

612 Winter Breeze Ct CARY, NC 27513

First Floor



Second Floor



Approximate Square Footage:

1987.6 sf (1st floor) + 1276.85 sf (2nd floor) = Total: 3264.45 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**



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FEATURES AND UPDATES

KEY UPDATES & MAINTENANCE

- Roof: Replaced in 2020
- Main Floor HVAC Unit: Replaced in 2020 (Upstairs unit is original)
- Electric Water Heater: Replaced in 2018 (located in the garage)
- New Gas Range: Installed May 2026
- New Crawl Space Vapor Barrier: Installed June 2026

UNIQUE NEIGHBORHOOD & LIFESTYLE PERKS

- Cul-de-Sac Farm: Small, private family farm located in the cul-de-sac; a popular spot for neighborly visits.
- Pool Access Available: Summer pool memberships are available for purchase at Medfield Swim Club.
- HOA Structure: Located within the Braeloch neighborhood footprint, but belongs to its own private, affordable HOA (Duxbury Woods at Braeloch) at just \$360/annually. Covers maintenance of the common property across the street.
- Prime Location: Minutes from Downtown Cary, Fenton, I-40, Research Triangle Park (RTP), and RDU International Airport.

INTERIOR COMFORT & LAYOUT

- First-Floor Primary Suite: Features a vaulted ceiling & private en suite with a dual vanity, walk-in shower, separate soaking tub, and a private water closet.
- Main Level Living: Includes a dedicated front office, vaulted foyer, and a vaulted family room centered around a natural gas fireplace.
- Architectural Details: Classic crown molding throughout the home and tray ceiling in the formal dining room.
- Spacious Kitchen: Semi-open layout with a pantry, breakfast bar, sunny breakfast nook, and an abundance of cabinet storage.
- Second-Floor Flexibility: Features 3 generous secondary bedrooms, an open loft area, and a large, fully enclosed bonus room.
- Main Floor Laundry: Dedicated laundry room on the first floor; washer and dryer convey with the property.
- Security System: Owned security system hardware through Alarm Man.

EXTERIOR

- Construction: Premium brick and fiber cement siding.
- Outdoor Spaces: Welcoming covered front porch and a rear deck looking out over a 0.22-acre lot.
- Parking: Attached 2-car garage.

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612 WINTER BREEZE COURT, CARY, NC, 27513

4 BD | 3 BA | 3,264 SQ. FT | 9,583 SQ. FT LOT



JENNIFER COLEMAN

m: (919) 415-1322

e: jennifer@jcolemanrealty.com

w: www.jcolemanrealty.com

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



GAS
0.3 MI



GYM
0.3 MI



ATM
0.3 MI



GROCERIES
0.4 MI



CLEANERS
0.6 MI



PHARMACY
0.7 MI



COFFEE
1.2 MI



MOVIE THEATER
1.3 MI

MOST
SERVICES
WITHIN

1

MILE

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **24** private schools and **2** charter schools within **5** miles.

4
RATING

PK-5

REEDY CREEK
ELEMENTARY SCHOOL
ASSIGNED

7
RATING

6-8

REEDY CREEK MAGNET
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



DOG PARK
OAK HOLLOW DOG PARK
(1.6 MILES)



PARK
LEXIE LANE PARK
(1.7 MILES)



GOLF COURSE
KENTWOOD PARK
(4.0 MILES)



LAKE
LAKE RALEIGH
(5.1 MILES)

21
GOLF
COURSES

WITHIN
10 MILES

1
LAKE

15
PARKS

3
DOG
PARKS

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **156** moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

FAST FOOD	27	MEXICAN	12
AMERICAN	21	DELIS	7
ASIAN	20	ITALIAN	6
PIZZA	17	BAKERIES	6
INTERNATIONAL	12	OTHER	13

167



WITHIN 5 MILES



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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

WWW.ADVANTAGELENDING.COM



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