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MLS #: 2483735
Coming Soon
11/16/2022
3111 Courtney Creek Boulevard
Subdivision: Wynterfield
Neighborhood:
Unit #
Durham
27713
NC

RESIDENTIAL

List Price \$340,000
Sold Price

Days On Market 0
Cumulative DOM 0
Contract Date
Due Diligence Exp Date
Closing Date
Financial Concessions

Listing Type Exclusive Right
Special Conditions No Special Conditions



Remarks

Remarks Comfort, space, warmth, and easy living. You'll get all this and more in this sunny, well-maintained end-unit townhome. The oversized first-floor bedroom with half bath ensuite makes for a great guest room, but easily serves as an office, gym, den, or any other creative use you can imagine. The main living space flows beautifully from the spacious kitchen to the dining room and into the main living room, which features a cozy fireplace and entrance to the rear deck. You'll absolutely treasure the peaceful easy feelings of the second floor deck, surrounded by mature trees that provide privacy and tranquility. On the third floor you'll find a large primary bedroom with sizable full ensuite bathroom and walk-in closet. Two additional bedrooms and a closet laundry station completes the top floor. Pull out of the one-car garage and be anywhere you want to be quickly! It's 10 minutes or less to Research Triangle Park, Boxyard, RTI International, IBM, and more; Less than 15 to Duke University/Hospital; and only 10 to DPAC, the Bull's Stadium, and the American Tobacco Campus.

Directions

Traveling north on Hwy 55, make a left on Courtney Creek Blvd. After several blocks, home will be on left just before the cul-de-sac.

Schools

ElemSch1 Durham - Bethesda
MidSch1 Durham - Lowes Grove
HighSch1 Durham - Hillside
ElemSch2 Durham - Pearisontown
MidSch2 Durham - Rogers-Herr
HighSch2 Durham - The School for Creative

Measurements and Rooms

Approximate Acres	0.041	Lot Dimensions	Per plat
Living Area Above Grade	1,995	Other Area Above Grade	390
Living Area Below Grade	0	Other Area Below Grade	0
Total Living Area SqFt	1,995	Total Other Area SqFt	390
Living Area Range		Full Baths	2
Detached Living Area SqFt		Half Baths	2
Bedrooms	4	Garage Floor	Low6" X 11'9"
# of Rooms	7	Carport Floor	
Master Bedroom Floor	Third	Storage Floor	
Bedroom 2 Floor	Lower	Porch Floor	
Bedroom 3 Floor	Third	Patio Floor	Low6" X 11'8"
Bedroom 4 Floor	Third	Deck Floor	Secd6" X 10'3"

Entrance Hall Floor		Bonus Room Floor	
Living Room Floor	Second 13'4" x 19'1"	Utility Room Floor	Third 6" X 2'7"
Dining Room Floor	Second 9'9" x 12'11"		
Family Room Floor			
Office/Study Floor			
Kitchen Floor	Second 12'5" x 15'6"		

Home Owner Association

HOA 1 Mgmt	Pindell-Wilson	HOA 2 Mgmt	
HOA Phone		HOA 2 Fees Required	
HOA 1 Fees Required	Yes	HOA 2 Fees \$	\$0.00
HOA 1 Fees \$	\$92.00	HOA 2 Fee Payment	

HO Fees Include HO Association, Maint Com. Area, Maint. Ext., Maint. Grnd, Sewer, Roof, Road Maintenance

General Information

Builder Name		Ownership Type	Townhouse
New Construction	No	Primary Residence	Yes
Year Built	2008	Property Leased	No
Est Fin Year		Lease Expires	
Est Fin Month		Oil/Gas Rights Severed?	
HUD Compliant Sr Housing?	No		

Public Records/Tax

Legal Description WYNTERFIELD-02 TWNHMS/LT# 121
Tax Map/Blk/Prcl/Lot
PIN # 0739-28-96-8591
Inside City Yes

Tax ID
Tax Value \$198,203.00
Tax Rate

Financing

Financing Cash, Conventional, FHA, VA
Assumption No Assumption
Financial Comments Submit proof of funds or pre-approval with offers; Flex Realty does not hold EMD

Features

A/C Central Air	Exterior Features Deck	Heating Forced Air	Parking Parking Pad, Garage
Attic Description Pull Down	Exterior Finish Vinyl Ext	Interior Features Ceiling Fan, Walk in Closet, Smooth Ceilings, Kitchen Island	Roof Shingle
Bath Features Garden Tub, Tub/Shower, Walk in Shower	Fireplace 1	Lot Description Hardwood Trees, Landscaped	Style Traditional
Construction Type Site Built	Fireplace Description In Living Room, Natural Gas	Other Rooms 1st Floor Bedroom	Water Heater Electric WH
Design 3 Story	Flooring Carpet, Hardwood, Vinyl Floor		Water/Sewer City Sewer, City Water
Equipment/Appliances Dishwasher, Microwave	Foundation Slab		Waterfront Access
	Fuel Heat Natural Gas		Waterfront Type
	Garage 1		Water Body Name
	Green Bldg HERS Rating		Approx Ft of Wtr Frontage
	Green Cert. Uploaded		