



HOWARD HANNA
ALLEN TATE REAL ESTATE

2536 Ashley Court, Raleigh, NC 27607

Upgrades

- Replaced roof (October 2023)
- Replaced all windows throughout
- New upstairs HVAC unit, air handler, and complete ductwork replacement
- High-efficiency tankless propane water heater installed
- Added gas line and propane tank
- Extensively repaired and maintained wood-burning fireplace
 - Serviced for full safety and operation
 - Cleaned, fixed crack, replaced flute and grate
- Updated kitchen area with brand new appliances & walk-in pantry
- Fresh interior paint throughout
- Refinished hardwood floors throughout
- New light fixtures throughout
- Replaced most electrical outlets, switches, and caps
- Replaced all toilets in the house
- Cooled 3rd-floor bonus room with painted subflooring
- Crawlspace improvements:
 - Fresh insulation installed
- Full basement with new insulation
- Exterior & Grounds improvements:
 - Laid fresh sod in front and side yard
 - Extended retaining wall and replaced exterior staircase
 - French drain system installed
 - Trees cut back and professionally trimmed
 - Freshly planted Azaleas, Dogwoods, Tea Olives, and Hydrangeas
- Well-maintained deck



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Features

- Finished 3rd-floor flexible bonus/living space
- Full basement and tall crawlspace providing exceptional storage
- Deck overlooking lush, mature landscaping
- Propane-powered tankless water heater
- Wood burning fireplace
- City-owned walking trail located 0.25 miles away
- Shed foundation ready with installed cylinder columns