

Offer Instructions

104 Marseille Place
Cary, NC 27511

ITEMS TO CONVEY

Built-in refrigerator and freezer columns; two wine refrigerators located in the main-floor bar and second-floor bonus room; large capacity washer & dryer; beverage center in coffee bar; in-ground trampoline; garage refrigerator; pool table; all pool maintenance tools, chemicals, and pool vacuum; wood rack by the pool house; and remaining construction materials specific to the home.

PROPERTY INFO

- Seller: Jody Lynn Doran, Christopher Calvin Doran
- Parcel ID/PIN: 0752.11-56-2563 0186519
- Lot: 104
- Legal Description: Lo104 Macgregor West Ph2d Bm1990-1402
- Deed Book: 19480
- Deed Page: 47

LISTING AGENT & FIRM DETAILS

- Email: jody.doran@compass.com
- Phone: 425-891-0683
- Agent License: 340961
- Listing Firm: Compass
- Firm License: C30363
- Compass Address:
3800 Glenwood Ave., Suite 150
Raleigh, NC 27612



JODY DORAN
Listing Agent



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Kitchen Equipment

- Extensive renovation encompassed kitchen, laundry room and dedicated art studio. Original terracotta flooring removed; continuous hardwood flooring now flows through living, dining and kitchen spaces
- The center of the kitchen is anchored by a large island with a 5 Ft. Galley Workstation with dual faucets, outfitted with custom Cabico cabinetry and a separate dish sink against the window
- Three waste-pullout locations serving coffee/beverage area, The Galley preparation area (trash and recycling), and dish sink.
- Thermador appliance suite; separate 30-inch refrigerator and 30-inch freezer columns behind custom cabinet panels, 60 inches combined;
- 48-inch Thermador rangetop with six burners and griddle beneath a custom hood w/ Zephyr hood liner
- Double ovens: 30-inch steam/convection oven and conventional oven
- Two Thermador Sapphire dishwashers;
- Built-in Thermador coffee system (Plumbed);
- Sharp microwave drawer in island
- Zephyr beverage refrigerator in coffee bar
- Bar and kitchenette equipped with new dual-zone wine cooler, and Scotsman ice maker
- New Zephyr wine fridge in upstairs kitchenette.

Major Systems and fireplaces

- Roof replaced in 2017 by original owner at cost of \$75,000, with all-copper valleys.
- Three fireplaces: gas logs in primary suite and billiards room; wood-burning fireplace with built-in gas lighter in family room
- Three Rheem HVAC systems - All maintained on bi-annual plan with Climatology
- Some second-floor ductwork was replaced in approximately 2024

Area served	Cooling capacity	Approx. equipment years
Main floor (excl. primary)	5 tons; Rheem RA1760	Furnace 2020; cooling 2018
Second floor	Need to verify	Furnace / outdoor compressor 2012; indoor cooling 2019
Primary bedroom	2 tons; Rheem RA1424	Furnace and cooling 2017



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Updates & Improvements

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Since purchasing the home in 2023, the sellers have invested more than \$450,000 in renovations and improvements.

Work completed to date	Year
All new Anderson Doors throughout the home	2024
Tree Removal - 28 Trees (Monster Tree Service)	2024
Kiper Landscape Design Plans	2024
Advanced Landscaping Front Yard	2024
Second-floor ductwork Replacement	2024
New Irrigation well pump	2024
New Toilets & Hardware in all Bathrooms	2025
Full Kitchen Renovation, new hardwood floors, laundry room and art studio (\$250,000)	2025
Install, paint, refinish front door & Baldwin hardware	2025
New Front Porch Lanterns - Custom made	2025
Inground Trampoline	2025
Pool pump Replaced	2025
Electrical Work – LED cans, Chandeliers, Run Cat6 throughout home	2025
California Closets in 5 rooms (\$44,000)	2026
Ceilings Painted & All trim caulked and painted	2026
Masonry Repairs: Brick pool coping & Front porch brick and planter repairs	2026



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4 BD | 3.5 BA | 6,266 SF

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Utilities, HOA & Schools

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Utilities

Utility	Provider	Phone
Electric	Duke Energy	800-452-2777
Gas	Enbridge	877-776-2427
Water & Sewer	Town of Cary	919-469-4000
Internet/Cable	Google Fiber	833-942-0105
Garbage/Recycling	Town of Cary	919-469-4000

Ongoing Maintenance

- Gutters cleaned annually
- HVAC service agreement with Climatology, bi-annual service.
- Fescue Lawn Fertilized bi-annually
- Outdoor floodlights can be operated from the primary bedroom.

Schools

- Apex Friendship Elementary
- Apex Middle
- Apex High School

HOA

HOA dues: \$475 annually



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