

Renovations and Features of

1009 Hidden River Ct, Raleigh

- ◆ **Roof:** Replaced in 2018
- ◆ **Solar System:** Installed 2016, New inverter installed 2021, Almost all electric bills are covered by the solar system, Duke Progress Electricity, Solar system has been fully paid for and is owned by the homeowner
- ◆ **Crawl Space Sealed:** 2013
- ◆ **New Downstairs HVAC:** 2024
- ◆ **Upstairs HVAC:** Installed 2014, only used every other week
- ◆ **Landscaping:** Irrigation installed 2006, All Pine Trees removed from property and new flowering trees planted on both sides of property in 2023
- ◆ **Master Bedroom:** Downstairs M. Bedroom, Extra storage cabinets, Draperies
- ◆ **Master Bath:** Soaking Tub, and a Shower, Linen Closet, Custom Closet
- ◆ **Detail:** Wainscoting trim in Dining/Multipurpose room downstairs, and along stair railing on second floor
- ◆ **Walk-in Attic:** Sheeted for extra storage
- ◆ **Blinds:** Cordless blinds on south facing windows downstairs and in bonus room
- ◆ **Family Room:** Hardwood floor, custom entertainment center, floor plug, electric fireplace, Two decorative niches in family room
- ◆ **Kitchen:** Granite counters installed in 2010, end panels and decorative wood rope on cabinets, tile floor, USB plugs, undercounter lighting, Custom backsplash installed in 2010, Microwave vented to the outside, brushed nickel receptacle plates
- ◆ **Dining Room:** Can be used as a multipurpose room for a living room, music room, overflow seating, additional office
- ◆ **Bonus Room:** Has a closet and attached full bathroom, plus ample conditioned attic/storage space on both ends, custom cabinets circa 2008
- ◆ **Water Heater:** Heat Pump + electric
- ◆ **Heating, A/C:** Entirely electric, no gas heating
- ◆ **Propane:** In ground 1,000 gallon tank, personally owned (not leased), only the gas stove runs on propane, no other appliance, Propane spigot with quick release on side of house near deck, The propane generator in the garage on the cart comes with the house sale, Electric pass through plugs in kitchen wall for the generator to send power inside without an extension cord running through a window
- ◆ **Septic:** Septic system, regularly maintained, last pumped 2025
- ◆ **Garage:** 3-car, Loft installed in 2 phases, latest 2021. NEMA 14-50 electric car circuit for home car charging (70amp cable with a 60 amp breaker)
- ◆ **Driveway:** Parking area for 2 vehicles at the top end of the driveway, out of the way of the garage
- ◆ **Detached garage:** Room for a detached garage at the end of the parking area. Septic drain lines are at the top of the property, not in the backyard grass
- ◆ **Hiking: Mountains-to-Sea trail** passes behind this house near Falls Lake, a short and scenic hike
- ◆ **Hwy 98:** Has a center lane for easy ingress and egress from neighborhood
- ◆ **Water:** Community well water, very reliable well with good quality water, passes all tests each year
- ◆ **HOA:** HOA dues about \$50 per month. No clubhouse or community pool, but you can join Manchester Swim and Raquet Club nearby or Hazentree Pool
- ◆ **Porch, Deck:** Wrap around front porch
- ◆ **Deck:** Rebuilt in 2021. Ample-sized deck
- ◆ **Gutters:** Gutter guards installed in 2011
- ◆ **Sunshine:** Back of house faces south, for sunlight all day in main living areas
- ◆ **Benefit:** House sits uphill, so no flooding issues
- ◆ **Office:** Custom cabinets, circa 2008
- ◆ **Bathrooms:** Three full bathrooms, one 1/2 bathroom downstairs. Tile or hardwood
- ◆ **Half-Bath:** Upgraded cabinet/vanity
- ◆ **Laundry Room:** Cabinets. Storage under stairs with shelving
- ◆ **Shopping, Commute:** Harris Teeter just 4 miles from this house, Quick access to Wake Forest and N. Raleigh, Hwy 98 provides quick access to Research Triangle Park, Near to Falls Lake
- ◆ **Main garage door** motor was replaced with a new Liftmaster in October 2025