



COLDWELL BANKER

**HOWARD PERRY
AND WALSTON**



**TWO TWENTY AGENTS
REALTY**
SECOND TO NONE

1713 Oberlin Rd, Raleigh, NC 27608

PROPERTY FEATURE SHEET

Property Overview & General Interior

- *Square Footage: 4,500 sq. ft. finished & conditioned (1st & 2nd floors) | 1,158 sq. ft. unfinished 3rd floor with bathroom & HVAC rough-in*
- *Ceiling Heights: 10' ceilings on 1st floor, 9' ceilings on 2nd floor*
- *Doors & Trim: 8' solid core doors throughout; custom millwork and trim throughout both floors*
- *Flooring: Hardwood floors finished in place across the entire first floor, master suite, front & rear hallways, and both powder rooms*
- *Staircases: Custom oak curved primary staircase + oak tread rear staircase off the kitchen*
- *Lighting Highlights: 4 crystal chandeliers with ceiling medallions*
- *Insulation & Climate Control: Spray foam insulation in all exterior walls/ceilings; conditioned crawl space*

Exterior & Outdoor Living

- *Brick entry monuments with three gas lanterns (two on brick wing walls)*
- *Oversized solid mahogany front door with beveled glass and Schlage smart lock*

- Covered front porch with herringbone brick floor and beadboard ceiling
- Covered rear porch with beadboard ceiling
- Fully fenced yard with extensive landscaping package (front & rear)
- 7-ft evergreen trees lining the rear yard for privacy
- Driveway and walkways finished with stone pavers
- Trex veranda off primary suite with railing, outdoor outlet, and light fixture
- Simulated divided light windows in common areas on both first and second floors
- Flood lights
- Composite and cementitious siding with LP SmartSide board-and-batten detail

Garage

- Oversized two-car garage
- Epoxy-finished floor
- Insulated 8'x9' simulated wood-stain doors with wood trim
- Utility sink

Main Level Living Areas

Study / Office

- 8-ft solid wood and glass French door
- Built-in bookshelves
- Custom millwork
- Wall-mounted outlets

Sitting Room & Dining Room

- Extensive millwork with finish-in-place hardwoods
- Crystal chandelier with ceiling medallion in dining room and 2nd-floor foyer

Family Room

- Gas marble fireplace with custom painted built-in cabinets
- Lit coffered ceiling
- 12'x8' sliding doors that fold into an 8'x8' door leading to the screened-in porch
- Wall-mounted outlets above fireplace

Breakfast Room

- *Wall-to-wall windows*
- *Two-sided gas marble fireplace (shared with screened porch)*
- *Custom wainscoting*
- *Wall-mounted outlets*

Covered Screened-In Porch

- *Composite Hardiplank flooring*
- *Two-sided gas marble fireplace (shared with breakfast room)*
- *Built-in gas grill with ventilation rough-in*
- *Shiplap walls*
- *Wall-mounted outlets*

Gourmet Kitchen & Catering Facilities

Chef's Kitchen

- *State-of-the-art stainless steel appliances*
- *Three ovens plus microwave/convection unit*
- *Pot filler and exhaust hood*
- *Natural marble countertops*
- *Kitchen cabinets featuring unlacquered brass hardware (timeless, naturally patinas)*
- *Soft-close cabinetry throughout*
- *Dedicated paper towel drawer plus trash & recycling pull-out*
- *Integrated beverage center and wine chiller*

Butler's Pantry / Catering Area

- *Walk-in pantry with painted wood shelving*
- *Full sink with garbage disposal*
- *Dishwasher*
- *Natural marble countertops*
- *Dual trash cabinet*
- *Floor-to-ceiling cabinetry with dimmable lighting and glass shelving*
- *Hidden under-cabinet outlets and under-cabinet lighting (on dimmers)*

Mudroom

- *Custom built-in dual benches, cubbies, hooks, and coat closet*
- *Detailed wainscoting and custom millwork*

Primary Suite & Bath

Primary Bedroom

- *Elegant tray ceiling*
- *Gas marble fireplace with dedicated sitting area*
- *Four windows with cordless blinds*
- *Direct access to private veranda with Trex flooring and railings*

Primary Bath

- *Extra-large picture window with plantation shutters plus additional window with plantation shutters*
- *24x24 luxury tile floors*
- *Floor-to-ceiling tiled shower with seamless glass surround and 3 shower heads*
- *His marble vanity (soft-close) and walk-in closet with built-in wood storage*
- *Her marble vanity (soft-close) and spacious custom walk-in closet with drawers and shelving*
- *Premium chrome fixtures*
- *Large linen closet with custom wood shelving*
- *Direct entrance to laundry room from master bath*

Laundry Room

- *Calcutta Gold quartz countertops*
- *WiFi-enabled GE washer/dryer*
- *White, floor-to-ceiling soft-close cabinetry*

Secondary Bedrooms & Bathrooms

- *Bedrooms 1 & 2: Walk-in closets with custom painted wood shelving & lights, cordless blinds (4 windows in front bedroom, 2 in rear), ceiling fans with remotes*
- *Ensuite Bath: Calcutta Gold quartz dual vanities, chrome fixtures, soaking tub/shower with floor-to-ceiling beveled subway tile*
- *Guest Bedroom: Walk-in closet with light, chandelier with dimmer switch, ensuite bath with walk-in shower, seamless glass, hexagon-tiled floor, chrome fixtures, subway-tiled walls finished in marble*

Powder Rooms

- *First Floor Powder Room: Pedestal sink, hardwood floors*
- *Second Floor Powder Room (by bonus room): Pedestal sink, window, hardwood floors*

Bonus Room & Secret Study Nook

- Entrance hidden behind a secret swinging bookcase with latch
- Study nook/reading area before bonus room with outlets & window
- Bonus room with upgraded carpet & padding, four windows, wall-mounted TV outlet
- Additional wall-mounted outlets

Systems, Utilities & Energy Efficiency

- Natural gas recirculating tankless water heater (unlimited hot water)
- Spray foam insulation in all exterior walls/ceilings
- Whole-system allergen defense with MERV 11 air filters (both zones)
- Conditioned crawl space



Lindsay Taylor Jackson
REALTOR®
Lindsay@220agents.com
(919) 389-2727



Dylan Holowatch
REALTOR®
Dylan@220agents.com
(919) 971-7866