

## NORTH DURHAM DUPLEX



**Price:** \$ 213,000

**Status:** SOLD

**Address:** 2421 Camellia Dr, Durham, NC 27705

**Agent:** Thomas T Furlow  
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### OVERVIEW

**SOLD 3/23/20 FOR \$205,000**

Included \$4,100 in seller paid credits

This duplex is convenient to Duke University, Duke University Medical Center, Duke Regional Hospital, and several major retail centers. Unit A was recently renovated and features new cabinets, granite countertops, stainless steel appliances and new flooring. Unit B is currently vacant, offering an immediate opportunity for the next owner to add value through renovations. The property is in a flood hazard zone, but the owner has elevation certificates, private and FEMA flood quotes to share. No known flooding history. This owner is also selling the duplex at 2415 Camellia (\$199,000).

### UNIT INFORMATION

Unit	Type	Size	Lease	Rent
A	2 BD/1 BA	888 SF	5/31/20	\$920
B	2 BD/1 BA	888 SF	VACANT	\$920 MARKET
TOTAL		1,776 SF		\$1,840

## PROPERTY INFORMATION

<b>Pin</b>	0813-12-95-2664	<b>Tax Value</b>	\$168,100
<b>Taxes</b>	\$2,148.49	<b>Lot Size</b>	.396 ACRES
<b>Year Built</b>	1981	<b>Exterior</b>	ALUMINUM
<b>Floors</b>	CARPET, VINYL	<b>Foundation</b>	SLAB
<b>HVAC</b>	CENTRAL AIR, GAS HEAT	<b>Owner Financing</b>	NONE
<b>Utilities</b>	PAID BY TENANTS	<b>Appliances</b>	RANGE, REFRIGERATOR, DISHWASHER, WASHER & DRYER
<b>Legal Description</b>	AZALEA PARK/SEC:1/BLK:A/L T#08	<b>Zoning</b>	RS-M
<b>Sold Date</b>	03/23/2020		

## LOCATION MAP

