

449 SIPPIHAW OAKS DRIVE

Fuquay-Varina, North Carolina

Thoughtfully Designed. Beautifully Updated. Exceptional One-Level Living.

Welcome to this beautifully maintained ranch-style home in **The Oaks of Sippihaw Phase IV**. Designed as a four-bedroom home and currently configured as **three bedrooms plus a dedicated office**, this property combines comfortable one-level living with an open, inviting floor plan, thoughtful upgrades, and exceptional indoor-outdoor spaces.

Set on a **wooded 0.31-acre lot backing to HOA-owned land**, the home offers a peaceful setting while remaining conveniently located in Fuquay-Varina.

Home Highlights

- 4-bedroom design, currently configured as 3 bedrooms plus a dedicated office
- 2 full bathrooms
- Ranch-style, single-level floor plan
- No-step front entry
- Vaulted family room with fireplace
- Year-round sunroom overlooking the wooded backyard
- Extensive trim and detailed finishes throughout
- High-speed fiber internet available through Ting, with speeds approaching 1 Gig
- Whole-house Generac generator
- Permitted in 2015; Certificate of Occupancy in 2016

Chef's Kitchen & Entertaining Spaces

The heart of the home is the bright, open kitchen, thoughtfully designed for everyday living as well as entertaining.

- Stainless-steel appliances
- Gas range with upgraded vented hood
- Oversized center island with granite countertops and bar seating
- Dual pendant lighting and recessed lighting
- Butler's pantry with granite countertop
- Large formal dining room with wainscoting
- Open connection to the family room and main living spaces

Open & Inviting Interior

The home offers an easy, natural flow between the kitchen, dining room, family room, office, and sunroom.

- Vaulted family room with fireplace
- Dedicated office ideal for working from home, study, or flexible living space
- Year-round sunroom overlooking the wooded surroundings
- Open floor plan designed for comfortable living and entertaining
- Thoughtful trim and finish details throughout
- Convenient one-level layout with no-step front entry

Outdoor Living & Garage

Multiple outdoor living areas create excellent opportunities for relaxing, dining, and entertaining.

- Covered front porch
- Expansive rear deck
- Separate patio
- Landscaped grounds
- Wooded 0.31-acre lot backing to HOA-owned land
- Two-car garage with mini-split heating and cooling, ideal for a gym, workshop, or hobby space
- Epoxy-coated garage floor
- Overhead metal storage platforms for additional organization

Why You'll Love This Home

- Flexible 4-bedroom design currently used as 3 bedrooms plus an office
- Comfortable one-level living
- Two full bathrooms, including the Owner's Ensuite
- Exceptional indoor-outdoor living with a covered front porch, year-round sunroom, expansive deck, and patio
- Private wooded setting with HOA land behind the property
- Climate-controlled garage with epoxy flooring and additional storage
- Whole-house Generac generator
- Low HOA dues of approximately \$140 per quarter
- Built in 2016
- Pre-inspected for added buyer confidence and convenience

Welcome Home

With its thoughtful one-level design, flexible living spaces, beautifully appointed kitchen, peaceful sunroom, extensive outdoor living areas, and upgraded garage, **449 Sippihaw Oaks Drive offers an exceptional combination of comfort, functionality, and privacy.**

Pre-inspected and beautifully maintained, this is a home designed to make everyday living easier—and one we're confident that you may soon find yourself calling it, Home.