

1949 Ranch in Historic Mordecai



1306 Courtland Drive
Raleigh, NC 27604

3 bedrooms
1 bathrooms
\$435,000

1,610 square feet
.29 acres
mls # 2189258



The location really can't be beat.

Recognized as a national historic district, Mordecai is a charming neighborhood with eclectic architecture and direct access to all the city-life offerings of Raleigh: Person St shops directly to the south and downtown just beyond that; all the new happenings at Whitaker and Atlantic just to the north; Stanbury, Escazu, Halifax Community Center and the shops at Seaboard just to the west; the new Brookside Market & Pizza, Lions and Oakwood Parks just to the east. And that's just to scratch the surface.



So settle right into the fabric of this community and every day enjoy the gracious elevated and covered front porch or the 10 x 28 screened back porch; enjoy the front yard with your neighbors or the fenced back yard. Outdoor living space abounds, and the current owner has spent 40 years lovingly landscaping the level .29 acre lot-and-a-half which has plenty of space for you to do whatever you like: work in the wired shed, poke around in the yard, sit on your deck under the pergola next to your pond. Basically, be productive...or don't!



The home itself boasts plenty of light from the numerous original windows, hardwood floors throughout (with the exception of the kitchen & bath), the original bathroom tile work, two skylights each in the family room and third bedroom (which the current owner utilizes as a home office), granite countertops, a gas stove, and low maintenance aluminum siding.



The ranch layout offers amazing flexibility for one level living. Utilize the spacious eat-in kitchen for your meals and reserve the formal dining room for something else if you like - the current owner keeps her baby grand piano in the dining room. Options for a formal living room in the front and functional family room in the back offer separation of space often lacking in older homes.



With work going on in every direction you look from your porch, the potential for the future is limited only to the new owners' imaginations.

This Mordecai ranch is the perfect medium: idyllic as is, yet with plenty of room to grow.

Mickey D'Loughy, Broker

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HERE TO HELP

An East Mordecai resident, Mickey helps buyers and sellers alike investigate and navigate the real estate process.

Metro Digs, Inc
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Raleigh, NC 27605



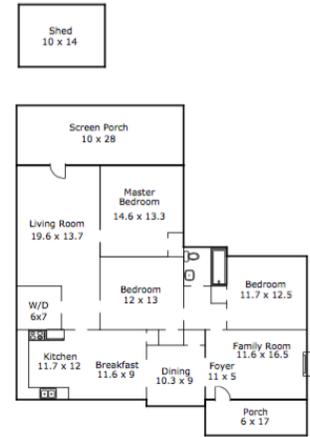
www.mickeydoughy.com



Enjoy your new neighborhood from your elevated and covered rocking-chair front porch. Mordecai is convenient to everything. At your doorstep are all the amenities of your vibrant neighborhood: the Mordecai house, the shops at Seaboard Station (Kimbap, J Betski's, Oak & Dagger, and so many more), Stanbury and Escazu, Brookside Pizza, and the Person Street district, named by USA Today as one of the 10 best up and coming neighborhoods in the country 4 years ago, and it's only gotten better. Downtown is about a mile away, so it's right there for you when you want it, but you're quietly one step removed. Poke around at coffee shops, bakeries, markets, parks, restaurants, galleries, museums, shops, you name it and you can find it nearby.



Approximate Dimensions

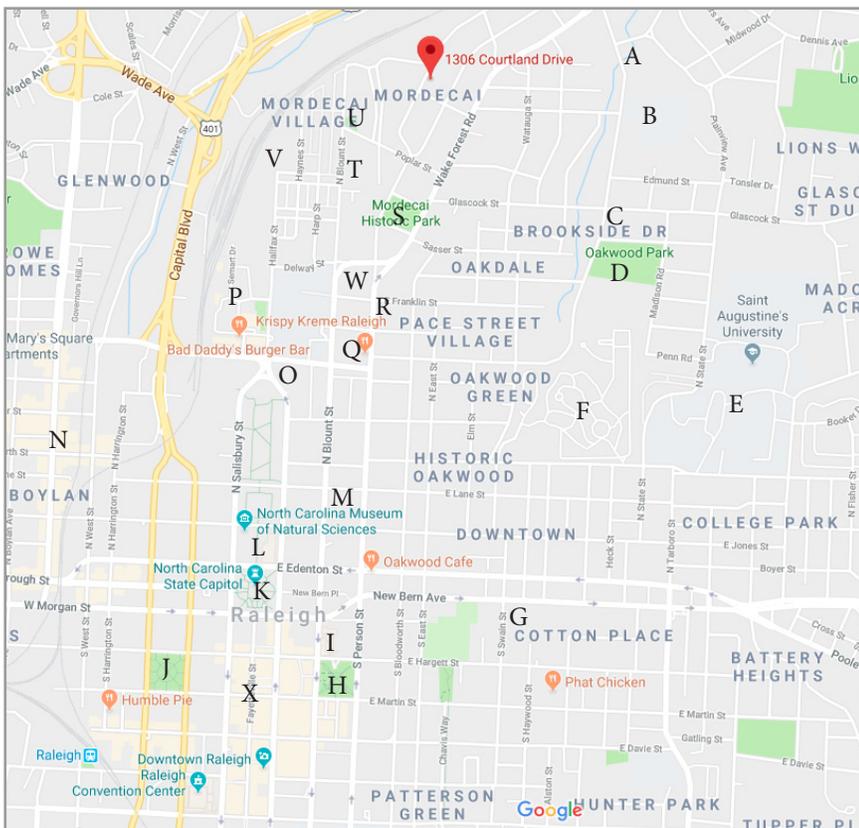


from www.rdhc.org

The most architecturally varied of Raleigh's early-twentieth-century suburbs for the white middle-class, Mordecai Place, like Raleigh's other early twentieth-century suburbs, occupies land that had been part of an antebellum plantation and was developed from 1916 through the 1950s around the early nineteenth century Mordecai House (built in the eighteenth century and heavily altered in the Greek Revival style around 1824, which survives and is open to the public as a house museum at Mordecai Historic Park).



mordecai.org mordecaicac.org www.northperson.com www.rdhc.org/mordecai-place-historic-district-3 www.facebook.com/MordecaiCAC/



Nearby:

- A. Slingshot Coffee
- B. Conn Elementary School
- C. Brookside Market & Pizza
- D. Oakwood Park & Dog Park
- E. St. Augustine's College
- F. Oakwood Cemetary
- G. Exploris Elementary School
- H. Moore Square / City Market
- I. Marbles Kids Museum
- J. Nash Square
- K. NC State Capitol Building
- L. NC History & Natural Science Museums
- M. Governor's Mansion
- N. Glenwood South Entertainment District
- O. NC AIA HQ -American Institute of Architects
- P. Shops at Seaboard Station
- Q. Krispy Kreme Doughnuts
- R. Person St. Shops
- S. Historic Mordecai House & Park
- T. Stanbury Restaurant / Escazu Chocolate
- U. Mordecai Mini-Park
- V. Halifax Community Center
- W. Raleigh City Farm
- X. Fayetteville Street / Downtown Entertainment
- Y. Because there's too much more to mention