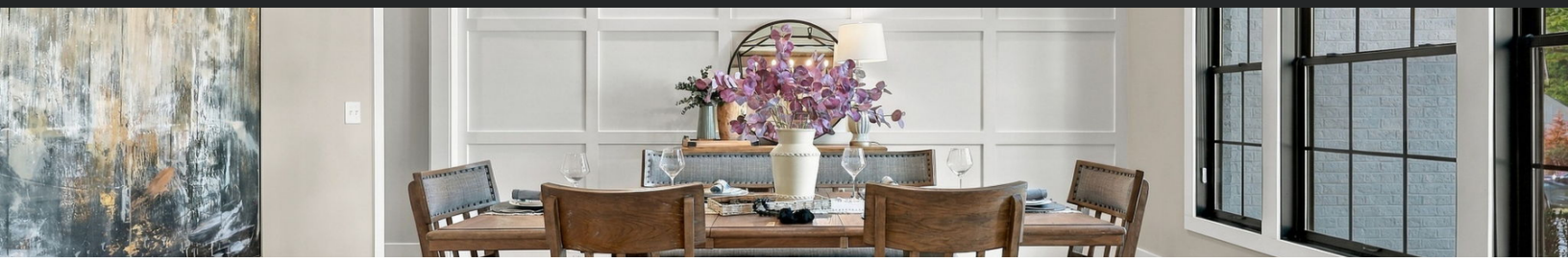
Special Features

2709 SANCTUARY WOODS LANE
RALEIGH, NORTH CAROLINA



4 BEDROOMS • 4 FULL + 1 HALF BATHS • 4,539 SQ FT • 0.74 ACRES • 3 CAR GARAGE

DISTINCTIVE ARCHITECTURE

- Custom built by Herring Homes
- Dramatic gables, black framed windows and solid core wood front entry door
- Slate flooring at the covered front porch and screened rear porch
- Rich hardwood floors, extensive millwork, crown and cove moldings
- Designer lighting, custom wall detailing and built in cabinetry

GREAT ROOM

- Soaring vaulted ceiling with exposed natural wood beams
- Upper windows and beautifully crafted built in shelving
- Expansive sliding glass doors connecting to the screened porch

KITCHEN & WALK IN PANTRY

- Contrasting custom cabinetry and quartz countertops
- Glazed brick backsplash, decorative wood shelves and statement pendants
- Generous two tier island; six burner gas cooktop and pot filler
- Custom vent hood, double wall ovens and KitchenAid appliances
- Walk in pantry with abundant shelving and patterned tile flooring

SITTING ROOM, BREAKFAST ROOM & STUDY

- Sunlit Sitting Room with stone surround gas log fireplace and custom cabinetry
- Breakfast Room overlooking the landscaped backyard
- Private Study with striking dark painted wall molding

FORMAL DINING & DAILY SPACES

- Elegant Dining Room with decorative wall and ceiling moldings and chandelier
- Laundry Room with cabinetry, countertop and utility sink
- Mudroom with built in bench and cabinetry

MAIN FLOOR PRIMARY RETREAT

- Hardwood floors, tray ceiling and views of the landscaped grounds
- Freestanding soaking tub and glass enclosed shower with ceiling height tile
- Separate vanities with dark stone countertops and pendant lighting
- Generous custom walk in closet with built in storage

SECOND FLOOR

- Three additional bedrooms and three full bathrooms
- Spacious Bonus Room and custom hallway bookcases
- Hardwood staircase and upper hallway
- Separate storage room and pull down attic access

SCREENED PORCH & OUTDOOR LIVING

- Slate flooring and white brick outdoor fireplace
- Skylights, ceiling fan and generous screened openings
- Direct connection to the Great Room through sliding glass doors

PRIVATE GROUNDS & GARAGE

- Expansive fenced backyard with mature hardwoods and established landscaping
- Growing natural privacy screen of planted shrubs
- Generous lawn with space for a future swimming pool
- Landscaped steps and included play structure
- Three car garage with custom storage racks

RECENT UPDATES & HOME SYSTEMS

- Fresh interior paint and new carpet in bedrooms and Bonus Room
- Plantation shutters and custom roller shades
- Added backyard fence and garage storage racks
- Installed alarm system, water filtration and tankless water heater

Cynthia Quarantello REALTY GROUP | POWERED BY PLACE | real

Brokered by: Real Broker, LLC