

## 150 LOCHWOOD WEST DRIVE

Cary, North Carolina | Lochmere Community

### PROPERTY FEATURES

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*Set on a rare lakefront lot in one of Cary's most established communities, this fully renovated home pairs timeless craftsmanship with resort-style amenities — from a private dock on the water to a premium home theater. Every detail, inside and out, was designed for easy, elevated living.*

### OVERVIEW

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- 5 bedrooms / 4.5 bathrooms
- Fully renovated in 2020, including a custom kitchen and a permitted addition of about 1600sqft
- Rare lakefront property in Lochmere
- Oversized 2-car garage
- Professionally installed high end theater with whole home audio

### EXTERIOR & LAKEFRONT

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- Lakefront lot with private dock
- Covered porch overlooking the lake with infrared heating
- Fire pit / outdoor seating area
- Pontoon boat included with sale
- Kayaks available via separate bill of sale
- Open deck with grilling area
- Naturally landscaped, terraced backyard with stone steps down to the water
- Tesla Charger

### INTERIOR LIVING SPACES

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- Open-concept great room with French doors opening onto the covered patio overlooking the lake, coffered wood ceiling, and wood-burning fireplace with gas starter
- Formal dining room with crystal chandeliers and wainscoting
- Chef's kitchen: high-end stainless appliance package, quartz countertops, large island, pendant lighting, lake-facing windows
- Home theater room, reclining theater seats included (a/v equipment available via separate bill of sale — see page 3)
- Additional entertainment/wet bar area with wine fridge, auxiliary beverage fridge, ice maker, and half bath
- Game room / porch area with pool table overlooking the lake
- Partially finished walk-up attic with bonus room/office space and dedicated hvac
- All new windows 2020
- All appliances including washer/dryer convey

### PRIMARY SUITE

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- Vaulted ceiling with wood beams
- Lake-view sitting nook
- Spa-inspired primary bath: soaking tub, separate glass shower, double vanity
- Custom accent wall
- Large dual walk-in closets

### ADDITIONAL BEDROOMS & BATHS

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- 3 additional spacious bedrooms on the second floor, and a desk/study nook
- First floor guest suite with large lake-view picture window
- Updated secondary bathrooms with custom vanities

### COMMUNITY: LOCHMERE AMENITIES

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- 3 swimming pools
- Tennis and pickleball courts
- 2 sand volleyball courts
- Private greenway trail system
- Community boating lake (only electric or unpowered boats are permitted)
- Multiple community playgrounds
- Disc golf course
- Community events
- Lochmere Golf Club — public, semi-private course nearby (separate from HOA), well-regarded local favorite, membership available

### LOCATION HIGHLIGHTS

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- 15-20 minutes to Research Triangle Park (RTP), RDU International Airport, and downtown Raleigh
- Walking distance to Java Jive Coffee, Cary Yoga Collective and the shops of Lochmere Pavilion
- Close to Waverly Place (Whole Foods, restaurants, boutiques), Crossroads Plaza and numerous other supermarket pavilions and restaurants
- Downtown Cary breweries and coffee shops a short drive away
- Walk or bike to Koka Booth Amphitheatre for concerts and festivals
- Hemlock Bluffs Nature Preserve is a 4 minute drive down the street
- NC coast to the east and Blue Ridge Mountains to the west, both within an easy 2-3 hour drive
- Top-rated schools (Wake County — confirm current assignment for buyer's needs)
- 12 minutes to NC State; 30 minutes to Duke; 33 minutes to UNC Chapel Hill
- 6 minutes to Wakemed Cary and in close proximity to some of the best hospitals and medical centers in the State

## REFERENCE-GRADE HOME THEATER AND WHOLE-HOME ENTERTAINMENT SYSTEM

The home is currently outfitted with an exceptional, professionally installed home theater and whole-home audio system, featuring premium McIntosh and Sony components throughout. The dedicated theater is configured as a full Dolby Atmos surround-sound environment, creating an immersive cinematic experience from the comfort of the reclining theater seating.

At the heart of the system is a McIntosh MX170 audio/video processor, paired with a McIntosh MC255, McIntosh MC402, and two McIntosh MI254 amplifiers. Video is delivered by a Sony VPL-GTZ380 projector, providing a true large-screen theater experience.

All primary components are professionally rack-mounted in a dedicated equipment closet and connected through a power-conditioned electrical system for clean, reliable performance and an organized installation.

A Savant Pro automation system provides centralized control of the theater, audio, video, lighting, and related entertainment functions. Additional speakers are installed throughout the home and integrated into the central Savant system, allowing music and audio to be enjoyed in multiple rooms with convenient, intuitive control.

This is a substantial, high-end entertainment package that would be costly and time-consuming to duplicate. For reference, replacing just the core components at new pricing would run well over \$130,000:

| Component                                                          | New / MSRP Price |
|--------------------------------------------------------------------|------------------|
| McIntosh MX170 A/V processor                                       | \$15,500         |
| McIntosh MC255 5-channel amplifier                                 | \$10,000         |
| McIntosh MC402 stereo amplifier                                    | \$7,000          |
| McIntosh MI254 4-channel digital amplifiers (x2)                   | \$12,000         |
| Sony VPL-GTZ380 4K laser projector                                 | \$88,500         |
| Core components subtotal                                           | ~\$133,000       |
| Savant Pro whole-home automation (equipment, programming, install) | ~\$25,000        |

*This does not include the theater seating, in-wall/in-ceiling speakers installed throughout the home, the equipment rack and power conditioning build-out, specialty finishes or system programming and labor — all of which add substantially to full replacement cost.*

The system, automation equipment, projector, amplification, and related rack-mounted components are not included in the purchase price of the home. They are available for separate purchase via bill of sale at motivated seller pricing, well below the replacement costs detailed above. Buyers are invited to make an offer.