

2117 Royal Berry Ct CARY, NC 27511

First Floor



Second Floor



Approximate Square Footage:

1228 sf (1st floor) + 1501 sf (2nd floor) = Total: 2729 sf

Jennifer Coleman
919.415.1322
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Information has not been verified, is not guaranteed, and is subject to change.



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**COLDWELL
BANKER
ADVANTAGE**



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FEATURES AND UPDATES

KEY SYSTEMS & MECHANICALS

- HVAC: Replaced in 2019.
- Water Heater: Natural gas water heater replaced October 2019.

RECENT UPDATES

- 2026: Fresh interior painting throughout the home.
- 2026: Selected windows replaced (as needed).
- August 2023: New luxury vinyl plank (LVP) flooring, carpet, and powder room remodel.
- 2023: Tesla EV charger installed in garage.
- 2019: Backyard paver patio with covered area and separate paver patio grill area with gas fire pit added.
- 2018: Primary bathroom remodeled.
- March 2017: Custom closets added throughout the home.

DISTINCTIVE HOME FEATURES

- Flexible Two-Story Floor Plan: Three upstairs bedrooms, 2.5 bathrooms, a large open loft, and an additional small bonus room off one of the secondary bedrooms.
- Welcoming Entry: Entry foyer leads to a formal dining room that can also function as a dedicated home office.
- Open Family Room: Stone gas-log fireplace with an open connection to the kitchen.
- Kitchen & Gathering Areas: Granite countertops, stainless steel appliances, breakfast bar, pantry, breakfast nook, and adjoining keeping room with direct backyard access.
- Primary Suite: Upstairs primary bedroom with remodeled bathroom featuring double vanity, walk-in shower, and separate water closet.
- Upstairs Living: Two additional spacious bedrooms, full bathroom, large open loft, and dedicated laundry room.
- Interior Details: Crown molding, smooth ceilings, recessed lighting, tray ceilings, ceiling fans, walk-in closets, and smart thermostat.
- Outdoor Living: Fenced backyard with a paver patio featuring a covered area and a separate paver patio grill area with a gas fire pit; direct backyard access from the breakfast nook.
- Additional Features: Covered front porch and attached two-car garage with Tesla EV charger.
- Included Items: Refrigerator, washer, dryer and garage-installed Tesla EV charger convey.

LOCATION & LIFESTYLE

- Downtown Cary: Convenient access to Downtown Cary Park, local restaurants, boutique shopping, and community events.
- Grocery & Everyday Shopping: Convenient access to The Fresh Market, Trader Joe's, Whole Foods Market, and Costco in Apex.
- Major Shopping & Dining: Waverly Place, Crossroads Plaza, and Fenton offer a variety of shopping, restaurants, and entertainment.
- Laurel Park Community: Established Cary neighborhood with HOA dues of \$278 semiannually, covering common-area maintenance.

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VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.



SCHOOLS IN YOUR AREA

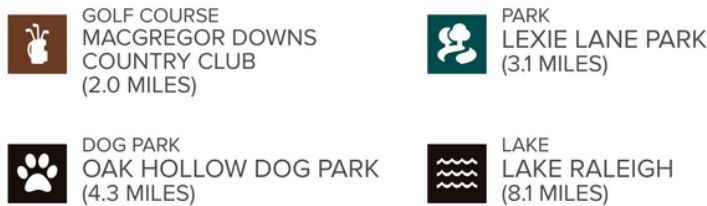
The assigned schools are **above average** for the area. There are also 16 private schools and 3 charter schools within 5 miles.



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

Popular



NEIGHBORHOOD EATS

This home is located near **151** moderately priced restaurants and has an **above average** variety of cuisines.

By category

FAST FOOD	22	INTERNATIONAL	11
PIZZA	18	ITALIAN	8
AMERICAN	18	DELIS	8
ASIAN	17	BAKERIES	5
MEXICAN	11	OTHER	13





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Cary, NC 27511**

Preferred Lender Incentive
Up to \$3000 in Lender Paid Closing Cost!

Some restrictions may apply. Not to be combined with any other offer.



CONTACT

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