

1209 BENTLEY LANE • RALEIGH, NC

Seller Improvements & Features

3 Bedrooms • 2 Baths • One-Level Ranch • Approx. 0.25-Acre Lot

INTERIOR & DESIGN

- Open-concept layout created by opening the living, dining and kitchen areas.
- Kitchen completely renovated with shaker cabinetry, soft-close doors and drawers, abundant storage, tile backsplash, and updated fixtures.
- Extensive drywall replacement and updated lighting/fixtures throughout the majority of the home.
- Cellular shades added in the living room, kitchen, dining area and two bedrooms.
- Finished laundry room with porcelain tile and cabinetry.

PRIMARY SUITE

- Bright primary bedroom with windows on three walls and a separate exterior entrance, offering flexible use as a private studio or creative space.
- Primary bath with a vaulted/high ceiling, skylights, solid teak vanity, luxury fixtures, bidet, and a fully tiled, waterproofed shower area.

MAJOR SYSTEMS & ENERGY IMPROVEMENTS

- Entire electrical system upgraded, including new panel and complete rewiring of the home with upgraded circuit capacity, new boxes, switches, receptacles, and fixtures (2016).
- Crawlspace encapsulated and heated/air conditioned with sump pump.
- Added attic insulation and radiant barrier.
- Tankless water heater; seller reports routine descaling/maintenance (annually).
- Sewer line to the street replaced with cleanouts (2024).
- Google Nest thermostat added in 2026.
- HVAC system replaced in late 2023 and regularly serviced (2x annually); seller reports a remaining warranty. Buyer to verify warranty terms and transferability.

EXTERIOR & OUTDOOR LIVING

- Fenced backyard with wooded/tree buffer providing added privacy.
- Stone patio and brick fire pit.
- Newer/upgraded storage shed with ramp (for motorcycle/mower)
- Gutters and downspouts added.
- Exterior painted and fencing replaced/upgraded (site-built solid wood fence).
- Roof tune-up maintenance performed in 2025.

PERMITS & DOCUMENTATION

- Required permits were obtained for renovation/improvement work.
- Permit documentation is available upon request.
- This summary is intended as a convenient overview. Buyers should rely on inspections, permit records, invoices/warranties and other available documentation when evaluating the property.

Extensively improved beyond cosmetic finishes, with substantial attention to the home's layout, major systems, efficiency and everyday function.