

Features, Upgrades and Information

100 Mallory Oak Drive, Franklinton, NC 27525
Clearwater Creek Subdivision

EXTERIOR

Located in highly sought after Clearwater Creek Subdivision
PREMIUM private (.23 acre) lot backing to buffer
Full maintenance free privacy fence
Storage shed
Additional parking pad
Maintenance free vinyl siding with stone on front elevation
Oversized patio (38 x 12)
Covered rocking chair front porch (18 x 6)
30-year roof
Pool neighborhood
Minutes to downtown Franklinton, Youngsville & Wake Forest

INTERIOR

3,133 finished heated & cooled square feet of living area
Huge Primary bedroom with sitting area
1st floor guest/In-Law bedroom with direct access to full bath and large closet
Large 3rd, 4th bedrooms with ceiling fans and walk-in closets
Large bonus area (17.7 x 16.1) with ceiling fan
Very desirable floor plan with tons of windows and natural light throughout
Separate dining room and breakfast room
Butlers Pantry
Beautiful Entrance Foyer
Pocket office on 1st floor
Luxury Vinyl Flooring throughout 1st floor living area
Upgraded hardware and lighting throughout
Ceiling fans in (4) bedrooms and bonus
Window treatments

LIVING ROOM 19.4 x 14

Luxury Vinyl Flooring
Gas log fireplace
Custom Ceiling fan
Sunlit with windows facing backyard
Open to kitchen and breakfast room

DINING ROOM 13 x 12

Bright and sunny
Large, open feel
Luxury Vinyl Flooring
Connected to kitchen via Butlers Pantry
Wainscotting
Trey ceiling
Plantation shutters

BREAKFAST ROOM 12 x 10

Bright and sunny
Open to kitchen and living room
Luxury Vinyl Flooring
Custom light
Access to rear patio & outdoor area via glass door
Perfect for casual meals

KITCHEN 12.8 x 12

Open design to breakfast room and living room
Luxury Vinyl Flooring
S/S Appliances to include gas range
42" Custom white cabinetry with crown trim
Quartz counters
Walk-In Pantry (6 x 6)
LED disc lights
Custom Herringbone Tile back splash
Deep sink in Island
Large center island w/Quartz top and additional cabinetry with seating
Connect to dining room via Butlers Pantry

PRIMARY SUITE 17.6 x 16

Spacious layout that will accommodate most any furniture layout & size
Large walk-In closet (11.7 x 8)
Trey ceiling
Upgraded carpet
Custom ceiling fan
Sitting/Retreat Area (12.4 x 11.4)

PRIMARY BATH 11.4 x 9.3

Over-sized luxury Primary Bathroom
Large step-in shower tiled to ceiling
Large soaking tub with tile surround
Dual vanity with white custom cabinetry
Upgraded custom lighting
Separate water closet

1st FLOOR INLAW/GUEST SUITE 11.8 x 11.3

Private location from rest of home
Perfect for long term guests
Bright and airy
Large closet
Direct access to full custom bath

3RD, 4TH BEDROOMS (14.8 x 14.2 & 13.3 x 12.1)

Both have large walk-in closets (7.3 x 5)
Both have ceiling fans
Centrally located to full bath
Adjacent to laundry room
Sun lit

BONUS ROOM 17.7 x 16.1

Perfect for home theater, gym, playroom or combination
Open and sunlit
Huge custom fan
Upgraded carpet

