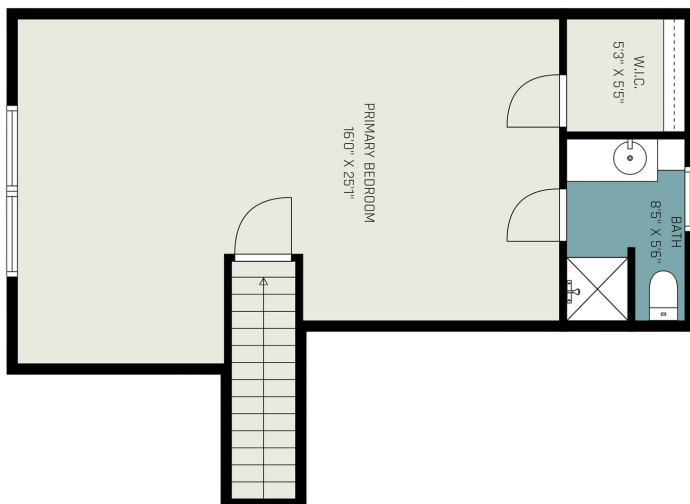


1001 Deboy Street RALEIGH, NC 2606

First Floor



Second Floor



Approximate Square Footage:
1983 sf (1st floor) + 490 sf (2nd floor)
= Total: 2473 sf

Jennifer Coleman
919.415.1322
www.jcolemanrealty.com
jennifer@jcolemanrealty.com



Information has not been verified, is not guaranteed, and is subject to change.



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**COLDWELL
BANKER**
ADVANTAGE



1001 Deboy Street RALEIGH, NC 27606

PROPERTY FEATURES & UPDATES

RECENT HOME UPDATES & MAINTENANCE

- HVAC & Furnace: replacement installed May 2026
- Exterior Gutters: new gutters installed in 2026
- Crawl Space: New vapor barrier installed 2026
- Interior & Exterior Paint: Freshly painted throughout 2026
- Roof: Replaced 2022
- Water Heater: Electric unit replaced approximately 2020 (Located in laundry room via garage)
- Chimney: sealed

UNIQUE FEATURES & LAYOUT

- Architecture: Classic single-level brick ranch construction (Built 1969)
- Corner Lot: Generous 0.36-acre level parcel with a fully fenced backyard and patio
- Bonus Suite: Private bedroom/bonus room and full bathroom addition built above the garage (2003)
- Dual Living Spaces: Living areas featuring two decorative, architectural fireplaces
- Parking: Attached 2-car garage with direct interior access

EVERYDAY UTILITY & COMFORT

- Dedicated Work Space: Separate main-floor office room
- Organization Hub: Back entry dropzone and dedicated laundry room behind garage
- Appliances Conveying: Refrigerator, washer, and dryer are included with the property

PREMIER REGIONAL LOCATION

- Unbeatable Access: Located just 4 minutes from the I-440 Beltline, offering streamlined commutes across the Triangle.
- Proximity to Downtowns: Positioned less than 15 minutes from both Downtown Raleigh and Downtown Cary.
- Entertainment & Sports Hub: Situated just 6 minutes from the Lenovo Center and Carter-Finley Stadium, and just minutes from the NC State Fairgrounds.
- Arts & Culture: An 8-minute drive to the North Carolina Museum of Art and its expansive outdoor park.
- Premier Retail & Dining: Quick, convenient access to Fenton, the Village District, and Crossroads Plaza.
- Future Growth: Walking distance to the upcoming multi-million dollar CityPlat entertainment and retail district at Western Boulevard & I-440, as well as the newly developing Raleigh Sports and Entertainment District.
- Neighborhood Environment: Nestled within Driftwood Estates, an established, quiet community complete with flat sidewalks.

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1001 DEBOY ST, RALEIGH, NC 27606

4 BD | 3 BA | 0.36 ACRE LOT



JENNIFER COLEMAN

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AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

MEDICAL
0.2 MI

ATM
0.3 MI

PHARMACY
0.3 MI

MOVIE THEATER
0.3 MI

GAS
0.4 MI

GROCERIES
0.4 MI

GYM
0.8 MI

CLEANERS
0.8 MI

COFFEE
1.1 MI

MOST
SERVICES
WITHIN

1

MILE

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also 17 private schools and 4 charter schools within 5 miles.

8 RATING
PK-5
ADAMS ELEMENTARY
SCHOOL
ASSIGNED

8 RATING
6-8
LUFKIN ROAD MIDDLE
SCHOOL
ASSIGNED

8 RATING
9-12
ATHENS DRIVE MAGNET
HIGH SCHOOL
ASSIGNED



OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

GOLF COURSE
KENTWOOD PARK
(0.8 MILES)

LAKE
LAKE RALEIGH
(1.9 MILES)

PARK
PULLEN PARK
(2.5 MILES)

DOG PARK
OAK HOLLOW DOG PARK
(4.9 MILES)



FOOD REPORT



NEIGHBORHOOD EATS

This home is located near 213 moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

AMERICAN	39	MEXICAN	16
FAST FOOD	35	CAFES, COFFEE AND TEA	14
ASIAN	20	BARS	13
INTERNATIONAL	18	SEAFOOD	11
PIZZA	17	OTHER	14

228

★★★★+

WITHIN 5 MILES



**1001 Deboy Street
Raleigh, NC 27606**

**Preferred Lender Incentive
Up to \$3000 in Lender Paid Closing Cost!**

Some restrictions may apply. Not to be combined with any other offer.



CONTACT

JASON HARRIS | NMLS #61906

DIRECTOR OF MORTGAGE LENDING

JHARRIS@ADVANTAGELENDING.COM

919.649.4659

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(www.nmlsconsumeraccess.org). 3c8j8y9 (3c8j8y9)