

1315 Courtland Drive

MLS#: 1928177
List Price: \$365,000



Bungalow heaven best describes the family-friendly, eclectic Mordecai neighborhood. Walk everywhere, to work downtown, to shops, restaurants, museums and nearby parks. Park and leave your car in the driveway at home.



Or stay at home swinging on the stone floored, freshly painted porch overlooking a large corner lot, a great spot for a sunny garden. The roof was new in 2010, HVAC in 2007, tankless water heater in 2009.



The first surprise is the open floor plan. The second is the brightness. Southerly facing widows with shutters catch the sun through the day, upstairs and down. The sellers removed the wall between the LR and DR in 2008.



High ceilings are nicely accented by molding and trim work, that, together with sparkling hardwood floors and the decorative fire place, create a surprisingly formal yet warm feel in the open living and dining rooms.



The openness creates a gallery like space for hanging pictures or, as the sellers have done, an old window sash converted to a mirror.



A big surprise is the remodeled, L shaped, tiled, back-to-the-future kitchen and breakfast room completed in 2011.



Practical granite counters, open shelves and cabinets with glass and solid doors retain a unique vintage character.



In the breakfast area, a half door behind the light opens to a small 8x7 ft carpeted space for storage, or a kids hide-a-way as used by earlier owners who painted the cloud and blue sky motif.



A wrap around deck could be added off of the kitchen overlooking the privacy-fenced back yard and big side yard.