



Sunset Bluffs

2844 GREENBANK MILL DRIVE FUQUAY-VARINA, NC 27526

4,071 SQUARE FEET • 5 BEDROOMS • 5 BATHROOMS

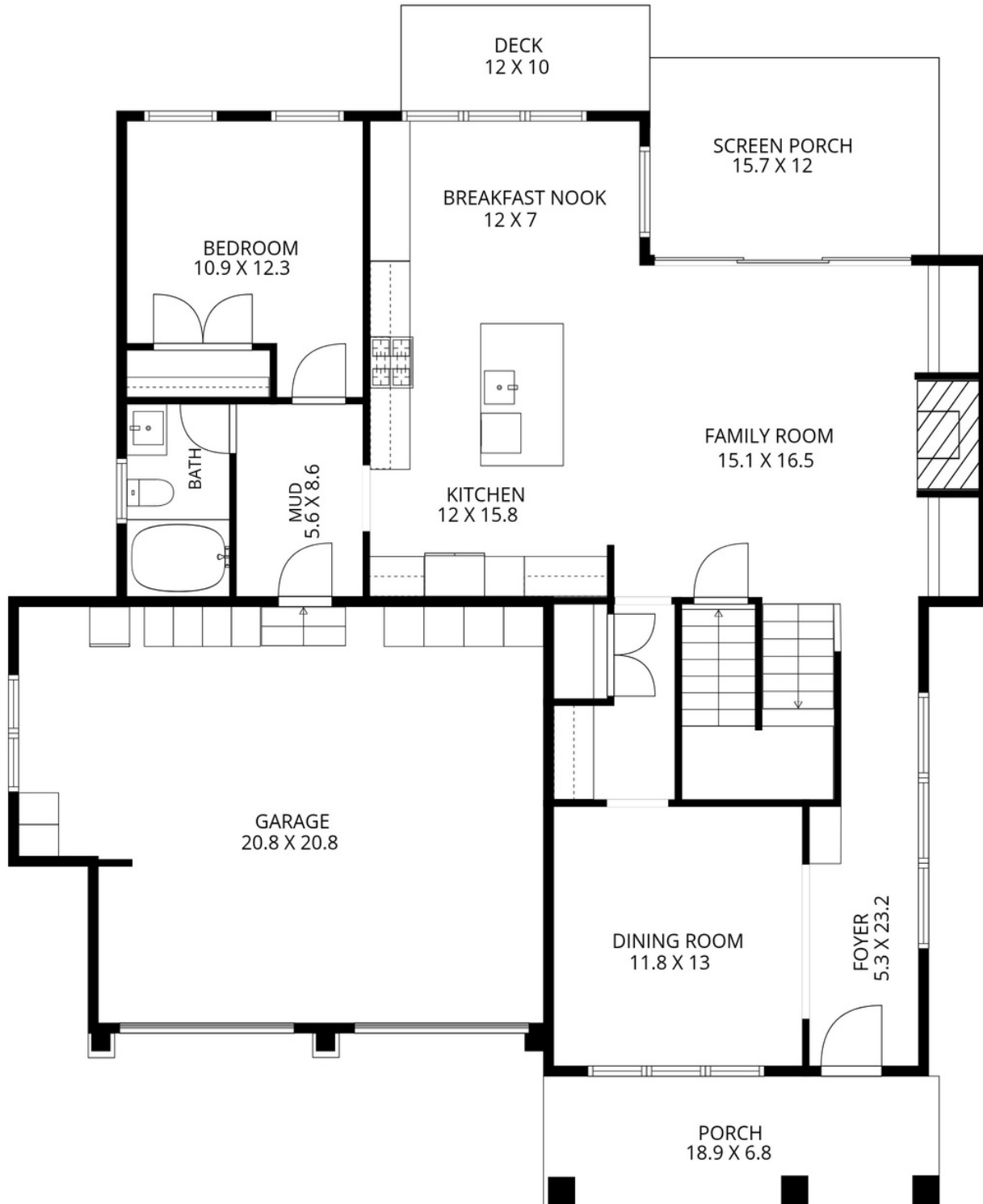
- Over \$200,000 in improvements creating an elevated indoor/outdoor lifestyle surrounded by nature
- Main-level guest suite, and finished daylight basement
- Light-filled main floor with tall foyer, flexible front room, open kitchen/breakfast/family room, and enclosed sunroom-style retreat
- Upgraded garage with specialty flooring, built-in cabinetry, and polished storage designed to feel like an extension of the home
- Second floor with private primary suite, two additional bedrooms, laundry, full bath, and spacious bonus room with French doors
- Finished daylight basement with 10.8' ceilings, media area, game/lounge space, wet bar, wine fridge, full bath, and guest bedroom/office
- Expansive bluestone patio with fire pit area, built-in seating, custom matching shed, and beautifully landscaped wooded setting



