

1105 Erins Way

\$1,199,500



PREMIER LOT AND LOCATION

- Direct Falls Lake Access: Property backs directly to protected US Army Corps of Engineers property for permanent wooded privacy and buffer.
- Mountains-to-Sea Trail: Direct, seamless access right down your backyard path into the Corps land.
- Acreage and Setting: Wooded 2.52-acre estate parcel in North Raleigh's premier 27614 zip code.
- Stately Exterior: Classic multi-story brick architecture with exceptional privacy.



MAJOR 2023 INFRASTRUCTURE UPGRADES

- 50-Year Roof and Skylights: Brand-new architectural shingles and new skylights installed in 2023 for maximum natural light and long-term durability.
- High-Efficiency Climate and Water: New high-efficiency heat pump and new water heater installed in 2023.
- EV Charging Ready: Oversized garage equipped with a dedicated 50-amp EV charging outlet.



THE MAIN LIVING LEVEL

- Gourmet Kitchen: Features custom, hand-finished cherry cabinets and premium Brass Blue granite countertops.
- Professional Appliance Suite: High-performance Thermador gas cooktop and European-engineered Miele convection wall oven.
- Custom Split-Level Island: Designed with table-height social seating on one side and a lower dedicated surface optimized for bread making and dough rolling.
- Open Flow: Kitchen opens into the breakfast area and a window-filled great room.
- Formal Dining Room: Large formal dining space ideal for hosting and dinner parties.
- Main-Level Flex Suite: Versatile guest room or private home office/library.
- Main-Level Full Bathroom: Conveniently located full bath featuring tub/shower.



UPPER LEVEL QUARTERS

- Bedrooms: 4 generous bedrooms providing comfortable private quarters.
- Bathrooms: 2 complete full bathrooms serving the second floor.



BASEMENT ENTERTAINMENT AND UTILITY

- Finished Basement Level: Designed as a multi-purpose leisure and hospitality suite.
- Home Theater and Recreation: Audio-equipped media setup on one side and a full wall of custom built-in bookcases on the other.
- Private Kitchenette: Fully functional secondary food prep space.
- Utility Room: Equipped with a dedicated full-size refrigerator and a deep freezer.
- Basement Bath: Functional half bath with a pre-installed plumbing rough-in ready for a future tub or shower conversion.



EXPANSION POTENTIAL

- Unfinished Bonus Room: Potential to add 280 square feet of finished space.
- Unfinished Walk-Up Attic: Offers an expansive footprint to add an additional 640 square feet.

4,427 SQ. FT. | 4 BED + OFFICE/FLEX | 3.5 BATH | 2.52 ACRES



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