# 1300 Groves Field Lane

## HERITAGE GOLF COMMUNITY | WAKE FOREST, NC

**3 Bedrooms • 3 Full Bathrooms • Approximately 2,410 Sq Ft • 2 Car Side Entry Garage**

Beautiful and spacious home on a quiet street. Convenient main-level living come together in this Heritage home. An open floor plan, distinctive architectural details, and HOA-provided maintenance create an appealing setting for everyday living and entertaining.

### Main Level Living

- Owner's suite with walk-in closet, soaking tub, separate shower, and dual vanities
- Second main-level bedroom and full bathroom
- Spacious family room with gas fireplace and French doors to the screened porch
- Formal dining area and bright kitchen with breakfast nook and sunroom area
- Convenient main-level laundry
- Hardwood floors, built-in features, and recessed lighting
- Open floor plan with cathedral and vaulted ceilings, crown molding, and chair rails

### Flexible Upper Level

- Third bedroom with walk-in closet and full bathroom nearby
- Generous bonus room for an office, guests, or flexible living space
- Walk-in attic storage

### Outdoor Living

- Covered front porch and screened rear porch
- Oversized deck with pergola
- Outdoor spaces for morning coffee, dining, and relaxing
- Irrigation system
- Oversized two car garage

### Updates and Connectivity

- Roof replaced in 2019
- New Lennox heating and air conditioning in 2026
- Water heater replaced in 2024
- Ting Fiber and Spectrum
- Ring doorbell requires a new subscription

### HOA Provided Maintenance

- Lawn care and landscaping maintenance
- Aerating and seeding yearly
- Hedge trimming and pine straw
- Exterior painting and wood rot repair
- Common area maintenance

### The Heritage Lifestyle

- Scenic greenway trails, fishing ponds, parks, and playgrounds
- Sidewalk-lined streets in a golf course community
- Clubhouse dining open to the public
- Convenient to shopping, restaurants, medical facilities, and major commuting routes

### Optional Club Amenities

- Heritage Golf Club and championship golf course
- Swim and tennis amenities including tennis courts, two swimming pools, and a lazy river

*Golf, swim, and tennis amenities are optional. Confirm membership requirements, fees, availability, and HOA coverage.*

Helen Croghan, REALTOR® | 919-889-5252
Coldwell Banker Howard Perry and Walston
All information deemed reliable but not guaranteed.

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## Floor Plan




Two bedrooms and two full bathrooms on the main level. A third bedroom, full bathroom, bonus room, and attic storage upstairs.

Room dimensions are approximate. Floor plan is not to scale and is provided for illustration only.

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