FLOOR PLANS

MEASUREMENTS DONE BY MCNAMARA AND COMPANY

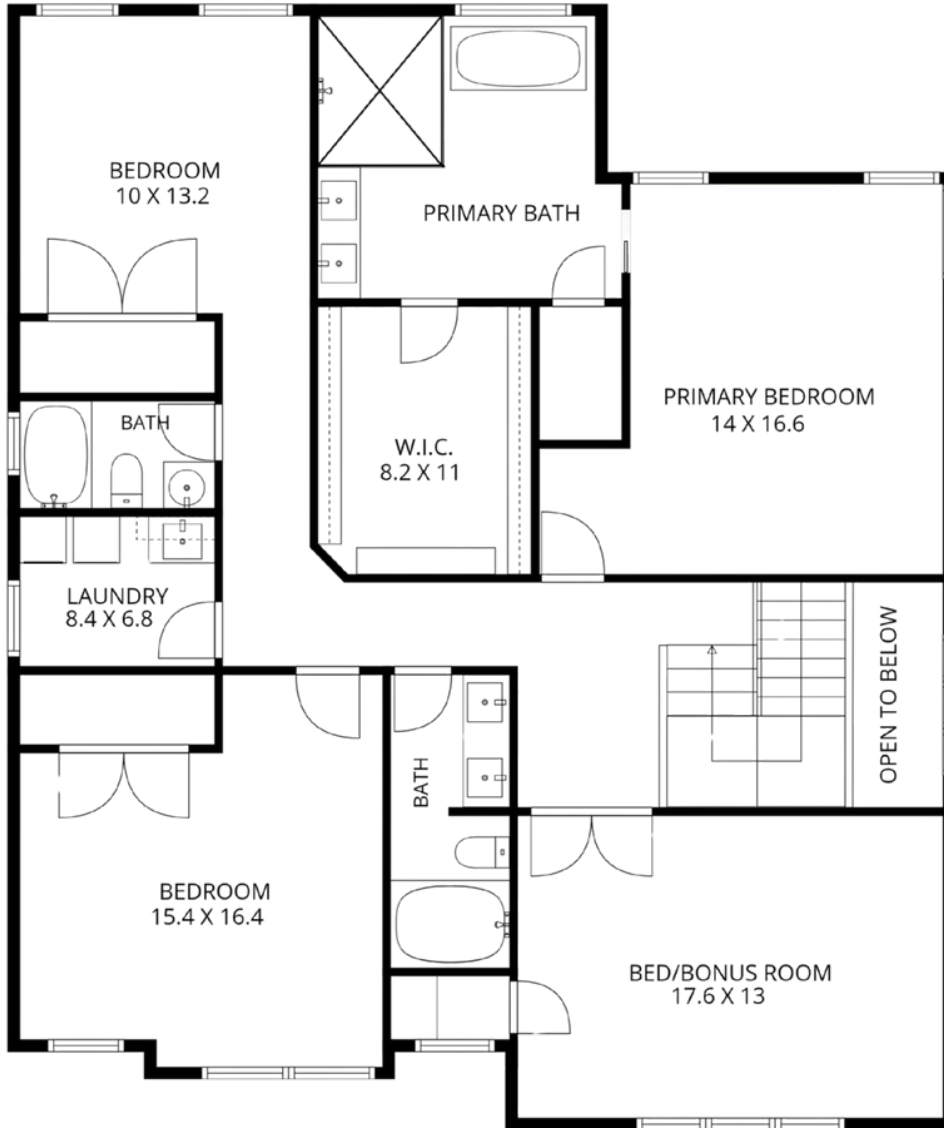
FIRST FLOOR



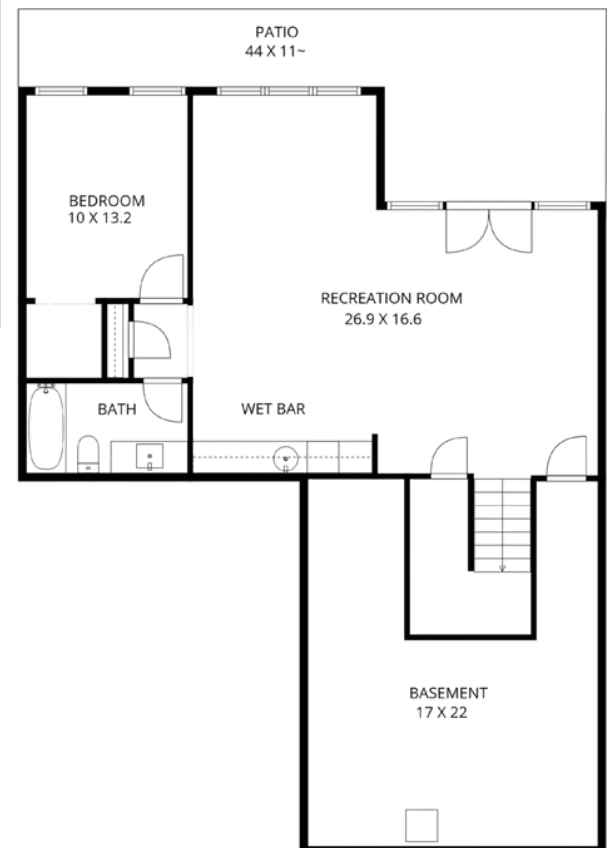
FLOOR PLANS

MEASUREMENTS DONE BY MCNAMARA AND COMPANY

SECOND FLOOR



BASEMENT



Not To Exact Scale, Dimensions Are Approximate. For Illustration Purposes Only.







