

2243 BELLAIRE AVENUE HOME FEATURES AND UPGRADES

BELLAIRE PLACE TOWNHOMES

~Great ITB location – Short distance to Raleigh Iron Works, East End Market, Dock 1053, Lynwood Brewery, Hummingbirds, Bowstring Pizza, Brewyard, North Hills, Wegmans, Trader Joes and Downtown Raleigh – Location is PRIME!

~Low Homeowners' Association Dues – \$220 a Month

~Quiet, Cul-de-sac Community with 11 Townhomes

~1,760 Square Feet of Living Space – Three Levels

OUTDOOR FEATURES

Covered Front Porch with Columns

Patio with Privacy Fence and Gate
and 3 Raised Garden Beds

Private, Quiet Surroundings with Trees

2 Parking Spaces and Overflow Parking for Guests

MAIN LEVEL FEATURES

Spacious Foyer Entryway with Arched Hallway Design

9' Ceilings throughout the Main Level

Beautiful Millwork/Wainscoting

Open Floor Plan with Separate Dining Space

Spacious Family Room with Gas Fireplace with Slate Surround

Hardwood Flooring throughout Main Level Rooms

Powder Room

Access to Private Patio from Family Room

KITCHEN FEATURES

Beautiful Granite Countertops

Tile Backsplash installed in 2018

Wine Fridge

Pantry Closet

Replaced Appliances in 2018 with:

GE – Refrigerator, Electric Oven, Microwave and Dishwasher
(Dark Metallic Gray Matte Finish-Fingerprint Resistant)

SECOND FLOOR FEATURES

Primary Suite with En-Suite Bathroom

with tub/shower combo

Double Vanity

Two Medicine Cabinets Primary /Mirror for Extra Storage

Jolie Shower Head with Filter

Large Walk-In Closet with Shelving

Additional Bedroom with En-Suite Bathroom

Large Double Closet

Washer/Dryer Closet with Shelving

and Decorative Custom Barn Door

FINISHED WALK-UP ATTIC FEATURES COMPLETED IN 2007 – PERMIT ISSUED

Option for Bonus Room, Office, 3rd Bedroom

or Media Room

Custom Built-In Cabinetry with Dry Bar

Bamboo Flooring

Ceiling Fan

Generous Walk-In Closet for Storage

UPGRADES:

*All New Kitchen Appliances – 2018 - \$7,000

*New Fixtures: Foyer, Kitchen, Dining Room, Hallways, Bathrooms and Family Room Ceiling Fan

*HVAC Replacement – July 2023 - \$6,000

* Privacy Fence with Gate – 2018 - \$8,000

*Complete Water Heating System Gold Package by William Parrish Plumbing - 2024 - \$7,000

Includes: Hot Water Heater, Water Pressure Control and Expansion Safety System, Automated Leak Containment/ Protection System, Audible Protection System, Visual Temperature and Pressure Monitoring System, Electrical Safety System, Complete Code and Safety Enhancement, Performance and Safety Testing, 6 Year Limited Warranty on Tank and Parts from Manufacturer

Entire Complex Upgrades:

*Exterior Paint – September 2023

*New Roofs for all 11 Units - April 2023