

## NORTH DURHAM DUPLEX



**Price:** \$ 215,000

**Status:** OFF MARKET

**Address:** 1437 Cherrycrest Dr,  
Durham, NC 27704

**Agent:** Thomas T Furlow  
tfurlow@deaton.com  
919-847-1117  
www.deaton.com

### OVERVIEW

This duplex is convenient to Duke University, Duke University Medical Center, Duke Regional Hospital, and several major retail centers. Both units feature spacious, two-bedroom, townhome-style floorplans. Unit A is occupied by a long-term tenant paying under-market rent. Unit B is vacant and features new flooring, paint and the full bathroom upstairs was recently updated. This is a great opportunity to add value with improvements. Two renovated duplexes in the neighborhood, with the same floorplans, recently sold for over \$230,000.

### UNIT INFORMATION

Unit	Type	Size	Lease	Rent
A	2 BD/1.5 BA	975 SF		\$650
B	2 BD/1.5 BA	975 SF	VACANT	\$850 MARKET
TOTAL		1,950 SF		\$1,500

## PROPERTY INFORMATION

<b>Pin</b>	0823-05-28-2873	<b>Tax Value</b>	\$197,371
<b>Taxes</b>	\$2,455.10	<b>Lot Size</b>	.287 ACRES
<b>Year Built</b>	1986	<b>Exterior</b>	WOOD, BRICK
<b>Floors</b>	CARPET, VINYL	<b>Foundation</b>	CRAWL
<b>HVAC</b>	CENTRAL AIR, HEAT PUMPS	<b>Owner Financing</b>	NONE
<b>Utilities</b>	PAID BY TENANTS	<b>Appliances</b>	RANGE, REFRIGERATOR, DISHWASHER, WASHER & DRYER CONNECTIONS
<b>Legal Description</b>	VILLAGE GREEN NORTH/SHT:0 2/SEC:02/BLK:2/LT#50	<b>Zoning</b>	RU-M

## LOCATION MAP

