

# 6504 Prestwick Place FUQUAY VARINA, NC

## First Floor



## Second Floor



**Approximate Square Footage:**

**1819 sf (1st floor) + 2305 sf (2nd floor)**

**= Total: 4124 sf**

*Jennifer Coleman*

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**COLDWELL  
BANKER  
ADVANTAGE**



Information has not been verified, is not guaranteed, and is subject to change.



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**FUQUAY VARINA, NC**



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## FEATURES AND UPDATES

### ✨ **DISTINCTIVE & LIFESTYLE FEATURES**

- Direct Cart Path Access: Private rear gate opens directly onto the Bentwinds Country Club golf cart path right at the 18th tee.
- Scenic Views: Front-yard water views from the porch, family room, and primary suite; golf course views of the 18th hole from the sunroom, keeping room, and patio.
- Prime Cul-De-Sac Setting: Situated on a quiet, established cul-de-sac.
- Exotic Hardwoods: Refinished Australian Wormy Chestnut hardwood floors throughout the main level, second-floor hallway, and second floor flex space/hobby room off the bonus room.
- Custom Window Treatments: Custom plantation shutters in the bonus room and flex space/hobby room, upper bedrooms, and second full bath. Hunter Douglas remote-controlled motorized blinds throughout the remainder of the home, including the sunroom.
- Hidden Storage: "Secret" hallway data closet under the formal stairway, plus built-in pantry storage under the rear stairs.
- Custom Drop Zone: Dedicated arrival area by garage entry featuring a coat closet with a solid walnut bench and integrated shoe storage drawers.
- Double Staircase: Front formal staircase for primary bedrooms; secondary rear staircase off the kitchen for direct bonus room access.
- Garage & Parking: 3-car garage featuring ample vehicle storage, space for a workshop or parking for your golf cart.

### 🍴 **KITCHEN & GATHERING SPACES**

- High-End Cooking Suite: Thermador 5-burner gas range with integrated downdraft, Thermador oven, microwave, and warming drawer.
- Built-In Refrigeration & Dishwasher: Panel-matched Thermador refrigerator and KitchenAid dishwasher.
- Custom Cabinetry & Storage: Built-in pantry with roll-out drawers, pull-out spice racks flanking the range, soft-close doors/drawers, and dual roll-out trash/recycling bins.
- Finishes & Center Island: "White River" granite counters, tile backsplash, updated hardware, and a large prep island plumbed for a future prep sink.
- Fixtures & Utilities: Main sink with updated faucet, under-sink InstaHot tap, and updated overhead pendant lighting.

### 🏠 **LIVING, DINING & ENTERTAINING**

- Formal Dining Room: Elegant formal dining area with glass-pane French doors.
- Front Family Room: Formal family room space featuring chestnut hardwoods and water views.
- Keeping Room: Open gathering space off the kitchen anchored by a brick masonry gas fireplace and custom built-ins.
- Four-Season Sunroom: Enclosed by Patio Enclosures with an insulated roof, two PTAC-style AC units, motorized Hunter Douglas shades, outdoor speakers, and future plumbing/water line hookups.

### 💻 **OFFICE & FLEXIBLE SPACES**

- Main-Floor Study / 4th Bedroom: Generous flex space functioning as an office or guest room, featuring potential private entry through the third garage bay.
- Second-Floor Flex Office/Hobby Room: Dedicated room off the bonus room with plantation shutters, perfect for a craft room, studio, or second office.

### 🛏 **PRIMARY SUITE**

- Bedroom & Bath: Second-floor primary suite with water views, en-suite bath featuring a steamer shower, dual vanities, and plumbing ready for a soaking tub.
- Walk-In Wardrobe: Large walk-in closet featuring a pass-through door into the second-floor laundry room.

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### SECONDARY BEDROOMS & BATHS

- Upper Bedrooms: Secondary bedrooms featuring custom plantation shutters and shared access to a central full bath.
- Main-Level Powder Room: Convenient half bath located directly adjacent to the study/fourth bedroom.

### BONUS, RECREATION & ADDITIONAL LIVING AREAS

- Second-Floor Great Room: Expansive bonus room with plantation shutters, custom stone fireplace, and built-in cabinetry.
- Storage Access: Walk-in floored attic space plus deep eave storage off the bonus room.

