

\$695,000

20 Torrance Way

Youngsville, NC 27596 • Woodcroft Estates • Franklin County

3

BEDROOMS

3

FULL BATHS

2,235

HEATED SQ FT

1.04

FENCED ACRES

2011

YEAR BUILT

1,320

SQ FT SHOP

Saltwater pool, one-level living, and a heated & cooled 1,320 sq ft workshop. All on a private fenced acre with no HOA dues.

THE SHOWSTOPPERS

- **Detached 44x30 workshop (1,320 sq ft):** spray-foam insulated, mini-split heat & A/C, LED lighting, 100-amp service, two 220V circuits, insulated 10x10 doors, double-pane windows, and WiFi. A true heated, powered shop, not a shed.
- **Saltwater in-ground pool** (approx. 20,000 gallons) with safety fence, tropical landscaping, and garden lighting. Pool furniture included.
- **True one-level living** with the primary suite on the main floor, plus a finished upstairs bonus suite for flex space.

INTERIOR

- Custom-built 2011 Craftsman ranch
- Hardwood on the main level, LVP upstairs, tile baths
- Family room with propane gas-log fireplace
- Finished upstairs bonus suite with full bath (flex space, heated & cooled by mini-split)
- Central vacuum throughout
- Crown molding, tray ceilings, smooth ceilings
- Dedicated laundry room with cabinets and sink

KITCHEN & BATHS

- Granite counters, white cabinetry, stainless appliances
- Center island, eat-in area, walk-in pantry
- Primary bath with double vanity, soaking tub, and separate walk-in shower
- Walk-in closet with custom organizers
- Three full baths

SYSTEMS & PEACE OF MIND

- New Daikin heat pump (2026) with UV light and media air filter
- Four climate zones via ductless mini-splits
- New reverse-osmosis water system with mineral add-back
- 8-camera security system with DVR
- Manual transfer switch for portable generator backup
- Encapsulated crawl space
- Public water; septic system

GROUND & OUTBUILDINGS

- Fully fenced 1.04 acres, wooded and private
- Electric gate with keypad entry
- Screened back porch
- RV / boat parking pad
- Detached storage shed with electric
- Greenhouse
- Orchard & garden: banana, fig, apple, pear, grapes, and berries

LOCATION & VALUE

- Woodcroft Estates — no city limits, lower Franklin County taxes
- No HOA dues (recorded covenants only)
- Schools: Long Mill Elementary, Cedar Creek Middle, Franklinton High
- Minutes to downtown Youngsville and Wake Forest

Michael Sanders, REALTOR®

RE/MAX United • Wake Forest, NC • License #285895

919-218-7525
mike@soldinraleigh.com
livinginraleighnc.com

Information deemed reliable but not guaranteed and is subject to change. Buyer to verify all measurements, features, systems, and permitted uses. The finished upstairs room is a bonus / flex space and is not a permitted bedroom; the property is served by a septic system permitted for three bedrooms. Some items are personal property and may be negotiable by separate bill of sale. Equal Housing Opportunity. Each RE/MAX office is independently owned and operated.