	

General Information

Lot Dim: 0	Lot #:	Appx Acres: 0.27
Foundation:	Zoning:	In City: Yes
New Construction: No	Est Fin Date: /	
Builders Name:		Restrictive Covenants: No
HO Assoc. Mgmt:		
HOA Phone:	HOA Fax:	Total HOA Dues: \$ 0/

Financing and Taxes

Tax Value: \$ 76,395	Tax Rate: 0	TM/BK/PAR/LT or Deed Page: 004082/000415
Financial Comments: New Needed		
Legal Desc: 0	Pin #: 0811-20-91-8138 AND 7187	

Features

Design - One Story	Floors - Hardwood	Parking - DW/Gravel	W/D Loc - See Remarks
Type - Detached	Floors - Vinyl	Fee Includes - None	Interior - Attic Floored
Type - Site Built (Stick)	A/C - Central Air	Financing - New Needed	Interior - Attic Pull Down
Acres - .26-.5 Acres	A/C Age 3-6 Years	No Assumption	
Acres - See Remarks	Heat - Forced Air	Dining - Eat-in Kitchen	
Style - Ranch	Fuel - Natural Gas	Other Rooms - 1st Floor Bedroom	
Ext Finish - Asbestos	Water Htr - Electric	Other Rooms - 1st Floor Master Bedroom	
Bsmt - None	FP - None	Other Rooms - Separate Livingroom	
Roof - Shingle	Wtr/Swr - City Sewer	W/D Loc - 1st Floor	
Roof Age 11+ Years	Wtr/Swr - City Water	W/D Loc - Closet	

Showing Instructions

Show Instruct: Combo LB	Make Appointment	
List Agent: R11298 / Peter Rumsey	Agent Phone: 919-971-4118	Appt Phone: 919-595-8989
List Office: R/PRU02 / Prudential Carolinas Realty	Office Phone: 919-782-5502	
Co List Agent:	CoList Agent Phone:	Appt Phone: 919-595-8989
Comm to Buy Agt: 3	Comm to Sub Agt: 3	
List Type: ER/PE	Possession: ATC	DOM:

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

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