

1189 Blue Bird Lane Upgrades and Special Features

The property was a model home for the community and features upgraded 42” cabinets in the kitchen and butler pantry with undercounter lighting. It also features recessed lighting in the kitchen.

The attic storage area is accessed through the walk-in closet on the second floor, which was an option. In other properties, the storage is accessed through pulldown stairs in the garage.

A Marygrove retractable awning, 12 feet deep and 14 feet wide, is installed to cover the fenced patio at the entrance. It is opened using a remote control. The pitch is adjustable. It is designed to last 30+ years.

The State Proline commercial grade 50 gallon electric water heater was installed in October, 2023.

The 18 SEER Amana heating and air conditioning unit was installed in 2021. It features a variable speed fan motor for maximum efficiency. There are two zones in the property, downstairs and upstairs. It features a high efficiency natural gas furnace.

There are two Solatube brand skylights installed, one in the living room and one in the pantry.

Engineered wood flooring is installed in the living areas and bedrooms on the first floor.

New carpet and padding installed on the staircase and bonus room/third bedroom.

The two first floor bathrooms feature ceramic tile flooring. The walk-in shower walls and tub surround both feature ceramic tile.

The new Bosch dishwasher (Model SHP78CM6N/28) is extremely quiet at only 42dBA. It features a stainless-steel tub and a flexible third rack for utensils. It is top-of-the-line.

A Fresh-Aire Blue-Tube germicidal ultraviolet light is installed inside the HVAC air handling system to reduce biological contamination and improved indoor air quality.

A whole house surge protector was installed by Wake Forest Power behind the electric meter near the garage door. A red light is visible when it is operating properly.

The sellers use Advance Pest Control to perform quarterly pest control services. The HOA has an annual termite inspection and contract that covers any potential issues with termites.

The natural gas fireplace was professionally serviced in December, 2025.

An antenna installed in the attic accesses local TV channels without cable.

The oversized two car garage features a very durable epoxy coating on the concrete floor.

The HOA is responsible for all exterior maintenance, including the roof, gutters and siding. They are also responsible for maintaining the grass and landscaping.

The owners used the second bedroom on the first floor as an office. They used the third bedroom upstairs as a bonus room and guest bedroom.

The community amenities include an outdoor pool, clubhouse, gym, community/party room, and pool table. There are numerous committees that residents are welcome to join.

The property is located less than a mile from Wegmans, Sam's Club, the ABC store, Chil's, Texas Roadhouse, Red Robin, Dave's Hot Chicken, Torchy's Tacos, Cava, Chik-Fil-A, Chipotle, the Ale House and Panera Bread. Downtown Wake Forest is two miles away.