



Home at a Glance

- 4,271 square feet
- 5 bedrooms and 4 full baths
- Two bedrooms on the main floor
- .69 acre private cul de sac lot
- Built in 2022
- Three car attached garage
- Completely fenced backyard
- Beautiful wooded backdrop
- Located in Sanctuary at Yates Mill

Craftsmanship and Interior Details

- Beautiful hardwood floors
- Detailed wall moldings and custom trim work
- Gorgeous lighting fixtures throughout
- High ceilings and abundant natural light
- Custom built in bookcases
- Fireplace with custom mantle
- Formal dining room currently enjoyed as a sitting room
- Dedicated study and home office
- Open floor plan connecting the kitchen, breakfast area and great room

Gourmet Kitchen

- Oversized center island with seating
- Quartz countertops
- Subway tile backsplash
- Floor to ceiling cabinetry
- Soft close cabinetry features
- Accent glass cabinetry
- Six burner gas cooktop
- Double wall ovens
- Stainless steel appliances
- Pantry and butler's pantry
- Light filled breakfast area

Main Floor Primary Suite

- Privately positioned primary suite
- Hardwood floors
- Large closet
- Spacious primary bath
- Dual vanities
- Freestanding soaking tub
- Oversized tiled shower
- Semi frameless shower glass
- Dual shower heads

Flexible Floor Plan and Storage

- Second bedroom and full bath on the main floor
- Three additional bedrooms upstairs
- Large closets in all five bedrooms
- Two additional full baths upstairs
- Oversized bonus room
- Separate exercise or flex room
- Dedicated main floor study and home office
- Spacious main floor laundry room with sink
- Built in drop zone near the garage
- Approximately 440 square feet of walk up unfinished third floor attic storage
- Additional unfinished storage on the second floor

Outdoor Living

- Covered front porch
- Vaulted screened porch with tile flooring
- Stone surround outdoor fireplace
- Added deck with room for grilling, dining and relaxing
- Dedicated hot tub pad
- Separate firepit area
- Expansive lawn
- Completely fenced backyard
- Privacy shrubs
- Wooded backdrop
- Whole yard landscape lighting
- Uplighting on the home and landscaping

Seller Added Features

- Expanded outdoor trek deck
- Dedicated hot tub pad
- Separate firepit area
- Privacy landscaping
- Complete backyard fencing
- Whole yard landscape lighting
- Exterior house uplighting
- Gutter guards
- Encapsulated crawl space
- Security system with exterior cameras

Raleigh and Cary at Your Fingertips

- Easy access to both Raleigh and Cary
- Approximately 15 to 20 minutes to Downtown Cary
- Close to shopping and dining at Crossroads Plaza, Waverly Place and Fenton
- Quick access to US 1 and I 440



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