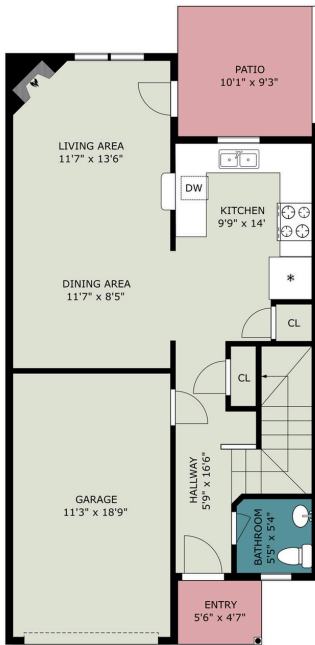
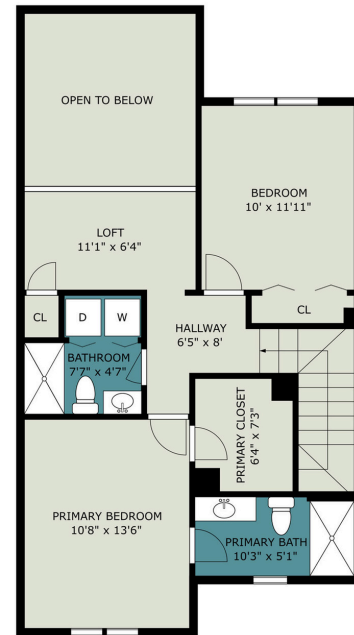


2719 Andover Glen Road **RALEIGH, NC 27604**

First Floor



Second Floor



Approximate Square Footage:

583.75 sf (1st floor) + 663.5 sf (2nd floor) = Total: 1247 sf

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2719 Andover Glen Road **RALEIGH, NC 27604**

FEATURES AND UPDATES

RECENT UPDATES & MAINTENANCE

- Roof Replacement (2022): New roof installed and fully maintained by the HOA.
- Upgraded Flooring: Entire first and second floors outfitted with beautiful, durable bamboo flooring.
- Fresh Paint: Complete interior freshly painted, offering a clean, blank-slate canvas.
- HVAC System: AC unit installed in 2016; reliable gas furnace heating.
- Water Heater: Electric water heater installed in 2016.

UNIQUE FEATURES & INTERIOR LAYOUT

- Soaring Ceilings: Dramatic cathedral ceilings in the main family room enhance natural light and openness.
- Cozy Fireplace: Gas-log fireplace serves as a warm focal point in the main living space.
- Flexible Loft Space: Second-floor office/loft area perfect for a work-from-home setup or reading nook.
- Primary Suite Retreat: Spacious primary bedroom featuring a walk-in closet and a garden tub/shower combination.
- Architectural Trim: Classic crown molding and chair rail details throughout the first floor.

EXTERIOR & UTILITIES

- Private Outdoor Living: Back patio opening up to a quiet, private backyard setting.
- Attached Garage: 1-car attached garage for secure parking and extra storage capability.
- Appliances Convey: Refrigerator, smooth-top stove, washer, and dryer are all included.
- Low-Maintenance Siding: Clean and durable vinyl exterior.

COMMUNITY AMENITIES & HOA PERKS

- Exterior Maintenance Covered: Monthly HOA (\$266) takes care of the exterior siding, roof, and grounds care.
- Neighborhood Recreation: Short walk to the community pool and neighborhood gazebo.
- Prime Central Location: Minutes from Marsh Creek Park, Triangle Town Center shopping, Downtown Raleigh, RTP, Highway 64, I-440, and I-540.

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