

THE NEIGHBORHOOD

1004 Seabrook Road • Raleigh, NC 27610

Kingwood Forest • 3 Bedrooms • 2 Full Baths • 1,474 Sq Ft • 0.20 Acre • No HOA

Kingwood Forest is an established, no-HOA neighborhood of single-family homes on quarter-acre lots, inside the I-440 corridor and about three and a half miles from the State Capitol.

GETTING AROUND

Destination	Miles	Notes
Biltmore Hills Park and Community Center	0.6	Pool, 8 lighted tennis courts, ball fields
Walnut Creek Wetland Park	2.0	Greenway trailhead
I-40 / I-440 interchange	2.3	Commuter access
Downtown Garner	2.7	Shops, dining, groceries
NC State Farmers Market	3.5	Open year round
Dorothea Dix Park	3.5	Raleigh's 308-acre signature park
Downtown Raleigh	3.6	Employment, dining, events
WakeMed Raleigh Campus	3.6	Major regional employer
NC State University	4.8	Main campus
RDU International Airport	16.7	Via I-40

Approximate driving miles, for general reference only. Buyers should verify.

PARKS AND RECREATION

- **Biltmore Hills Park and Community Center, 2615 Fitzgerald Drive** Under a mile. 39 acres with a seasonal lap and recreation pool plus baby pool, eight lighted tennis courts, lighted baseball and softball fields, basketball court, playground, paved walking trail, three picnic shelters, and a community center with gymnasium.
- **Walnut Creek Greenway Trail** 15.6 miles along Walnut Creek from Lake Johnson Park to the Neuse River Trail, connecting to the Rocky Branch, Little Rock and Centennial Bikeway trails. The eastern section is part of the East Coast Greenway.
- **Dorothea Dix Park** Raleigh's largest park, 308 acres, open daily dawn to dusk. Includes the 18.5-acre Gipson Play Plaza with playgrounds, gardens, public art and skyline views, plus a dog park and the Rocky Branch Greenway.
- **Southeast Raleigh YMCA, 1436 Rock Quarry Road** Six-lane outdoor pool with water slide, toddler pool and splash pad, indoor track, basketball gymnasium, indoor pickleball courts, athletic fields, wellness floors, group exercise studios, sauna, and member child care.

BEING BUILT NEARBY

Downtown South, a mixed-use district planned along South Saunders Street at the southern edge of downtown: roughly 140 acres, announced as a \$2 billion-plus investment led by Kane Realty Corporation and Steve Malik. Phase 1 filings include about 1,000 multifamily units, 535,000 sq ft of office, 60,000 sq ft of retail, a 180-room hotel and a 3,500-seat concert venue, with a 20,000-seat stadium in the broader plan. Confirm current status and timing independently, as plans of this scale change.

SCHOOLS

This address is within the Wake County Public School System. Assignments are set by WCPSS, change from year to year, and vary by program and grade. Confirm the current base assignment and any magnet or year-round options using the address lookup at wcpss.net.

THE HOME AND FINANCING

Fully renovated: remodeled kitchen with new shaker cabinetry, granite counters and new appliances, both baths completely redone, hardwood floors refinished through most of the home. The primary suite is a true addition with a new private bath, two closets and room for a sitting area. Sunroom wrapped in windows on three sides, and a backyard with a firepit. No HOA dues.

Ask about NC Housing Finance Agency down payment assistance and Wake County and City of Raleigh homebuyer programs. Eligibility depends on buyer qualification; your lender can confirm what you qualify for.

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Information is from sources deemed reliable but is not guaranteed and is subject to change. Buyers should independently verify all information material to their decision, including square footage, schools, permits, and the status of any planned development.