



Features List

4454 Benton Mill Dr, Fuquay Varina, NC 27526

Exterior Features

- .21 Acre Lot with Fenced, Rear Yard
- Craftsman Style Elevation with Easy to Maintain Vinyl Siding and Stonework
 - Inviting Rocking Chair Front Porch (30x 6)
- Eight Foot Craftsman-style front Door with Upper Window and Sidelights
 - Two Car Garage with Ceiling Mounted Shelving (20 x 20.3)
 - Fenced Rear Yard
 - Covered Rear Porch (14 x 10) with Ceiling Fan
 - Spacious Deck (16 x 10)
 - Outdoor Paver Patio (24 x 22) with Decorative Wall
 - Outdoor Prep and Serving Counter
 - French Drain Installed Under Patio
 - Two Air Handlers and Condenser Units
- Encapsulated Crawl Space with Moisture-Control Dehumidifier
- Solar Energy System Contributes to Improved Energy Efficiency and Reduced Reliance on Traditional Power Sources

Interior Features

- 3,344 SF
- Entry Foyer (5.9 x 11.6)
- Four Bedrooms Plus Bonus Room | Four Full Baths and One Powder Room
- Second Floor Bonus Room Could Serve as a Fifth Bedroom (An Alcove in the Room Could be Converted to a Closet)
 - Main Floor Guest Suite with Private Bathroom Includes Tiled Floor and Walk-in Shower
 - 9 Foot Ceilings on the First Floor and Second Floors
 - 8 Foot Interior Doors Throughout First Floor
 - Stylish and Durable Wide Plank LVP Flooring throughout Main Living Areas on Main Floor
- Formal Dining Room Highlighted by Picture Frame Wainscoting, Tray Ceiling with Double Crown Molding Detail
 - Dedicated First Floor Office with French Doors for Privacy
 - Main Floor Powder Room
 - Open-Concept Design with Thoughtfully Defined Living Spaces
- White Kitchen Cabinets with Stainless Steel Appliances, Stylish Granite Counters and Sleek Geometric Tile Backsplash
 - Drop in Gas Range with Decorative Cabinet Style Range Hood
 - Stainless Steel Wall Oven and Microwave
- Kitchen Cabinets Upgrades Include Trash/Recycle Bin, Spice Cabinet, Three Roll-out Cabinet Shelves and Bank of Drawers
- Well Appointed Butler's Pantry Featuring Granite Countertops and Upper/Lower Cabinetry for Serving and Storage



- Oversized Decorative Center Island with Single Basin Stainless Steel Sink with Garbage Disposal and Three Pendant Lights Offering Prep Space and Seating
 - Spacious Family Room with Ceiling Fan and Flush Mount LED Lighting
 - Gas Log Fireplace with Elevated TV Outlet Above Mantel, Flanked by Windows
 - Spacious Walk-in Pantry (6 x 5.6) with Solid Shelving
 - Decorative Metal Stair Balusters
 - LVP Flooring Continues in the Second Floor Hall
 - Large Primary Bedroom with Tray Ceiling and Dual Walk-in Closet
- Spa Like Primary Bath with Tile Floor, Dual Vanity, Granite Counter, Square Sinks, Soaking Tub with Tile Surround and Walk-in Shower with Tiled Walls
 - Primary Bathroom includes Water Closet and Linen Closet
- Secondary Bedroom Ensuite on Second Floor Includes Tile Floor, Square Sink, Tub Shower Insert and Walk-in Closet
- Full Bathroom off Second Floor Hall includes Dual Vanity with Square Sinks and Drawers, Tile Floor and Tub/Shower Combo
 - Roomy Laundry Room (6.5 x 11.4) with Tile Floor, Lower Cabinets, Folding Table and Utility Sink
 - All Bedrooms Include Ceiling Fans

Community Amenities

- Brighton Ridge is a Lovely Pool Community with Convenient Access to Everything Fuquay has to Offer
- Community Swimming Pool/Cabana, Playground and Dog Park Within Close Proximity to the Home
 - Sidewalks Throughout the Neighborhood
 - Community FB Page
 - Easy Access to the New Gold Leaf Crossing Anchored by Target Shopping Center
- Convenient to both Charming Downtown Areas of Fuquay and Varina for Shopping, Dining, Coffee Shops, Breweries and More
- Food Shopping Nearby includes Harris Teeter, Aldi, Food Lion, Costco and a New Lowes Foods Anticipated in 2027
- Enjoy Easy Commuting Throughout the Triangle with Quick Access to NC 540, US 401, NC 55, and NC 42
- Easy Drive to Hilltop Needmore Town Park and Community Center as well as Fuquay Varina Community Library

Personal Property

- ADT Security System Conveys, Including Control Panel, Cameras (Breakfast Nook, Exterior Garage, Exterior Rear, and Doorbell), and Main-Floor Door and Window Sensors (ADT service activation required by buyer)
 - Ring Cameras Do Not Convey
 - Pink Second Floor Bedroom Curtains Do NOT Convey with Sale
- Skylight Calendar System Mounted Near Kitchen and Baby Monitor in Second Floor Bedroom Do NOT Convey
- Screened Porch Track System Is Available in As Is Condition with Property for Future Installation//Tracks not Installed and Screens Not Included)
 - Transferable Builder 10-Year Structural Warranty – Remaining Coverage Conveys to Buyer
 - Transferable Solar Warranty with Ownership Transfer Through NC Solar Now