

762 Arrowhead Lake Court FUQUAY VARINA, NC 27526

First Floor



Approximate Square Footage:
1456 sq ft total

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**



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FEATURES AND UPDATES

KEY MAINTENANCE & APPLIANCE UPDATES

- Fresh Interior Paint: Newly painted throughout for a clean, bright, blank-slate finish.
- Washer & Dryer: Replaced in 2023 (Conveys with home).
- Microwave: Replaced in 2021.
- Refrigerator: Whirlpool unit installed in 2019 (Conveys with home).
- Garbage Disposal: Replaced in 2019.
- Roof Replacement: Upgraded architectural roof installed in December 2017.
- HVAC Maintenance: Electric system regularly maintained under a professional service agreement with Blanton's Air-Heating (Last serviced July 2026).

INTERIOR HIGHLIGHTS & LAYOUT

- Single-Level Convenience: Open-concept ranch layout offering easy flow and zero stairs.
- Hardwood Flooring: Warm hardwoods flowing through the foyer, dining room, family room, and kitchen.
- Kitchen Finishes: Granite countertops, Frigidaire electric range, and ample cabinetry.
- Cozy Focal Point: Family room features a warm gas-log fireplace.
- Tile Bathrooms: Durable, clean tile flooring in both full bathrooms.
- Window Coverings: Fitted blinds installed throughout the home.

EXTERIOR & LOT FEATURES

- Cul-De-Sac Position: Situated on a quiet 0.26-acre lot with minimal pass-through traffic.
- Exterior Siding: Durable fiber cement (Hardiplank) siding accented with attractive shake detail.
- Outdoor Living: Covered front porch and a private rear patio perfect for outdoor dining.
- Storage Solutions: A large 12x12 detached storage building plus an additional attached exterior storage room.
- Parking: 1-car attached garage & extended parking pad.
- Efficiency: Energy Star Qualified home construction.

COMMUNITY AMENITIES & NEIGHBORHOOD UTILITY

- South Lake Community: Access to 2 resort-style swimming pools and a community clubhouse.
- Recreation & Nature: Miles of neighborhood greenways, a community pond, a fishing pier, and a kayak launch.
- Utilities: Natural gas water heater (located in exterior storage) & electric heating/cooling.

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NC 27526

3 BD | 2 BA | 1,405 SQ. FT



JENNIFER COLEMAN

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w: www.jcolemanrealty.com

AREA REPORT



CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within **2** miles.

EXXON GAS
0.9 MI

GYM
1 MI

ATM
1.6 MI

GROCERIES
1.6 MI

PHARMACY
1.8 MI

MEDICAL
1.9 MI

COFFEE
2 MI

CLEANERS
2.1 MI

**MOST
SERVICES
WITHIN**

2
MILES

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There is also **1** private school and **3** charter schools within **5** miles.

PK-5

**SOUTH LAKES
ELEMENTARY SCHOOL**
ASSIGNED

6-8

**FUQUAY-VARINA
MIDDLE SCHOOL**
ASSIGNED

OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

PARK
HONEYCUTT PARK
(2.0 MILES)

DOG PARK
FUQUAY VARINA DOG PARK
(3.2 MILES)

GOLF COURSE
BENTWINDS GOLF & COUNTRY CLUB
(3.8 MILES)

6

GOLF COURSES

**WITHIN
10 MILES**

3
PARKS

1
DOG PARK

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **18** moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

ITALIAN	3	ASIAN	2
MEXICAN	3	BARBECUE	1
FAST FOOD	2	BUFFETS	1
INTERNATIONAL	2	BAKERIES	1
AMERICAN	2	OTHER	1

18

★★★★+

WITHIN 5 MILES



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Preferred Lender Incentive
Up to \$2,500 in Lender Paid Closing Cost!

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



CONTACT

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