

Features, Upgrades and Information

1106 Dovefield Lane, Youngsville, NC 27596

EXTERIOR

4 Bedroom 4 Bath Ranch located in highly sought after Silverleaf Subdivision
Parade of Homes Winner
PREMIUM 1.4-acre pool lot - wooded and private
Plenty of room for additional detached garage and pool
Custom 40 x 31 Outdoor Living Area featuring Jacuzzi, Outdoor shower, Kitchen and Firepit
Outdoor Kitchen features bar seating, prep area, built in natural gas grill and refrigerator
Fiber cement siding with stone details, custom brick work and brick foundation
Custom double arched Mahogany front door with custom wrought iron details
Large, covered wrap around back porch 63' x 9.6') with Trex decking and 3 ceiling fans
Epoxy coating on backyard patio
Professionally landscaped yard with established lawn
Professional Landscape lighting
Oversized 2.5 car side entry garage w/parking pad and custom painted garage floor
Walk-In crawl space
Covered Rocking Chair front porch (14' x 6.7')
Gutter Guards

INTERIOR

4118 finished heated & cooled square footage
True Ranch Plan featuring 4 main level bedrooms and open floor plan
Primary bedroom featuring sitting area, double diamond tray ceiling and large custom WIC
2nd & 3rd bedrooms with Jack & Jill bath w/dual sink vanity
4th bedroom with attached bath
Gourmet Kitchen w/extensive bar seating, center Island, walk-in pantry and Butler's Pantry
Huge, finished bonus space on 2nd floor with full tiled bath
Additional (18 x 16) walk-in attic storage
Very desirable floor plan with tons of windows and natural light throughout
Two Story Entrance Foyer
Cumaru Hardwood floors through 1st floor living area
8 foot interior doors
All closets have custom wood shelving
Drop Zone and Mud Area to include bench, cubies and hanging hooks.
Laundry room w/sink and custom cabinetry (washer & dryer convey)
Custom Ceiling fans throughout
Tankless natural gas hot water heater
Wireless Alarm System throughout, including 5 Google Nest Cameras
Custom Plantation Shutters

ENERGY EFFICIENT FEATURES

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

FOYER 10.3 x 9.5

Grand two story
Cumaru hardwood floors
Custom light fixture
Open view to rear of home and Wall of Windows
Custom double arched Mahogany front door with custom wrought iron details

LIVING ROOM 20.2 x 17.5

Gas Fireplace with custom tile surround, custom mantle and raised hearth
Vaulted Ceiling
Custom built-in bookcases
Cumaru hardwood floors
Arched Wall of Windows overlooking wooded back yard and outdoor living area
Extensive Trim and Millwork
Open to kitchen and dining areas
Ceiling fan

DINING ROOM 17.5 x 12.9

Bright and sunny
Custom Millwork & Trim
Two banks of triple windows
Vaulted Ceiling
Wainscoting
Cumaru hardwood floors
Custom light fixture

KITCHEN 20.6 x 17.8

Open design to living area
Cumaru hardwood floors
Custom 42-inch French Custom Cabinetry with under counter lighting
Stainless gas cooktop w/down draft, wall oven, microwave and dishwasher
Granite counter tops
Two tier breakfast bar with tile facing seats 8
Soft Close Cabinets
Butler's Pantry and coffee bar
Walk-In Pantry (6 x 6) w/custom wood shelving and storage
Center Island with custom cabinetry
Custom Tile back splash
Designer lighting to include recessed & pendent lights
Trash & Recycling pull out cabinet
Pot/Plate drawers

PRIMARY SUITE 18 x 15.5

Spacious layout that will accommodate most furniture
Custom Designer Shiplap accent wall
Double Diamond Trey ceiling with ceiling fan
Private access to covered porch
Tranquil Sitting Area (15 x 11.9) w/Wall of Windows overlooking wooded backyard
Large walk-In closet (19 x 9) with custom wood shelving, shoe racks and cubies
Extensive trim & multi-part moldings

PRIMARY BATH 16.4 x 12.3

Over-sized luxury Primary Bathroom
Large custom tile shower w/transom window
Double furniture style vanity with leathered granite counter tops
Large stand-alone soaking tub
Designer Ceramic tile floor
Separate water closet
Dual Linen Closets
Custom Plantation Shutters
Custom Millwork and Trim throughout

2nd BEDROOM 14.5 x 12.8

Perfect for In-Law Suite
Bright and airy
Ensuite Custom Tile Bath with custom vanity
Cumaru Flooring
Ceiling fan
Vaulted ceiling
Large custom closet

3rd and 4th BEDROOMS (19 x 12 and 18.8 x 11.6)

Jack & Jill custom tile bath w/dual sink vanity
Sun lit
Large custom closets
Ceiling fans
Upgraded carpet

LAUNDRY ROOM 9 x 6

Convenient main floor location
Custom tile floor
Custom cabinetry
Laundry Sink and folding table

BONUS ROOM 26.2 x 19.2 and REC/BILLIARD ROOM (17 x 12)

Closet
Full Custom Tile Bath
Perfect for theater, gym, game room, teen suite
Ceiling fans
Plantation Shutters
Recessed Lighting
Separate HVAC Unit and controls
Currently set up as pool room and theater room (billiard table conveys)
Access to walk-in attic