### OUTDOOR LIVING & PROPERTY

- Front Porch: Serene, covered rocking-chair front porch built with low-maintenance composite deck boards and water views.
- Patio & Spa: Expanded poured-concrete patio with bluestone hardscaping, built-in Covis fire pit, and outdoor hot tub with dedicated 220V electrical.
- Grounds & Illumination: Outdoor Provisions professional architectural lighting (front/back), mature Japanese maples, gardenias, azaleas, blueberry bushes, and a detached storage shed, yard and drip Irrigation, and an invisible fence that goes around the entire property and is operable if you bring your own transmitter box.

### IMPROVEMENTS & MAINTENANCE

- Flooring & Paint: Refinished Australian wormy chestnut hardwoods on the main level and upstairs hallway, new carpet throughout, and fresh interior wall paint.
- Exterior Painting: Exterior painting completed by Premier Painting (2020).

### SYSTEMS, MECHANICALS & FUNCTIONAL FEATURES

- Backup Power & Electrical: Whole-home backup generator, upgraded 400-amp electrical service, new breaker box, and meter base. (permitted/installed 2019)
- Water & Mechanicals: Integrated water filtration system, private well, LeafGuard gutters, driveway/perimeter drip irrigation, central vacuum, spray foam insulation, encapsulated crawl space, and a separate dedicated A/C for the downstairs study/4th bedroom.
- HVAC Systems: HVAC last serviced April 2026 by Michael and Sons under a Silver Plan that is transferable to new owners.
  - Heat Pump Unit 1 installed 2023.
  - Heat Pump Unit 2 installed 2016.
  - 1st Floor Gas/Electric Heating installed 2021.
  - Separate dedicated wall A/C unit for downstairs study/flex suite.
  - Two PTAC-style AC units in sunroom.
- Water & Septic:
  - Integrated water filtration and softener system, Tankless water Heater
  - Private well fully tested for quality, pressure, and flow in 2024.
  - Septic tank last pumped in 2024.

### COUNTRY CLUB & COMMUNITY LIFESTYLE

- Bentwinds Country Club: Member-owned private club offering optional memberships for an 18-hole championship golf course, clubhouse dining, swimming pool, and tennis facilities.
  - Current membership brochure. <https://canva.link/6mnmgw8ob9biw65>
  - [www.bentwinds.org](http://www.bentwinds.org)

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6504 PRESTWICK PLACE, FUQUAY-VARINA, NC  
27526

4 BD | 3 BA | 4,116 SQ. FT | 0.87 ACRE LOT



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## AREA REPORT



### CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within **3** miles.



GAS  
0.7 MI



ATM  
1.2 MI



PHARMACY  
2.3 MI



GROCERIES  
2.3 MI



MEDICAL  
2.4 MI



GYM  
2.4 MI



CLEANERS  
2.4 MI



COFFEE  
2.5 MI



MOVIE THEATER  
9 MI

MOST  
SERVICES  
WITHIN

3  
MILES

## SCHOOL REPORT



### SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **3** private schools and **1** charter school within **5** miles.

PK-5

BALLENTINE  
ELEMENTARY SCHOOL  
**ASSIGNED**

7-8

HERBERT AKINS ROAD  
MIDDLE  
**NEARBY**

9-12

WILLOW SPRING HIGH  
**NEARBY**

## OUTDOOR REPORT



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

#### POPULAR



GOLF COURSE  
BENTWINDS GOLF & COUNTRY  
CLUB  
(0.2 MILES)



PARK  
HILLTOP NEEDMORE TOWN  
PARK  
(2.5 MILES)



LAKE  
BASS LAKE  
(2.9 MILES)



DOG PARK  
FUQUAY VARINA DOG PARK  
(3.8 MILES)



12

GOLF  
COURSES

WITHIN  
10 MILES

2  
DOG  
PARKS

4  
PARKS

2  
LAKES

## FOOD REPORT



### NEIGHBORHOOD EATS

This home is located near **31** moderately priced restaurants and has an **average** variety of cuisines.

#### BY CATEGORY

|           |   |               |   |
|-----------|---|---------------|---|
| FAST FOOD | 6 | INTERNATIONAL | 3 |
| AMERICAN  | 5 | MEXICAN       | 2 |
| PIZZA     | 4 | BARBECUE      | 1 |
| ITALIAN   | 4 | BUFFETS       | 1 |
| ASIAN     | 4 | OTHER         | 2 |

32



WITHIN 5 MILES



## 6504 Prestiwck Place Fuquay Varina, NC

**Preferred Lender Incentive**  
**Up to \$5,000 in Lender Paid Closing Cost!**

Some restrictions may apply. Not to be combined with any other offer.



### CONTACT

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