

PHAYES

REAL ESTATE | NEW CONSTRUCTION

FEATURES LIST

1810 VARNELL AVE, RALEIGH,
NC 27612

Updates & Features

Interior

- Newly refinished original hardwood floors
- New LVP flooring throughout select areas
- Completely renovated interior with modern finishes
- Brand new oversized custom windows
- Updated drywall and electrical in basement
- Spacious layout with premium upgrades
- Large electric fireplace feature wall
- Dedicated makeup area in the primary bathroom
- Designer wallpaper accents throughout
- Custom trim and accent wall details
- Fully permitted renovation completed by licensed professionals

Kitchen

- Brand new shaker cabinets
- New marble countertops
- All new stainless steel appliances
- Modern updated finishes throughout

Bathrooms

- Fully renovated bathrooms
- Brand new vanities, toilets, and fixtures
- Updated fixtures and finishes throughout
- Primary bathroom includes dedicated makeup area

Major Systems & Exterior

- Central HVAC system (2013)
- Brand new electric water heater
- Brand new roof
- Brand new windows throughout
- All new PEX and PVC plumbing

- **Brick exterior**
- **City water and sewer**
- **New rear deck**
- **New 8-foot privacy fence in backyard**
- **Fresh landscaping with seed and straw**
- **Not located in a flood zone**