

## **1224 Sky Hill Place | Heritage Golf Community | Wake Forest, NC**

Luxury Golf Course Living on the 9th Fairway

Wake up each morning to panoramic golf course views and enjoy a lifestyle that combines luxury, convenience, and low-maintenance living in one of Heritage's most desirable locations. Perfectly positioned along the 9th Fairway and just one block from the Heritage Golf Club, this beautifully designed three-level home offers 3,735 square feet of thoughtfully planned living space with exceptional indoor and outdoor entertainment areas.

Bedrooms: 4    Bathrooms: 3 Full | 1 Half

### **The HOA provides:**

- Lawn care & Landscaping maintenance
- Hedge trimming and pine straw
- Exterior painting and wood rot repair
- Common area maintenance

### **Main Level Living**

- Spacious owner's suite overlooking the golf course
- Private owner's balcony/deck
- Luxury whirlpool bath with soaking tub, separate shower, dual vanities, and walk-in closet
- Formal dining room
- Vaulted living room with gas fireplace (includes Heatilator)
- Hardwood flooring
- Soaring wood ceilings
- Bright kitchen with breakfast nook and golf course views
- Large Screened porch ideal for outdoor dining and entertaining
- Powder room
- Main-level laundry area

### **Upper Level**

The second floor provides excellent flexibility for family and guests

- Two oversized bedrooms
- Full bathroom
- Bonus room
- Dedicated office/flex space
- Large walk-in attic storage area

The walk-in attic provides exceptional storage area rarely found in homes of this size.

## **Finished Walk-Out Lower Level**

Massive recreation/game room  
Fourth bedroom  
Full bathroom  
Fitness room  
Private sauna  
Second laundry room  
Utility room  
Additional storage room  
Walk-out access to the covered patio and backyard

## **Outdoor Features**

Roof replaced 2020  
Gutter guards permanently installed  
Covered front porch and patio  
Oversized screened porch (14.6' x 15.3') and Private owner's balcony (13.2' x 10')  
Gas line outside for grill hookup (yellow gas line rolled up under screen porch)  
Wired box on exterior: convenient for landscape lighting (located below the deck)  
Lighting on back outside stairs. Battery operated security light at front door  
Golf course frontage  
Irrigation system: Front, sides and rear yard 4 Zone System – Wireless/manual programming  
Panoramic fairway views

## **Interior Upgrades & Special Features**

Kitchen & Living  
Granite countertops  
Breakfast bar  
Pantry  
Built-in features  
Recessed lighting  
Architectural Details & Open floor plan  
Cathedral ceilings  
Vaulted ceilings  
Crown molding and chair rails  
Plantation shutters throughout  
Bookcases  
Hardwood floors  
Google Fiber available  
Ting Fiber available  
Smart irrigation system  
Security- SimliSafe with your own subscription  
Ring doorbell requires new subscription  
All new carpet  
Radon Fan system

## **Comfort & Convenience**

Rheem on-demand tankless water heater  
Two laundry areas  
Laundry chute  
Walk-in closets  
Walk-in attic  
Gas fireplace  
Sauna and Fitness Gym  
Wet bar area  
Extensive storage throughout the home  
Heritage Lifestyle

Living in Heritage means enjoying one of Wake Forest's premier master-planned communities.

Whether enjoying morning coffee or evening sunsets, the outdoor spaces provide a peaceful retreat overlooking the fairway.

## **Community Features**

Scenic greenway trails  
Fishing ponds  
Parks and playgrounds  
Sidewalk-lined streets  
Golf course community atmosphere  
Clubhouse dining open to the public

## **Optional Heritage Golf, Swim & Tennis Amenities**

Championship golf course  
Heritage Golf Club  
Tennis courts  
Two swimming pools  
Lazy river

Just minutes from shopping, restaurants, medical facilities, and major commuting routes.

1224 Sky Hill Place offers the perfect combination of luxury, lifestyle, location, and low-maintenance living in one of Wake Forest's most sought-after communities.

\*\*\*All information deemed reliable but not guaranteed.