

## **Features, Upgrades and Information**

**2032 Silverleaf Dr., Youngsville, NC 27596**

### **EXTERIOR**

4 Bedroom Ranch located in highly sought after Silverleaf Subdivision  
PREMIUM 2.42 acre pool lot - wooded and private  
Fiber cement siding with stone details, custom brick work and brick foundation  
Custom wood front door with beautiful transom  
Large covered back porch with fan (18.3 X 8)  
Stamped Concrete Patio (14 x 13.7)  
Professionally landscaped yard with established lawn  
Oversized 2.5 car side entry garage w/parking pad  
New roof in 2024  
60 gallons per minute Well  
Walk-In crawl space

### **INTERIOR**

3222 finished heated & cooled square footage  
Primary bedroom featuring sitting area with fireplace and large custom WIC  
Primary bathroom recently renovated  
Kitchen w/island, tons of counter space, newer microwave and dishwasher open to Living Area  
2<sup>nd</sup> & 3<sup>rd</sup> bedroom with Jack & Jill bath & individual sinks  
4<sup>th</sup> bedroom with detached bath  
Huge finished bonus space on 2<sup>nd</sup> floor w/newer LVP flooring, closet and full bath  
Additional (20x17 & 18x24) walk-in attic storage  
Very desirable floor plan with tons of windows and natural light throughout  
Two Story Entrance Foyer  
Cumaru Hardwood floors through 1<sup>st</sup> floor living area, Primary suite and all bedrooms  
All closets have custom wood shelving  
Laundry room w/sink and custom cabinetry  
Ceiling fans in Primary, 2<sup>nd</sup> & 3<sup>rd</sup> bedrooms, living room, bonus room and covered porch  
New Tankless natural gas hot water heater  
Alarm System  
1<sup>st</sup> floor HVAC new in 2021  
No carpet whatsoever in entire home

## **ENERGY EFFICIENT FEATURES**

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

## **FOYER 13.8 x 6**

Grand two story  
Cumaru hardwood floors  
Custom light fixture  
Open view to rear of home and Wall of Windows  
Beautiful custom transom

## **LIVING ROOM 19.4x18**

Gas Fireplace with custom stone surround & custom mantle  
Custom built-in bookcases  
Cumaru hardwood floors  
Wall of Windows overlooking wooded back yard  
Recessed lighting  
Open to kitchen  
Ceiling fan

## **DINING ROOM 13.7x12.8**

Bright and sunny  
Large with custom millwork & trim  
Cumaru hardwood floors  
Custom light fixture  
Custom window shutters

## **KITCHEN 13.3x14.5**

Open design to living area  
Cumaru hardwood floors  
Custom cabinetry with under counter lighting  
Stainless gas cooktop, wall oven, microwave and dishwasher  
Granite counter tops  
Center Island with sink  
Custom Tile back splash  
Custom lighting to include recessed & pendent lights

### **BREAKFAST ROOM 13 X 11.5**

Open to Kitchen  
Custom Moldings  
Access to Porch  
Freshly painted

### **PRIMARY SUITE 15x14.7**

Spacious layout that will accommodate most any furniture  
Designer accent wall  
Double Trey ceiling with ceiling fan  
Sitting area w/fireplace and vaulted ceiling  
Large walk-In closet (11.6 x 8) with custom wood shelving  
Extensive trim & multi-part moldings  
Cumaru hardwood floors

### **PRIMARY BATH 15.7x13.1**

Over-sized luxury Primary Bathroom  
Large custom tile shower – zero entry  
Double sink vanity with custom cabinetry and granite counter tops  
Large stand-alone soaking tub  
Designer Ceramic tile floor  
Separate water closet  
Custom Shutters

### **1<sup>ST</sup> BEDROOM 11.4X12**

Beautiful Wainscoting trim  
Bright and airy  
Adjacent to separate bath with custom vanity  
Ceiling fan  
Cumaru hardwood floors  
Large custom closet

### **2<sup>ND</sup> & 3<sup>RD</sup> BEDROOMS 12 X 11.3**

Beautiful Wainscoting trim  
Jack & Jill bath w/separate vanity areas  
Sun lit  
Cumaru hardwood floors  
Large custom closets

**LAUNDRY ROOM 8.4 X 6.1**

Custom tile floor  
Custom cabinetry  
Cloths hanging area  
Laundry Sink

**BONUS ROOM 24 X 21.3**

Newer LVP flooring  
Custom Cabinetry  
Closet  
Full Bath  
Perfect for theater, gym, game room, teen suite