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FEATURES & INVESTMENTS

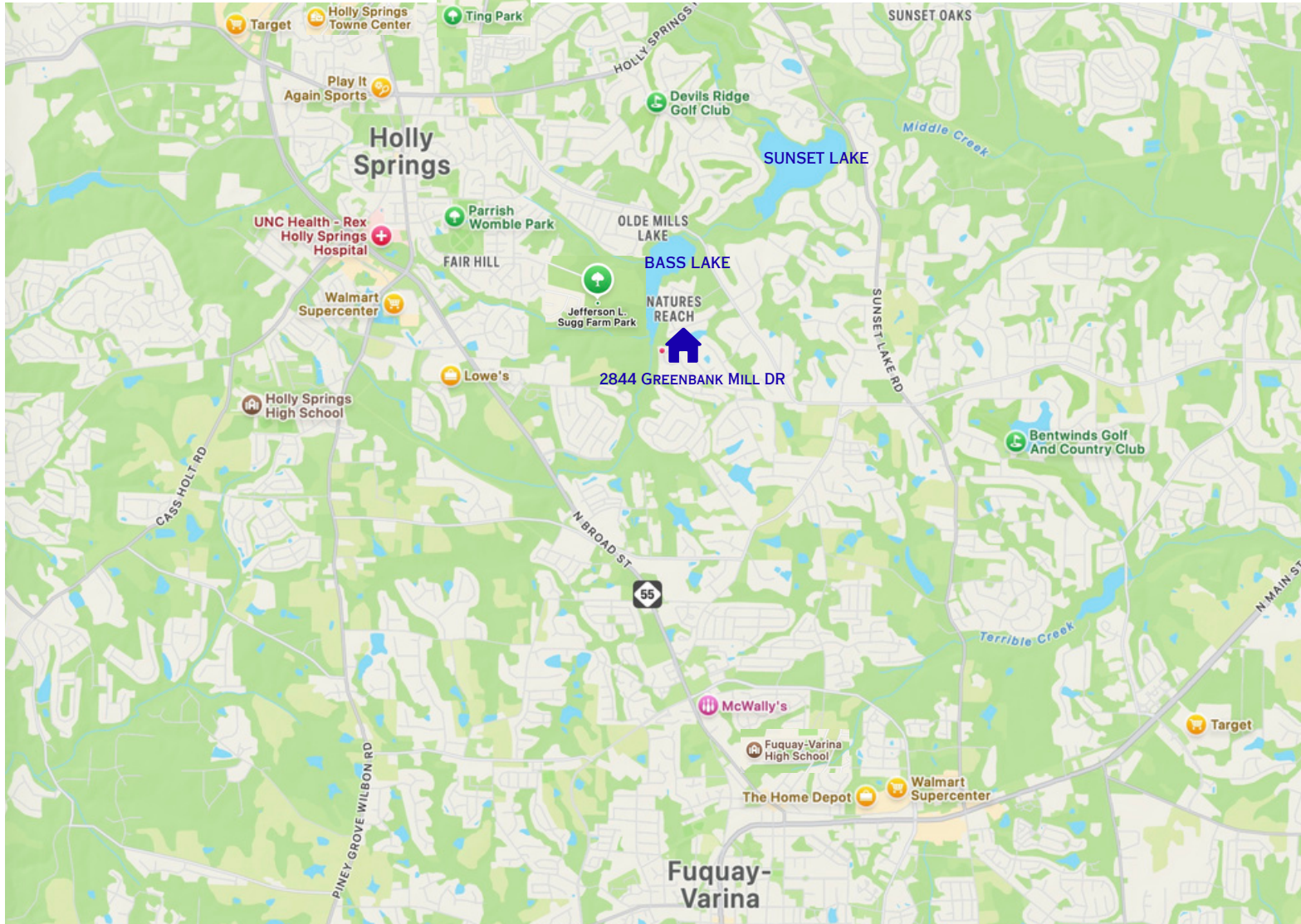
Post Construction Investments

Finished basement	\$70,000
Hardscaping, Bluestone Patio	\$65,000
Garage - HandiWall Storage Solutions, Custom Cabinetry & SwissTrax Vented Flooring	\$17,250
Sunspace Sunroom	\$15,500
3" wood blinds by Carolina Shutters	\$8,000
Fence, 5' Black Rail	\$6,700
Matching shed, installed 2026	\$6,000
Liberty Safe - National Security Class Plus 50 Conveys w/ Home, located in basement Office	\$6,000
Fresh paint throughout	\$6,000
New carpet, Main Floor Guest Bed & all 2nd Floor	\$5,000
Landscaping, Trees and plants	\$5,000
Carpet Runner on all Stairs	\$4,300
Irrigation System, Front and Backyard	\$3,000
Lorex Security Camera System	\$1,500
Total:	\$219,250



Location & Lifestyle

2844 GREENBANK MILL DRIVE FUQUAY-VARINA



Ideally positioned in Sunset Bluffs near Bass Lake Park, the Holly Springs Greenway system, Downtown Holly Springs, Downtown Fuquay-Varina, Ting Park, Holly Springs Towne Center, and everyday conveniences, 2844 Greenbank Mill Drive offers the rare feeling of being tucked into nature while still staying connected to the best of SW Wake County.

Steps to Bass Lake Park & Holly Springs Greenway Access

- 7 minutes to Sugg Farm Park
- 10 minutes to Downtown Holly Springs
- 12 minutes to Downtown Fuquay-Varina
- 25 minutes to Downtown Apex
- 30 minutes to Downtown Cary
- 35 minutes to RDU Airport
- 40 minutes to Research Triangle Park
- 2 Hours to the NC Coast
- 3 Hours to the NC Mountains



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