

Adorable & Affordable Cottage

In the Heart of the Watts-Hilandale Neighborhood

Offered at \$410,000



2109 Sunset Avenue

DURHAM, NC 27705

2109 Sunset is full of warmth, character, and the kind of backyard that makes you forget you're in the city. Inside, rich hardwood floors, an arched doorway, timeless light fixtures, built-in bookshelves, and a charming vintage telephone nook bring the personality, while the updated kitchen and bathroom make everyday living easy. A flagstone patio, storage shed, and mature shade trees create a private outdoor haven - with an especially impressive show of color in late summer and fall. You need to see this backyard to believe it!

This house isn't just adorable - it's also a smart investment that has been lovingly cared for and thoughtfully updated by the seller. The major improvements are already handled: HVAC in 2019; roof and replacement windows from the Aluminum Company of NC in 2021; water heater in 2022; and crawlspace encapsulation by A Healthy Home, dehumidifier, additional attic insulation in 2024, and a new front door in 2026.

Vintage charm, thoughtful big ticket updates, a dreamy backyard, and one seriously walkable Durham neighborhood.

PROPERTY FEATURES:

960 SQ. FT.

2 BED

1 BATH

For more information visit:
www.2109Sunset.com



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