



Special Features

1716 NOTTINGHAM ROAD | RALEIGH, NORTH CAROLINA 27607

A custom home in Budleigh, built with unmatched craftsmanship and an attention to detail found in every room — and perfectly nestled into one of Raleigh's most established landscapes.

EXTERIOR & GROUNDS

- Brick and Hardi-Plank siding with no-rot exterior trim
- 30-year architectural shingles
- Metal accent roofs
- Round bronze-colored gutters
- Custom board and batten shutters with diagonal design
- Jeld-Wen Siteline clad windows
- Brick front porches with herringbone pattern and stained tongue-and-groove ceilings
- Custom-wood front entry doors with Emtek hardware
- Three gas lanterns at front porch
- Jeld-Wen French slider doors — main and basement levels
- Powder-coated wrought iron railings
- Over 1,500 square feet of outdoor living space
- Main level screened porch with limestone travertine flooring, Phantom screens, six electric ceiling heaters, gas fireplace, sitting and dining areas, and a retractable kitchen pass-through window with bar
- Covered patio with limestone travertine flooring, six electric ceiling heaters, fireplace, sitting and dining areas
- Fireplaces with barn wood mantels
- Saltwater pool and hot tub
- Fenced yard
- Extensive landscaping and irrigation system
- Circular driveway with cobblestone edging
- Driveway to three-car garage with cobblestone edging
- Epoxy garage floor
- Whole-house generator

INTERIOR FINISHES

- 10' ceilings on first floor and basement
- 9' ceilings on second floor
- 8' solid-core interior doors on main level and basement
- 6'8" solid-core interior doors on second floor
- Vintage Series prefinished European white oak flooring
- Designer lighting and fans throughout
- Grand open staircase with hardwood steps, exposed treads with designer runner, wrought iron railing, and trim panels at front wall from basement to second floor
- Emtek unlacquered brass, hammered lever hardware
- Schumacher designer wallpaper in powder room
- Designer wallpaper in main floor guest/study
- Custom built-on-site door, alder seat, and floating shelf in mudroom
- Custom built-on-site bookcases and storage drawers in family room
- Custom built closet systems
- Quartz countertops, framed mirrors, and ceramic tile flooring in secondary baths
- Soft-close cabinetry with dovetail doors and drawers in secondary baths

KITCHEN

- 42" cabinetry to the ceiling with soft-close doors and drawers
- Under cabinet lighting
- Large center island with seating area
- Cambria Brittanica Warm quartz countertops
- Farmhouse sink
- Brizo Rook two-handle bridge faucets in polished gold and spot-resistant stainless
- GE Monogram 48" dual-fuel six-burner range with griddle, custom backsplash, and pot filler
- Brizo Rook wall-mount pot filler in polished gold
- 48" custom hood with IQ 12 internal blower
- GE Monogram microwave drawer
- GE Monogram cabinet-panel built-in refrigerator with internal dispenser
- KitchenAid cabinet-panel dishwasher
- Custom shelving in kitchen butlery / bar area
- Antique glass front cabinets on dish storage tower
- Large folding window opens to the screened porch bar for serving

SCULLERY

- Drift oak floating shelves
- Farmhouse sink
- Quartz countertops
- 12-inch vertical shiplap walls and ceiling
- 18-inch secondary dishwasher

OWNERS' SUITE

- Trim-paneled walls
- Marble flooring in owners' bath
- Brizo Invari polished gold fixtures
- 67" freestanding tub with wall-mounted fixtures
- Oversized frameless shower with tile bench
- Three framed mirrors and quartz countertops
- Toto toilet

BOUTIQUE OWNERS' CLOSET

- Showcase unit with glass doors
- Glass custom shelving
- LED lighting system
- Jewelry organizers
- Woodgrain backing
- Decorative drawer fronts
- Benches
- Decorative shoe fences
- Upper storage with tilt-up doors
- Pull-down hanging poles for maximizing space
- Laundry section with Electrolux steam washer and dryer
- Laundry hamper cabinets
- Folding area with countertop
- Floating shelves

LAUNDRY ROOM

- Louvered laundry room door
- Granite undermount sink
- Maple drift shelf above sink with hanging rod
- Soft-close dovetailed drawers and trash pullout

BASEMENT

- Basement bar with custom cabinetry, hammered stainless steel sink, and glass floating shelves
- Electrolux IQ beverage center in rec room bar
- Temperature-controlled wine room with glass doors
- 12" horizontal shiplap in guest suite sitting area
- Shiplapped walls in basement / pool bath
- Free-standing furniture vanity with bottom towel shelf in pool bath

SYSTEMS & STORAGE

- Rinnai tankless recirculating water heater
- 14 SEER Energy Star certified HVAC system
- Surround sound pre-wired in rec/media room
- Distributed audio with speakers in family room, screened porch, kitchen, basement rec room, and covered patio
- Walk-in storage
- Garage workshop area / storage closet

PRESENTED BY

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