3717 Williamsborough Court

Raleigh, North Carolina. Designed by Jeffrey Dungan. Interiors by Roux MacNeill.

6	6 + 2	8,589	Five	$8,500,000
BEDROOMS	FULL + HALF BATHS	TOTAL SQUARE FEET	MASONRY FIREPLACES	OFFERED AT

Architecture & Construction

- Construction began March 2022. Certificate of Occupancy January 2025
- Six inch walls throughout for better insulation, rigidity, and wider door and window jambs
- Flush base detail throughout
- Slate and copper roof. A 100 year roof
- Full depth Indiana limestone facade
- Indiana limestone parapet and retaining wall caps
- Exterior boxing, trim, and timber in Douglas fir and Western red cedar
- Weather Shield windows, aluminum clad
- TruStile solid wood doors, 39 in total. Stained doors are poplar, paint grade doors are solid MDF
- Ashley Norton door hardware

Insulation & Sound

- Walls are spray foamed
- Ceilings and floors have batt insulation for noise isolation
- Attic is insulated and sealed
- Iron and steel waste lines for zero noise transmission

Interior Finishes

- Sheoga quarter sawn white oak floors in a 6 and 8 inch blend
- Chevron floor pattern in the kitchen
- Peacock concrete pavers at the entry and butler's pantry
- Five traditional masonry fireplaces, built to handle real wood and installed as gas
- Architectural HVAC grilles
- Two inch can lights, high end commercial fixtures
- Rocky Mountain cabinet hardware
- California Closets in storage rooms
- Custom traditional dry sauna in hemlock

Kitchen & Butler's Pantry

- Miele appliances in the kitchen and butler's pantry
- Miele coffee maker
- Custom oak cabinetry
- Stucco clad hood by a local metal artisan
- Waterdrop reverse osmosis filtration at the butler's pantry

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Property & Layout

- 0.63 acre lot
- Main level: 5,884 square feet
- Basement: 2,705 square feet
- Three garage bays
- Annual taxes: $36,000
- Schools: Root Elementary, Oberlin Middle, Broughton High

Climate & Systems

- Four high efficiency 21 SEER American Standard HVAC units
- Eight zones with air purification and winter humidification
- Whole house emergency generator
- Central vacuum system with hose in wall

Bathrooms & Plumbing

- AXOR, Kohler, and Brizo plumbing fixtures
- Toto fully automatic toilets in the primary, first floor guest, and two powder baths
- Standard Toto toilets in all other baths
- Heated bathroom floors in the primary, bedroom 5 over the garage, and bedroom 3
- Copper water lines throughout
- Two tankless water heaters

Smart Home & Security

- Control4 whole home automation
- Origin Acoustics audio and video throughout, with 18 TVs including a 100 inch Sony in the basement
- Lutron shades with additional pre-wiring
- Smart locks
- Fully customizable dimming
- Alarm.com security with 8 cameras
- Dedicated backup battery for the equipment rack
- Araknis Wi-Fi distributed through the house and pool

Outdoor Living

- Infinity pool with fountain by Aquatic Artists Pools
- Heated, saltwater pool
- Wolf outdoor grilling station
- Phantom screen for the upper porch
- Peacock concrete pavers on the entry porch, upper and lower rear porch, pool deck, and screened porch

Grounds

- Landscaping by Myatt Landscaping
- Full irrigation, front and back
- Exterior landscape lighting by Southern Lights