

MAI1REALTY | EPIQUE REALTY

FEATURE SHEET

13112 ELMLEAF COURT

WAKEFIELD • RALEIGH, NC 27614

\$555,000 | 4 BEDROOMS | 2.5 BATHROOMS | 3,028 SQ. FT. | 0.22 ACRES

BACK ON THE MARKET — IMPORTANT REPAIRS COMPLETED

Spacious traditional home with a first-floor primary suite, inviting sunroom, flexible bonus room and fenced backyard in the established Wakefield community.

HIGHLIGHTS INSIDE THE HOME

- Welcoming two-story foyer and light-filled living spaces
- Living room, family room with fireplace, and formal dining room
- Kitchen with white cabinetry, under-cabinet lighting, stainless steel appliances, gas range and breakfast area
- Newly installed luxury vinyl plank flooring in the main living areas
- First-floor primary suite with bamboo flooring, walk-in closets, soaking/whirlpool tub and walk-in shower
- Sunroom with French doors opening from the kitchen
- Large upstairs bonus room with wet bar — flexible use as media room, office or recreation space
- Laundry sink, unfinished storage and walk-in crawlspace with partial concrete floor and workshop
- Two-car attached garage; large deck and fenced backyard

RECENTLY COMPLETED SELLER REPAIRS

- Window wood-rot repairs
- Roof damage repairs
- Downspout issue corrected
- Whirlpool tub jets repaired and new seals installed
- Identified organic growth addressed
- Identified elevated wood-moisture condition addressed
- Rotted siding repaired
- Deteriorated caulking repaired
- Rusted chimney cap issue addressed

THE WAKEFIELD LIFESTYLE

SHOPPING • RECREATION • EVERYDAY CONVENIENCE

COMMUNITY AND OUTDOOR RECREATION

- Located in Wakefield, an established North Raleigh neighborhood with walking-trail access
- Neighborhood pool mentioned in the listing; confirm membership, access and any fees with the HOA
- Nearby North Raleigh Trail and other area walking opportunities
- Wakefield Country Club nearby, with golf, fitness, pool, tennis and pickleball offerings; club membership and fees are separate and should be verified
- Banks D. Kerr Family YMCA nearby for fitness and recreation

SHOPPING, RESTAURANTS AND SERVICES

- Nearby grocery options include Food Lion and The Butcher's Market
- Area dining includes Town Hall Burger & Beer, Salty Turtle and Camp Fired Pizza
- Convenient access to Wakefield-area shopping, neighborhood services and nearby Wake Forest destinations
- Access to Falls of Neuse Road and regional connections including I-540

NEARBY SCHOOLS

- Wakefield Elementary School
- Wakefield Middle School
- Wakefield High School

NEARBY DISTANCES — FROM THE PROPERTY

Destination	Approx. distance	Category
Wakefield Elementary School	0.2 mi	School
Wakefield Middle School	0.3 mi	School
Wakefield High School	0.4 mi	School
Banks D. Kerr Family YMCA	0.3 mi	Fitness / recreation
North Raleigh Trail	0.3 mi	Outdoor recreation
Town Hall Burger & Beer	0.4 mi	Dining
Salty Turtle Raleigh Taproom	0.4 mi	Dining
Camp Fired Pizza	0.4 mi	Dining
Food Lion	0.6 mi	Groceries
The Butcher's Market	1.4 mi	Groceries

Distances are approximate nearby-place distances reported by Realtor.com/Local Logic and GreatSchools, not verified driving routes or travel times. School assignments and amenity access should be independently confirmed.

WHAT MAKES THIS HOME STAND OUT

- Main-level primary bedroom plus flexible upstairs space
- Sunroom, formal dining and multiple living areas
- Deck and fenced backyard for outdoor enjoyment
- Recent attention to identified exterior and moisture-related repairs
- Wakefield setting close to recreation, shopping and everyday services

SCHEDULE YOUR PRIVATE TOUR

Maido Esho | REALTOR® • Mai1Realty | Epique Realty

919-770-4960 • linktr.ee/Mai1Realty

PROPERTY PHOTO GALLERY

13112 Elmleaf Court | Raleigh, NC 27614



Front exterior • Actual photo



Dining room • Virtually staged



Dining room and sitting room • Virtually staged



Living room • Virtually staged

PROPERTY PHOTO GALLERY • CONTINUED

13112 Elmleaf Court | Raleigh, NC 27614



Family room • Virtually staged



Family room, alternate view • Virtually staged



Kitchen • Virtually staged



Kitchen, alternate view • Virtually staged

PROPERTY PHOTO GALLERY • CONTINUED

13112 Elmleaf Court | Raleigh, NC 27614



Primary bedroom • Virtually staged



Primary bath • Virtually staged



Primary bath, vanity • Virtually staged



Bonus room • Virtually staged

PROPERTY PHOTO GALLERY • CONTINUED

13112 Elmleaf Court | Raleigh, NC 27614



Bedroom • Virtually staged



Bathroom • Virtually staged



Bedroom • Virtually staged



Bedroom • Virtually staged

PROPERTY PHOTO GALLERY • CONTINUED

13112 Elmleaf Court | Raleigh, NC 27614



Sunroom • Virtually staged



BACKYARD DESIGN CONCEPT • Proposed improvements, not current condition

Photo note: Interior images have been virtually staged for illustrative purposes. Furniture, décor and accessories may not be included in the sale. Backyard pergola image is a conceptual rendering of potential improvements, not the current condition.