

2800 GREENYARD COURT

features + upgrades

THE PROPERTY

- Half-acre cul-de-sac lot
- Two separate driveways
- Two separate garages, two-car and one-car
- Invisible fence system in place

KITCHEN

- New countertops extended to include a seated island with bar seating
- Cabinets painted white with a contrasting black island
- New drawer hardware throughout
- Two sinks replaced, with new faucet hardware
- Viking professional range and vent hood
- Sharp drawer microwave installed in the island

OUTDOOR LIVING

- Screened porch addition, 2024
- Wrought iron terrace railings repainted in a fresh black finish
- Stone terrace steps repaired and secured
- Ceramic window film installed throughout, reducing heat gain and UV exposure, 2023

IRRIGATION

- Control panel with programmable controller replaced, 2026
- Rain sensor added, suspending the system automatically during rainfall, 2025
- Annual maintenance with broken heads replaced each season

INTERIOR UPDATES

- Custom built-ins added in the bonus room, 2023
- Custom built-ins added in the primary closet, 2024
- Primary bath updated, 2022

MECHANICAL & SYSTEMS

- Tankless water heater installed, 2022
- Both HVAC units: annual maintenance performed
- Both gas fireplaces professionally serviced and verified operational, with new ember wool
- Well switch replaced, 2023
- Crawl space encapsulated, sealed, and climate controlled
- Water softener system owned outright, with the Advanced Water Systems of SENC five-year maintenance package completed in May 2026: re-bed of the 2100F Macrolite system, full valve cleaning, replacement of the Enpress CTF-08 GREEN Ultra filter, and whole-home water pressure verified and optimized

COMMUNITY & LOCATION

- Hilltop Needmore Town Park & Community Center: 143 acres, five miles of trails, clubhouse, community pool, and recently resurfaced racquetball courts
- Hilltop Needmore Road Elementary, opened 2025
- Town of Fuquay Community Center, opened 2025