

Renovation & Improvement Summary

2853 Greenbrook Dr, Wendell, NC 27591 | MLS #10166123

Type	Beds	Baths	Sqft	Lot	Built
Log Home	4	4	3,807	0.52 ac	1988

Permits on File

All major work was completed under permit and inspected by Wake County. Permit documentation will be attached separately for your records.

RESIDENTIAL BUILDING PERMIT

RABS-083101-2022

Covers full electrical re-wire, full plumbing re-pipe, and HVAC — all with rough-in & final inspections

DECK PERMIT

RABS-090902-2022

Covers new side deck construction

Overview

The property underwent a full top-to-bottom renovation, including all permitted mechanical, structural, and exterior work, plus a complete interior refresh. Below is an itemized list of the improvements made.

Permitted Work — Mechanical, Electrical & Exterior

- **Electrical** — **all wiring redone**; rough-in and final inspections passed under building permit
- **Plumbing** — **fully redone**; rough-in and final inspections passed under building permit
- **HVAC** — new system installed in 2023; rough-in and final inspections passed under building permit
- **New side deck** — built new under separate deck permit (RABS-090902-2022)
- All permitted work signed off by Wake County inspector

Roof

- **New roof installed in 2022** — full tear-off and replacement with new shingles

Kitchen — Full Gourmet Renovation

- New white shaker-style cabinetry
- New **quartz countertops** throughout
- New tile backsplash
- New apron-front farmhouse sink
- New stainless steel appliance package
- Custom floating shelves
- New breakfast bar configuration

Bathrooms (4 Total)

- **Two bathrooms feature walk-in showers** (including the owner's suite spa-style bath with oversized walk-in shower)
- **Two bathrooms feature bathtub/shower combinations**
- New tile, vanities, fixtures, and lighting throughout all four bathrooms
- New plumbing fixtures (under permitted plumbing work)

Owner's Suite

- Massive primary bedroom retreat on the second floor
- Huge walk-in closet with **custom built-in storage system**
- Spa-like ensuite bath with oversized shower

Flooring & Interior Finishes

- New **luxury vinyl plank (LVP) flooring** throughout main living areas
- New tile flooring in wet areas
- Original hardwood preserved where applicable
- Fresh interior paint throughout
- Smooth ceilings; beamed and cathedral ceilings preserved where present
- Beautiful archways highlighted between living, kitchen, and dining areas

Layout & Living Space

- First-floor bedroom + full bath — ideal for guests, in-laws, or main-floor primary
- Bright sunroom with abundant natural light
- Cozy family room in addition to the main living room
- Spacious laundry room with utility sink and folding counter
- Upstairs: owner's suite + 2 additional bedrooms + bonus/flex room (4th BR)
- Multi-generational / Airbnb-friendly layout

Exterior Improvements

- New roof installed in 2022 (full tear-off & replacement)
- New side deck (permitted) — large entertaining space
- Lot fully cleaned up and landscaped — 0.52 acres on a cul-de-sac
- Driveway / gravel parking area refreshed

Systems & Mechanicals

- **Electrical: all wiring redone** — rough-in and final inspections passed under permit
- **Plumbing: fully redone** — rough-in and final inspections passed under permit
- **HVAC: new system installed in 2023** — central / forced air / heat pump; rough-in and final inspections passed under permit
- **New well pump installed in 2025**
- Cooling: Central Air / Heat Pump with ceiling fans throughout
- Well water and septic system serviced

Closing Note

Every major system in this home — HVAC, electrical, plumbing, and the new side deck — was completed under permit and passed Wake County inspection. The roof was replaced in 2022. Copies of both permit cards and any inspection records are available upon request.

Permits referenced:

RABS-083101-2022 Residential Building Permit
(full electrical re-wire, full plumbing re-pipe, and HVAC — rough-in & final)

RABS-090902-2022 Deck Permit
(new side deck)