



104 RHUM PLACE

This home offers a rare combination of thoughtful updates, charming outdoor spaces, and a highly walkable Garner location with everyday amenities just minutes from your front door.

—Property Overview

- 1,074 sqft, two-story townhouse
- 2 bedrooms | 1.5 bathrooms, separate living & dining areas
- HOA covers **common area maintenance only** (owners are responsible for exterior maintenance and roof)
- 1 assigned parking space plus 1 visitor parking space per unit
- Low HOA at only \$439 per year

—Interior Features & Updates

- Engineered hardwood flooring throughout the main level (2023)
- Marble tile flooring in both bathrooms and laundry area (2023)
- New engineered hardwood flooring upstairs and stair treads (2021)
- Popcorn ceilings removed (2017)
- Beautiful wood-burning fireplace with built-in mantle shelving
 - Fireplace has never been used or inspected and conveys as-is
- Spacious bedrooms with nicely sized closets - walk in closet in primary bedroom
- Rear exterior storage room
- Fresh interior cleaning and touch-up paint recently completed

—Kitchen Improvements

- IKEA butcher block countertops installed in 2017 and regularly maintained/oiled
- Approximately half of the kitchen cabinets resurfaced in 2017
- Dishwasher replaced in 2017
- Kitchen hood vent replaced in 2017

BATHROOM IMPROVEMENTS

Full Bathroom Renovation (2017)

- New custom vanity
- New toilet
- All new plumbing drains and supply lines from wall to fixtures
- Updated lighting & Paint
- New flooring & Closet improvements

Half Bathroom Renovation (2017)

- New toilet
- IKEA space-saving vanity/sink
- Marble tile flooring
- Updated lighting & Fresh paint

—Additional Interior Improvements (2017)

- Front bedroom taken down to studs and rebuilt with new drywall
- All interior doors and hardware replaced
- All switches and electrical receptacles replaced
- New washer hookups installed

—Exterior Features & Improvements

- Rear paver patio overlooking a natural area
- Custom ornate steel storm doors & decorative copper rain chains
- Beautifully landscaped front entry featuring hostas, red lilies, peace lilies, and other plantings
- Recently power washed and gutters cleaned
- Exterior siding partially replaced with rot-resistant boards (2017)

—Major Systems & Components

- Roof replaced in 2016
- Exterior painted in 2016
- All windows replaced in 2017
- HVAC: Trane system installed in 2005 and regularly maintained

—Location & Lifestyle

- Conveniently located within walking distance of:
 - South Garner Baseball Park, Lake Benson Park, Whitetail Deer Park/Splashpad
 - Poole family YMCA & Garner Swim Club
 - Aversboro Coffee and Muse Coffee!
 - Local restaurants & Ice cream shop
 - Day spa
 - Daycare and children's activities such as Snapkick Karate
 - Grocery stores, Pharmacies and everyday conveniences
- Nearby neighborhood corner store is under new ownership and is part of a larger revitalization initiative planned through 2030, see GarnerNC.gov