

Features, Upgrades and Information

140 Willow Bend Drive, Youngsville, NC 27596

Willow Bend Subdivision (only 28 executive custom homes)

EXTERIOR

Located in highly sought after Willow Bend Subdivision
PREMIUM .93 acre level and private lot bordering wooded area
Fiber cement siding with Shake front exterior
Private cul-de-sac setting – no through traffic
Custom front door with transom above and side lights
Rocking Chair front porch
Shutters & accent-colored gutters
Professionally landscaped with established lawn
Screen porch with ceiling fan
Fully Fenced back yard (\$12,000 cost) (3 regular gates & 1 double gate)
Brick foundation
Extended parking pad/turn-around space
Sealed walk-in crawlspace
Oversized 2 car side entry garage

INTERIOR

3,007 finished heated & cooled square footage
225 square foot walk-in attic for storage
(4) full bedrooms / (4) full baths, bonus and flex room
Primary bedroom on 1st floor and 1st floor guest bedroom/office with adjacent full bath
Large 3rd & 4th bedrooms (both with walk-in closets) on 2nd floor. One w/En-Suite bath
Flex room could serve as 5th bedroom if needed
Very desirable floor plan with tons of windows and natural light throughout
Engineered hardwood flooring throughout main living area
9' ceilings
Stained treads on staircase, oak handrail and wrought iron balusters
Extensive trim, molding, custom tile, wainscoting throughout
Coffered ceilings
All closets & pantry have custom wood shelving
Upgraded hardware, plumbing fixtures and lighting throughout
Laundry room with custom cabinetry, sink & tile floor
Gas Tankless hot water heater

ENERGY EFFICIENT FEATURES

Energy Star Appliances
Tankless gas hot water heater
LED Lighting
Sealed Crawl space
Programmable thermostats
Double-pane Low E windows
Drought Resistant landscaping

FOYER 11.8 x 10.3

Grand (2) story entrance
Engineered Hardwood flooring
Custom light fixture
Custom trim & molding
Custom front door with transom and side lights
Open view to rear of home, formal dining room to the right

LIVING ROOM 17.7 x 16.3

Gorgeous coffered ceiling
Ceiling fan
Fireplace with custom mantle and stone surround
Engineered Hardwood flooring
Windows overlook private backyard
Large open room can accommodate most any size and style of furniture
Open to breakfast room & kitchen

DINING ROOM 12.1 x 11

Bright and sunny
Large, open feel
Engineered Hardwood flooring
Custom millwork, wainscoting & trim
Gorgeous coffered ceiling
Custom light fixture

KITCHEN 16 x 12.4

Open design to breakfast area and living room
Engineered Hardwood flooring
(5) burner gas range with updraft ventilation and convection oven
Separate wall oven
Upgraded Energy Star S/S appliances
Custom cabinetry with under counter lighting
Upgraded Granite counters
Large walk-in Pantry with wood shelving
Soft close drawers & cabinet doors
Custom Subway Tile back splash
Custom lighting to include can lights
Large center island w/Granite top, breakfast bar and S/S extra deep sink
Custom pendant lights over island & breakfast bar

PRIMARY SUITE 17 x 12.8

Spacious layout that will accommodate most any furniture layout & size
Sitting Area
Custom ceiling with ceiling fan
Large walk-In closet (10.6 x 8.9) with custom wood shelving
Extensive trim & molding

PRIMARY BATH 10.6 x 9.6

Over-sized luxury Primary Bathroom
Large custom tile shower with glass enclosure
Large soaking tub with tile surround
Custom granite dual vanity with bowl type sinks and custom cabinetry
Full width one piece vanity mirror
Designer plumbing fixtures, upgraded hardware and recessed lighting
Ceramic tile floor
Separate water closet

1st FLOOR GUEST BEDROOM/STUDY 12 x 11

Private & Quiet location from rest of home
Perfect for In-Law suite
Adjacent to full bath
Easy access to kitchen and laundry

3rd and 4th Bedrooms (15.4 x 12, 15.4 x 12 and 14.6 x 11)

Both have custom walk-in closets
One has private En-suite bath
One centrally located to full bath
Both have ceiling fans
Upgraded carpet
Adjacent Bonus Room
Large, open and sunlit

Bonus Room 21.6 x 16

Perfect for theater, home gym, game room or combination of all
Centrally located to full custom tiled bathrooms
Upgraded carpet
Access to walk-in storage

Flex Room 18.8 x 15.5

Perfect for theater, home gym, home office or flex space
Centrally located to full custom tiled bathroom
Upgraded carpet
Could serve as 5th bedroom if/as needed