

2701 VAN DYKE FEATURES AND UPDATES:

INTERIOR:

- 4 BEDROOMS, 3 BATHROOMS ACROSS 2,100+ SQ FT OF LIVING SPACE
- CHARACTER-RICH THROUGHOUT WITH BEAUTIFUL HARDWOOD FLOORS
- CEDAR CLOSETS
- QUALITY CLASSIC KITCHEN (TIMELESS, NOT TRENDY)
- RENOVATED MUDROOM (2016)
- BATHROOM #3 FULLY REBUILT (2016)
- ALL WINDOWS REPLACED (2016)
- HVAC: MAIN FLOOR UNIT (2019), UPPER LEVEL (2018)
- APP-CONTROLLED BLINDS, THERMOSTAT, AND BLUETOOTH EXTERIOR LIGHTING
- BASEMENT CONVERTIBLE TO HEATED LIVING SPACE — 1,000+ SQ FT CURRENTLY USED AS HOME GYM, STORAGE & GARAGE

EXTERIOR:

- CLASSIC BRICK CONSTRUCTION WITH HARDIE PLANK ADDITION
- ROOF REPLACED 2016
- 2 OF 3 DOORS + STORM DOORS REPLACED (2016)
- REBUILT FRONT PORCH — IDYLIC, OVERLOOKING THE NEIGHBORHOOD
- COZY, PRIVATE BACK PORCH WITH PERGOLA AND STONE RETAINING WALL
- 0.21-ACRE CORNER LOT WITH ROOM TO GROW/GARDEN

COMMUNITY & LOCATION:

- PRIME UNIVERSITY PARK / FOREST HILLS LOCATION
- WALKABLE TO RALEIGH ROSE GARDEN, ISABELLA CANNON PARK, THE VILLAGE DISTRICT, NC STATE
- CAMERON VILLAGE SHOPS, DINING, CAFÉS & COFFEE SHOPS NEARBY
- TOP-RATED SCHOOLS: FRED OLDS ELEMENTARY, MARTIN MAGNET MIDDLE, BROUGHTON HIGH SCHOOL

