

3113 BRADDOCK DR FEATURES

NEW ROOF & GUTTERS 2023

NEW WINDOWS 2022

NEW HVAC 2023 W/NEST THERMOSTATS

IN-GROUND POOL

PROFESSIONAL LANDSCAPE LIGHTING

BEDROOM DOWNSTAIRS W/DIRECT ACCESS TO FULL BATHROOM

DESIGNATED OFFICE SPACE/FLEX ROOM

FRESH INTERIOR PAINT (2026)

2 CAR GARAGEPORT

FENCED BACKYARD

0.57 ACRES

DOWNSTAIRS: ENTRY FOYER & HARDWOODS THROUGHOUT MOST OF THE DOWNSTAIRS

- **LIVING ROOM:**
 - WALL OF WINDOWS OVERLOOKING BACKYARD
 - GAS FIREPLACE
 - OPEN TO KITCHEN
 - ACCESS TO BACKYARD
- **DINING ROOM w/UPDATED FIXTURE, CROWN & CHAIR RAIL MOLDING W/DIRECT ACCESS TO KITCHEN**
- **KITCHEN:**
 - HIGH END STAINLESS STEEL APPLIANCES
 - DOUBLE OVENS: OVEN W/GAS RANGE AND INTEGRATED WALL OVEN
 - PLENTIFUL COUNTER & CABINET SPACE W/GRANITE COUNTERS
 - OVERSIZED KITCHEN ISLAND THAT SEATS 7
 - CUSTOM CABINETS
 - UPDATED FIXTURE
 - TILE BACKSPLASH
 - PROFESSIONAL GRADE SEPARATE BUILT-IN REFRIGERATOR & FREEZER (2023)
 - WINE FRIDGE (2025)
 - PREP SINK
 - PANTRY
 - OPEN TO LIVING ROOM
- **DESIGNATED OFFICE W/BUILT-IN CABINETS & UPDATED FIXTURE**
- **DOWNSTAIRS BEDROOM W/DIRECT ACCESS TO FULL BATHROOM W/WALK-IN SHOWER**
- **LARGE BONUS MULTI-FUNCTIONAL ROOM W/COFFERED BEAMED CEILING & LARGE CLOSET**
- **OVERSIZED GARAGEPORT w/STORAGE**

WHERE EXCELLENCE LIVES



**COLDWELL
BANKER**

ADVANTAGE

3113 BRADDOCK DR FEATURES

UPSTAIRS: HARDWOODS THROUGHOUT

WOOD TREADS UP THE STAIRS W/CUSTOM RUNNER

- PRIMARY SUITE :
 - LARGE ROOM W/HARDWOOD FLOORS
 - UPDATED CEILING FAN
 - DOUBLE CLOSETS
 - UPDATED FULL ENSUITE BATHROOM (2020)
 - DOUBLE VANITY
 - WALK-IN SHOWER W/WAND & FLOOR TO CEILING TILE
- SECONDARY BEDROOMS:
 - LARGE ROOMS W/HARDWOOD FLOORS
 - UPDATED CEILING FANS
- UPSTAIRS HALL BATHROOM
 - DOUBLE VANITIES, UPDATED FIXTURES & MIRRORS (2026)
 - SHOWER/TUB
 - TILE FLOOR
- WALK-IN ATTIC SPACE FOR STORAGE
- OUTDOOR AMENITIES:
 - FULLY FENCED, FLAT BACKYARD
 - LARGE PATIO AREA OFF THE LIVING ROOM W/BUILT-IN FIRE PIT & GRILL
 - IN-GROUND POOL W/NEW PUMP MOTOR (2024)
 - SEPARATELY FENCED
 - POOL HOUSE FOR STORAGE
 - LARGE PATIO AREA BY THE POOL
 - ABILITY TO CONNECT TO SOLAR HEAT
 - SMALL BASKETBALL COURT
- CLOSE TO: RESTAURANTS, SHOPPING, SCHOOLS, ENTERTAINMENT & MORE
- EASY ACCESS TO: I-440, I-40, and I-540
- CLOSE PROXIMITY TO: CRABTREE VALLEY MALL, DOWNTOWN RALEIGH, RDU AIRPORT, AND BRIER CREEK

WHERE EXCELLENCE LIVES



**COLDWELL
BANKER**
ADVANTAGE