

# real estate

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## Meet Grand Dame of Old North Durham

Story contributed by Rebecca R. Newsome, MIRM

Upon a first gaze of 312 East Trinity Ave., prepare to be mesmerized by the welcoming embrace of Neoclassical Revival architecture. Elegant columns punctuate the wrap-around front porch while iconic pediments, gables and a highly perched dormered Palladian window beckon visitors to step inside to the whispered past and the exhilarating future of this captivating address.

The Grand Dame of Old North Durham was built in 1908 by hardware store owner A.L. Phipps and his wife, Viola Mangum Phipps. It was later lived in and beloved by John Moore, W.W. Moore (an owner of The Durham Sun newspaper) and the family of Willie E. Tilley, Sr. and Blanche Lipscomb Tilley.

After a stint as a Duke Rice House rental home and a computer printer store, 312 East Trinity was purchased by The Rehab Crew in 2015 to not only return The Grand Dame to its former glory, but to give this impressive home new life with modern accoutrements.

Comprising 3,362 square feet, the coral-hued front door opens to a living room and adjoining library with original hardwoods of luminous oak, original fireplaces with teak mantles and tiled surrounds and spacious, open rooms and amenities, thanks to the work of The Rehab Crew.

"We recognized the immense character of this home the first time we saw it," says Jerome Love, president of The Rehab Crew. "It

was in disrepair and needed renovating as well as modernizing, but we knew it had fantastic potential. It had wonderful 10-foot ceilings, but small rooms, in keeping with homes built in the early 1900s. While we opened walls and added storage, we kept as many of the original features as possible, and we harmonized in the features we replaced. The dining room and kitchen flooring, for example, is new, but it very closely resembles the original hardwood. Likewise, some of the interior doors are original; others are new but look like the originals.

Our design team combined our ideas with those of our listing agent, Adam Kalkhof of Berkshire Hathaway HomeServices York Simpson Underwood to create this magnificent home of yesteryear's charisma and today's conveniences. We're very proud of the work we've done here."

"You really need to see this property to appreciate it," says Kalkhof. "It sits on a private .4-acre lot in close proximity to Downtown Durham, Duke University and NC Central University. Its gourmet kitchen features quartz countertops, a tiled backsplash, a Wolf gas cooktop and touch screen oven, a copper sink, inspired by the former copper penny flooring in the kitchen, and literally, storage galore. A spacious downstairs bedroom and bath can serve as an owner or in-law suite, and a stunning bedroom suite is located upstairs, with a fireplace in both the bedroom and dramatic bath,



along with a gorgeous tiled shower, claw-foot tub and a sliding barn door into a huge walk-in closet. In fact, eight wood-burning fireplaces, all with original mantles and tile, are found throughout this home of 4 bedrooms and 3.5 baths."

New to The Grand Dame are

the home's roof, gutters, plumbing, water heater, electrical system, wiring, dual zone HVAC, dual pane windows, fully insulated walls and ceilings, and luxury appliances, including a refrigerator, washer/dryer, and a wine cooler. Lighting and plumbing fixtures throughout

the home are spectacular, again thanks to ingenuity of The Rehab Crew. The French doors in the kitchen open to a screened porch, a large back deck, and a fenced yard. This is the absolute ideal home for entertaining and day-to-day living... As Love perfectly summarizes, "The Grand Dame is ready for her next 100 years!"

Priced at \$650,000, 312 East Trinity Ave. won't be on the market long. For additional photos go to 312etrinity.com and attend the Open House today, Sunday, January 8, from noon to 4 pm. For more details or to schedule a private showing, contact Adam Kalkhof at 919-358-4408.



