

# 2012 GLENWOOD AVE FEATURES

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NEW UPSTAIRS HVAC 2025

NEW ROOF 2026

REFINISHED HARDWOODS UPSTAIRS & DOWNSTAIRS

UPDATED FIXTURES

FRESH INTERIOR PAINT THROUGHOUT

10FT CEILINGS DOWNSTAIRS & 9FT CEILINGS UPSTAIRS

HUGE SCREENED IN PORCH

LANDSCAPED FRONT YARD

LARGE UNFINISHED BASEMENT WITH INTERIOR STEPS & LARGE WORK SINK

EASY DRIVEWAY ACCESS FROM NEIGHBORHOOD ST - THE CIRCLE

DOWNSTAIRS: LARGE WINDOWS & REFINISHED HARDWOODS THROUGHOUT

- LARGE FORMAL ENTRYWAY
- LIVING ROOM:
  - GAS FIREPLACE
  - CUSTOM BUILT-INS
  - LIGHT & BRIGHT w/2 WALLS OF WINDOWS
  - SHUTTERS ON THE WINDOWS
  - ACCESS TO HUGE SCREENED PORCH
- DINING ROOM w/UPDATED FIXTURE & DIRECT ACCESS TO KITCHEN
- KITCHEN:
  - STAINLESS STEEL APPLIANCES - NEW OVEN 2025
  - GRANITE COUNTERS
  - PLENTIFUL COUNTER & CABINET SPACE
  - TILE BACKSPLASH
  - UNDER CABINET LIGHTING
  - EAT-IN DINING AREA
- LARGE MUDROOM FROM DRIVEWAY ENTRY
  - NEWER WASHER & DRYER CONVEY
  - GREAT ROOM FOR STORAGE OR PANTRY
- DOWNSTAIRS PRIMARY SUITE
  - LIGHT & BRIGHT
  - UPDATED ENSUITE BATHROOM w/WALK-IN TILED SHOWER & HEATED FLOORS

WHERE EXCELLENCE LIVES



**COLDWELL  
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ADVANTAGE

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## **UPSTAIRS: WOOD STAIR TREADS, LARGE WINDOWS & REFINISHED HARDWOODS**

- **2<sup>ND</sup> PRIMARY SUITE :**
  - LIGHT & BRIGHT LARGE ROOM
  - UPDATED CEILING FAN
  - CUSTOM BUILT-INS
  - LARGE ATTACHED SITTING ROOM/OFFICE/CLOSET
  - UPDATED FULL ENSUITE BATHROOM W/DUAL VANITIES & WALK-IN SHOWER
- **SECONDARY BEDROOMS:**
  - LARGE ROOMS
  - UPDATED CEILING FANS
  - FRESHLY PAINTED
- **UPSTAIRS HALL BATHROOM**
  - SHOWER/TUB
  - TILE FLOOR
- **UNFINISHED WALK-IN BASEMENT IS GREAT FOR STORAGE OR A WORKSHOP**
- **OUTDOOR AMENITIES:**
  - LARGE FRONT PORCH
  - FULLY FENCED SIDE YARD
  - LARGE SCREENED PORCH OFF THE LIVING ROOM
  - CONCRETE PAD FOR GRILLING
  - DRIVEWAY WITH ACCESS FROM THE CIRCLE & GLENWOOD AVE
- **WALK TO: RESTAURANTS, SHOPPING, SCHOOLS, ENTERTAINMENT & MORE IN FIVE POINTS, VILLAGE DISTRICT & GLENWOOD SOUTH**
- **WALK TO MULTIPLE GREENWAY ACCESS POINTS CONNECTING TO CRABTREE CREEK TRAIL**
- **EASY ACCESS TO: WADE AVE, I-440, I-40, and I-540**
- **CLOSE PROXIMITY TO: DOWNTOWN RALEIGH, RTP, AND RDU AIRPORT**

**WHERE EXCELLENCE LIVES**



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