

3940 LAKE FERRY DRIVE

LAKEVIEW

Included with Acceptable Offer

- ♦ **\$5000 in Seller Paid Concessions**
- ♦ Refrigerator

Move-in ready and meticulously maintained!

- ♦ New Stove & Refrigerator - 2025
- ♦ Roof - 2019, HVAC - 2013, Windows - 2010
- ♦ True Hardwood Floors - all main living spaces
- ♦ Refreshed Primary Bathroom
- ♦ Soaring Cathedral Ceilings in Living Room & Primary
- ♦ All Interior Walls Freshly Painted
- ♦ Under Cabinet Lighting Controlled by One Switch
- ♦ Newer Carpet in bedrooms
- ♦ Cedar Storage Closet off Primary Bedroom
- ♦ Custom Blinds in Both Bedrooms
- ♦ Two Assigned Parking Spots & Ample Visitor Parking

Additional Property Information / Disclosures

1. Fence/Retaining Wall –no evaluations have been performed but signs of age, conveying “as is”
2. Deck/Deck Stairs – a few deteriorating and loose boards, conveying “as is”
3. Fireplace – minor cracks found in the base of the firebox in 2025, seller did not repair and used without issue, conveying “as is”
4. Sump Pump – abandoned sump pump found in 2025, no issues since purchasing home and we were advised prior owner had not used for years either
5. Repairs submitted to HOA – floor boards and joists in/ under storage closet, areas of siding damage, front porch railing, misc areas of exterior trim damage

LOCATION, LOCATION, LOCATION!

- ♦ Lake Johnson
- ♦ NC State University
- ♦ Downtown Raleigh AND Downtown Cary
- ♦ RDU Int'l Airport - 20 minutes
- ♦ Easy Access to 440 / 40