



12117 Cliffside Circle | Raleigh, NC

Features List

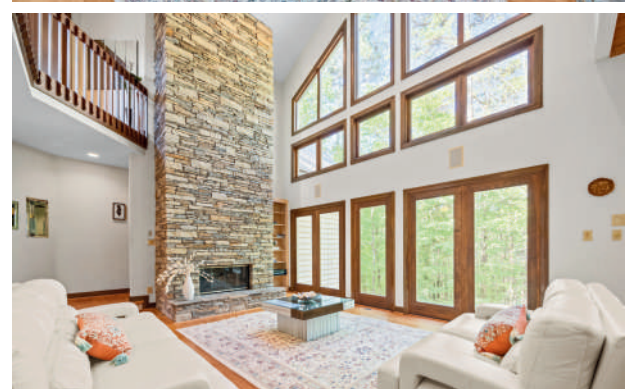
4 BED | 4.5 BATH | 6,514 SQ. FT.

A Layout That Lives the Way Buyers Want

- Main-level primary suite for true everyday livability
- Main-level office that keeps work close, but not in the way
- Main-level laundry where it actually makes sense
- Three finished levels that give everyone room to spread out
- Multiple living zones for daily life, guests, and entertaining
- Strong separation of space without losing connection
- Guest-friendly layout that doesn't force everyone on top of each other
- Lower level adds real usable living space, not just square footage
- Indoor-outdoor flow that makes the house feel even larger

The Spaces Buyers Remember

- Two-story family room with major presence
- Approx. 20' wall of windows that changes the entire feel of the house
- Rear wooded views that make the home feel elevated and private
- Treehouse-like setting that feels more like a retreat than suburbia
- Natural light that pours deep into the living spaces
- Formal dining room for hosting with a little more occasion
- Formal living room that adds flexibility and balance
- Open upper landing that gives the home volume and architectural interest
- Dedicated home theater that buyers won't forget



Desiree White

919.714.2882

desiree@martihampton.com

MH
MARTI HAMPTON
REAL ESTATE

exp
REALTY



Marti Hampton is a real estate broker licensed by the North Carolina and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. This is not intended to solicit property already listed. All measurements and square footages are approximate. Equal Housing Opportunity.



12117 Cliffside Circle | Raleigh, NC



Features List

4 BED | 4.5 BATH | 6,514 SQ. FT.

Kitchen, Dining & Daily Gathering

- Renovated kitchen built to handle real life and real entertaining
- Wolf cooktop for serious cooking power
- Wolf microwave adds to the high-end appliance package
- Bosch built-in coffee maker for a luxury touch buyers notice
- Sub-Zero refrigerator brings true premium brand recognition
- Sub-Zero wine cooler keeps entertaining close at hand
- Two dishwashers because one is not enough in a house like this
- Two sinks, including a prep sink, for better flow and function
- Granite countertops with plenty of workspace
- Under-cabinet lighting that adds warmth without shouting
- Vent hood to the exterior
- Breakfast area off the kitchen for easy daily use
- Open connection to the family room so the house gathers naturally
- Deck access nearby for easy spillover outdoors

Private Retreats & Flexible Living

- Main-level primary retreat with real privacy
- Large primary bedroom with a calm, tucked-away feel
- Big windows that pull the wooded backdrop right into the room
- Spa-like primary bath with the scale luxury buyers expect
- Dual vanities that make the space work day to day
- Water closet for added privacy
- Massive walk-in closet with custom built-ins throughout
- Upstairs en-suite bedroom that works well for guests or older kids
- Jack-and-Jill bath connecting secondary bedrooms with efficiency
- Additional flex room upstairs for office, hobbies, or private use
- Basement bedroom suite feel for extended guests or multigenerational living
- Multiple private-use spaces that adapt as life changes



Desiree White

919.714.2882

desiree@martihampton.com

MH
MARTI HAMPTON
REAL ESTATE

exp
REALTY



Marti Hampton is a real estate broker licensed by the North Carolina and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. This is not intended to solicit property already listed. All measurements and square footages are approximate. Equal Housing Opportunity.



12117 Cliffside Circle | Raleigh, NC



Features List

4 BED | 4.5 BATH | 6,514 SQ. FT.

Entertaining on Every Level

- Open-concept main living that keeps people connected
- Dramatic fireplace wall anchoring the main living space
- Gas-log fireplace upstairs for warmth without the mess
- Lower-level rec room with real hangout potential
- Pool table area with room to actually enjoy it
- Wet bar that makes the basement feel like its own destination
- Bar sink and refrigerator for easy hosting
- Built-in media cabinetry that keeps things clean and integrated
- French doors leading outside for easy indoor-outdoor entertaining
- Second fireplace downstairs adds warmth and character
- Dedicated home theater for movie nights, sports, and serious escape
- Multiple gathering spaces so the house can host big without feeling crowded



Outdoor Living in the Trees

- Elevated rear setting that feels private and removed
- Wooded backdrop that creates a true retreat atmosphere
- Screened porch for outdoor living with more comfort and less compromise
- Multi-level deck layout that gives you options for gathering and relaxing
- Patio below for additional hangout space
- Full rear wall of windows keeps the outdoor setting present even inside
- Pond with goldfish adds charm and character
- Waterfall feature brings another layer to the backyard experience
- Playground area gives the yard added function
- Hardscaping already in place
- Landscape lighting helps the property carry into the evening
- Overall setting delivers a mountain-retreat feel that is hard to fake



Desiree White

919.714.2882

desiree@martihampton.com

MH
MARTI HAMPTON
REAL ESTATE

exp
REALTY



Marti Hampton is a real estate broker licensed by the North Carolina and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. This is not intended to solicit property already listed. All measurements and square footages are approximate. Equal Housing Opportunity.



12117 Cliffside Circle | Raleigh, NC

Features List

4 BED | 4.5 BATH | 6,514 SQ. FT.

Storage, Garages & Everyday Practicality

- 1-car garage plus separate 2-car garage for real parking and flexibility
- Window-lined connector hallway adds light where most homes would waste space
- Extra garage cabinetry for useful built-in storage
- Floored attic storage that gives you room without giving up living space
- Large attic access for even more practical overflow storage
- Basement storage rooms for seasonal, hobby, or household needs
- Walk-in closets that go beyond basic bedroom storage
- Mud room that helps contain daily mess
- Laundry sink for added utility
- Built-in bench storage in the lower level
- Plenty of space for hobbies, equipment, and long-term storage
- The kind of storage capacity big homes need, but often don't have

Systems, Infrastructure & Lasting Value

- Generac generator for peace of mind when the power goes out
- Multiple electrical panels supporting the scale of the home
- Strong power capacity for a house loaded with features
- Dual-fuel HVAC setup for more flexible comfort
- Multiple HVAC systems helping serve the home's size and layout
- Propane service already in place
- Buried propane tank keeps utility infrastructure out of sight
- Gas water heaters
- Water softener already installed
- Central vacuum system
- Air purification system
- Irrigation system for easier landscape maintenance
- Community water service
- Gutter guards already in place



Desiree White

919.714.2882

desiree@martihampton.com

MH
MARTI HAMPTON
REAL ESTATE

exp[®]
REALTY



Marti Hampton is a real estate broker licensed by the North Carolina and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. This is not intended to solicit property already listed. All measurements and square footages are approximate. Equal Housing Opportunity.