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NORTH CAROLINA DURHAM COUNTY  
NOTICE OF TRUSTEE'S SALE OF REAL PROPERTY

Under and by virtue of the power and authority contained in N.C.G.S. § 47F-3-116, et seq., in the Declaration of Restrictions Affecting "Parkwood" (the "Declaration") of record at Book 269, Page 675, Durham County Registry, and subsequent amendments thereto, if any, and because of the failure to pay the assessments, late fees and other related fees imposed by Parkwood Association (the "Association"), which assessments and fees are secured by a Claim of Lien which is of record in the office of the Durham County Clerk of Court at file number 16-M-1122, and pursuant to orders entered in file # 16-SP-1069, Superior Court of Durham County, North Carolina, the undersigned Trustee will expose for sale at public auction to the highest bidder for cash the following real estate located in Durham County, North Carolina:

**BEING all of Lot 870, Section 17, Parkwood Subdivision as depicted in Plat Book 94 Page 101, Durham County Registry.**

Property commonly known as: 10 Leitzel Court, Durham, NC 27713.

Present Record Owner(s): Sandra Avars

Date and Hour for Sale: January 13, 2017 at 3:30 p.m.

Place of Sale: Durham County Courthouse  
510 S Dillard Street, Durham, NC 27713

The sale will be made subject to all encumbrances existing prior to the recording of the Claim of Lien, including all liens, mortgages and deeds of trust, and also will be subject to all taxes and special assessments outstanding against the property. This sale will be further subject to the right, if any, of the United States of America to redeem the herein-described property for a period of one-hundred twenty (120) days following confirmation of the sale.

The property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance "AS IS, WHERE IS." Neither the Trustee nor the Association, or both nor the officers, directors, attorneys, employees, agents or authorized representatives of either the Trustee or the Association make any representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the property being offered for sale, and any and all responsibilities or liabilities arising out of or in any way relating to any such conditions are expressly disclaimed.

Should the property be purchased by a party other than the Association, that purchaser must pay, in addition to the amount bid, the following items: (a) the tax required by 87A-308(a)(1) of the North Carolina General Statutes of forty-five cents per one hundred dollars (\$100.00) of the bid amount up to a maximum tax of five hundred dollars (\$500.00), and (b) the excise tax on conveyance required by §105-228.28 et. seq. of the North Carolina General Statutes of one dollar (\$1.00) per five hundred dollars (\$500.00) or fractional part thereof of the bid amount.

Pursuant to N.C.G.S. §45-21.10(b), the successful bidder at sale may be required to make an immediate cash deposit or certified check not to exceed the greater of five percent (5%) of the amount bid or seven hundred fifty and no/100 dollars (\$750.00). In the event that the holder is exempt from paying the same, the successful bidder may also be required to pay revenue stamps on the Trustee's Deed, any land transfer tax, and the tax required by N.C.G.S. §45-21.30(d) and (e). The owner and holder of the indebtedness secured by the Claim of Lien may make a credit bid. The upset bids procedure of §45-21.27 of the North Carolina General Statutes is applicable to this sale.

Pursuant to N.C. Gen. Stat. § 45-21.16A(b), Trustee also gives notice that (1) an order for possession of the property may be issued pursuant to G.S. 45-21.29 in favor of the purchaser and against the party or parties in possession by the clerk of superior court of the county in which the property is sold, and (2) any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving the notice of sale, terminate the rental agreement by providing written notice to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no more than 90 days, after the sale date contained in the notice of sale, provided that the mortgagee has not cured the default at the time the tenant provides the notice of termination. The notice shall also state that upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

If the Trustee is unable to convey title to this property for any reason, the sole remedy of the purchaser is the return of the deposit. Reasons for such inability to convey include, but are not limited to, the filing of a bankruptcy petition prior to expiration of the upset bid period and/or the sale, and reinstatement of the loan without the knowledge of the Trustee. If the validity of the sale is challenged by any party, the Trustee, in their sole discretion, if they believe the challenge to have merit, may declare the sale to be void and return the deposit. The purchaser will have no further remedy.

The sale will be held open for ten (10) days for upset bids as required by law.

Date of this Notice: December 5, 2016

Michael R. Ganley, Trustee, State Bar No. 40701  
111 Cloister Ct., Suite 200, Chapel Hill, NC 27514  
(919) 401-0062

Posted: December 6, 2016  
DN: January 1, 8, 2017



**(RESULT)**

re•sult: to come about as a consequence; to end in a particular way, outcome

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