

Features, Upgrades and Information

2012 Silverleaf Dr., Youngsville, NC 27596

EXTERIOR

Located in highly sought after Silverleaf Subdivision
PREMIUM 1 acre wooded and private lot – gorgeous mature landscaping
In-Ground heated saltwater pool
Paver Patio
Fiber cement siding with stone details and brick foundation
Custom wood front door with side lights and transom
Rocking Chair front porch with wood columns
Screened back porch with fan
Black aluminum fully fenced backyard
Landscaped yard with established lawn and front irrigation
2 car side entry garage
Walk-in crawl space w/pool equipment & Saltwater system
Garage Sink

INTERIOR

3176 finished heated & cooled square footage
Primary bedroom on 1st floor with double tray and large custom WIC
Stunning custom millwork, trim, molding and arched thresholds throughout
Custom window treatments
1st floor Office/Guest suite with adjacent bath
Large 2nd and 3rd bedroom (both with ceiling fans & large closets) on 2nd floor
Walk-in unfinished attic space on 2nd floor
Very desirable floor plan with tons of windows and natural light throughout
Two Story Entrance Foyer
Oak Site-Finished Hardwood floors through 1st floor living area
Oak treads on staircase, oak handrail and metal balusters
All closets & pantry have custom wood shelving
Laundry room with custom cabinets, folding table, cloths hanging area & tile floors
Tankless gas hot water heater
Intercom system
Built-in desk/office
Surround sound system

ENERGY EFFICIENT FEATURES

Tankless hot water heater
Separate HVAC systems-1 up & 1 down.
Double-pane Low E windows

FOYER 21.7 x 16

Grand two story
Oak Site-Finished Hardwood floors
Custom light fixture

LIVING ROOM 19.4 x 15.7

Gas Fireplace with custom tile surround & custom millwork
Open to dining room & kitchen
Vaulted ceiling w/ceiling fan
Huge Palladium style windows
Recently upgraded carpet
Catwalk overlook

DINING ROOM 13 x 11.7

Bright and sunny
Large, open feel
Oak Site-Finished Hardwood floors
Custom millwork & trim to include custom trey ceiling
Custom light fixture
Open to living room
Wainscotting
Triple Wall of Windows

KITCHEN 15.1 x 13.3

Open design to breakfast room and living room
Oak Site-finished hardwood floors
Custom cabinetry with under counter lighting
Stainless steel cook top, dishwasher and microwave
Silestone counters
Double bowl stainless sink
Pantry with wood shelving
Custom Tile back splash
Custom lighting to include can & pendent lights
Center island w/Silestone
Custom trim and millwork

PRIMARY SUITE 17 x 16.8

Spacious layout that will accommodate most any furniture layout
Double Tray ceiling with ceiling fan
Large walk-In closet with custom wood shelving
Sitting Room

PRIMARY BATH 13 x 9.3

Over-sized luxury Primary Bathroom
Large custom tile step-in shower & glass enclosure
Double sink vanity with custom cabinetry
Large jetted soaking tub
Ceramic tile floor
Separate water closet

1st OFFICE/GUEST SUITE 13 x 10

Private location from rest of home
Bright and airy
Adjacent to separate full bath
Ceiling fan
Upgraded carpet

2ND BEDROOM 16 x 13.1 /3RD BEDROOM 13 X 10.2

Both have large custom closets
Centrally located to full bath with double vanities
Sun lit
Ceiling fans
Upgraded carpet

LAUNDRY ROOM 16.1 x 5.8

Custom tile floor
Custom shelving and folding table
Cloths hanging area
Sink

BONUS ROOM 18.6 X 18.2

Large and bright with double alcove
Ceiling Fan
Vaulted ceiling
Built-In shelving

