

Stunning 2024 ranch, better than new with \$45K in premium seller upgrades & luxury touches not available in builder-grade models!

\$45,000 IN CUSTOM UPGRADES INCLUDE:

- Custom built-in bench seating around fireplace in family room
- Custom closet organization systems in primary & all bedrooms
- Custom vinyl plantation shutters throughout entire home
- Upgraded lighting fixtures & premium wall switches throughout
- GE Café smart refrigerator with hot water dispenser
- Professionally installed stone paver patio
- Home security system
- Luxury vinyl plank & carpet flooring

MAIN LEVEL:

- Gourmet kitchen with white cabinetry, stainless steel appliances, gas cooktop & stunning quartz countertops
- Open floor plan with seamless flow from kitchen to dining & living areas
- Luxurious primary suite with spa-inspired bath & designer tile
- Dedicated office, perfect for working from home
- Full laundry room

UPSTAIRS:

- Versatile loft area
- Bonus bedroom with full bath
- Ideal for teen suite, guest quarters, home gym, media room or hobby space

EXTERIOR & OUTDOOR:

- Attractive brick, fiber cement & shake siding
- Upgraded stone paver patio for outdoor entertaining
- 2-car attached garage with side entry
- Private backyard

LOCATION & COMMUNITY:

- Radford Glen, Wake Forest city limits
- Top-rated schools: Richland Creek Elementary, Wake Forest Middle & Wake Forest High
- \$70/month HOA includes grounds maintenance PLUS private amenity center with pickleball courts, grilling stations & picnic areas
- Minutes to Falls Lake for boating, fishing, hiking & outdoor recreation
- Close to abundant shopping, dining & entertainment

THE BOTTOM LINE: Buyers looking at new construction in the \$569,999-\$579,999 range get builder basics with none of these premium touches. Here, you get turnkey luxury already installed, saving you thousands of dollars and months of hassle. Move-in ready and maintenance-free with the perfect combination of modern construction quality and custom upgrades.

Schedule your showing today and see what \$45,000 in thoughtful upgrades looks like!