

Special Features ~ 4640 Okeechobee Court

Home Highlights

- **2,356 square feet** of thoughtfully designed living space
- Built in **2021** – like-new and move-in ready
- Bright, open-concept floor plan designed for modern living
- **3 spacious bedrooms** plus a dedicated **home office**
- Expansive **25.5' x 13.8' bonus room** offering flexible living space
- Durable and attractive **fiber cement siding**
- Luxury Vinyl Plank (**LVP**) flooring throughout the first floor
- Cozy **corner gas-log fireplace** in the family room
- Convenient mudroom with built-in drop zone
- Attached **2-car garage**

Gourmet Kitchen

- Large center island ideal for gathering and entertaining
- Elegant **granite countertops**
- Stainless steel appliance package
- **Refrigerator conveys**
- Open sightlines to main living and dining areas

Outdoor Living

- Beautiful **screened-in porch** for year-round enjoyment
- Fully fenced backyard
- Perfect space for pets, play, gardening, and entertaining

Accessibility Features

- Premium upgraded **400-lb chairlift** (approximately \$6,000 value)
- Added convenience and accessibility for multi-level living

Community & HOA Benefits

- Located in the highly desirable **Rutherford** community
- HOA dues of **\$101 per month**
- HOA includes **high-speed internet service and TV**

Prime Location

- Just minutes from **I-540** and **US-401**
- Easy commute to **Raleigh**
- Approximately **2 minutes from** Hilltop Needmore Town Park Community Center
- Convenient access to the new **Target** shopping center
- Close to **Costco Wholesale**
- Near shopping, dining, parks, recreation, and everyday conveniences

Why You'll Love It

- Like-new construction without the wait
- Flexible spaces for working from home, entertaining, and everyday living
- Valuable accessibility upgrades
- Included internet through the HOA
- Exceptional location near major highways, shopping, and recreation
- Spacious, modern living in one of Fuquay-Varina's most sought-after neighborhoods