6504 Prestwick Place
FUQUAY VARINA, NC

First Floor



Second Floor



Approximate Square Footage:
1819 sf (1st floor) + 2305 sf (2nd floor)
= Total: 4124 sf

Jennifer Coleman
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OAK ROOTS REAL ESTATE
COLDWELL BANKER ADVANTAGE

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



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FEATURES AND UPDATES

✨ DISTINCTIVE & LIFESTYLE FEATURES

- Direct Cart Path Access: Private rear gate opens directly onto the Bentwinds Country Club golf cart path right at the 18th tee.
- Scenic Views: Front-yard water views from the porch, family room, and primary suite; golf course views of the 18th hole from the sunroom, keeping room, and patio.
- Prime Cul-De-Sac Setting: Situated on a quiet, established cul-de-sac.
- Exotic Hardwoods: Refinished Australian Wormy Chestnut hardwood floors throughout the main level, second-floor hallway, and second floor flex space/hobby room off the bonus room.
- Custom Window Treatments: Custom plantation shutters in the bonus room and flex space/hobby room, upper bedrooms, and second full bath. Hunter Douglas remote-controlled motorized blinds throughout the remainder of the home, including the sunroom.
- Hidden Storage: "Secret" hallway data closet under the formal stairway, plus built-in pantry storage under the rear stairs.
- Custom Drop Zone: Dedicated arrival area by garage entry featuring a coat closet with a solid walnut bench and integrated shoe storage drawers.
- Double Staircase: Front formal staircase for primary bedrooms; secondary rear staircase off the kitchen for direct bonus room access.
- Garage & Parking: 3-car garage featuring ample vehicle storage, space for a workshop or parking for your golf cart.

🍽️ KITCHEN & GATHERING SPACES

- High-End Cooking Suite: Thermador 5-burner gas range with integrated downdraft, Thermador oven, microwave, and warming drawer.
- Built-In Refrigeration & Dishwasher: Panel-matched Thermador refrigerator and KitchenAid dishwasher.
- Custom Cabinetry & Storage: Built-in pantry with roll-out drawers, pull-out spice racks flanking the range, soft-close doors/drawers, and dual roll-out trash/recycling bins.
- Finishes & Center Island: "White River" granite counters, tile backsplash, updated hardware, and a large prep island plumbed for a future prep sink.
- Fixtures & Utilities: Main sink with updated faucet, under-sink InstaHot tap, and updated overhead pendant lighting.

🛋️ LIVING, DINING & ENTERTAINING

- Formal Dining Room: Elegant formal dining area with glass-pane French doors.
- Front Family Room: Formal family room space featuring chestnut hardwoods and water views.
- Keeping Room: Open gathering space off the kitchen anchored by a brick masonry gas fireplace and custom built-ins.
- Four-Season Sunroom: Enclosed by Patio Enclosures with an insulated roof, two PTAC-style AC units, motorized Hunter Douglas shades, outdoor speakers, and future plumbing/water line hookups.

💻 OFFICE & FLEXIBLE SPACES

- Main-Floor Study / 4th Bedroom: Generous flex space functioning as an office or guest room, featuring potential private entry through the third garage bay.
- Second-Floor Flex Office/Hobby Room: Dedicated room off the bonus room with plantation shutters, perfect for a craft room, studio, or second office.

🛏️ PRIMARY SUITE

- Bedroom & Bath: Second-floor primary suite with water views, en-suite bath featuring a steamer shower, dual vanities, and plumbing ready for a soaking tub.
- Walk-In Wardrobe: Large walk-in closet featuring a pass-through door into the second-floor laundry room.



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🛌 SECONDARY BEDROOMS & BATHS

- Upper Bedrooms: Secondary bedrooms featuring custom plantation shutters and shared access to a central full bath.
- Main-Level Powder Room: Convenient half bath located directly adjacent to the study/fourth bedroom. Renovated with granite countertops, updated sink, faucet, cabinetry and hardware, floating walnut shelving, and updated hallway/bathroom flooring.

🎬 BONUS, RECREATION & ADDITIONAL LIVING AREAS

- Second-Floor Great Room: Expansive bonus room with plantation shutters, custom stone fireplace, and built-in cabinetry.
- Storage Access: Walk-in floored attic space plus deep eave storage off the bonus room.

🌿 OUTDOOR LIVING & PROPERTY

- Front Porch: Serene, covered rocking-chair front porch built with low-maintenance composite deck boards and water views.
- Patio & Spa: Expanded poured-concrete patio with bluestone hardscaping, built-in Covis fire pit, and outdoor hot tub with dedicated 220V electrical.
- Grounds & Illumination: Outdoor Provisions professional architectural lighting (front/back), mature Japanese maples, gardenias, azaleas, blueberry bushes, and a detached storage shed, yard and drip Irrigation, and an invisible fence that goes around the entire property and is operable if you bring your own transmitter box.

🔨 IMPROVEMENTS & MAINTENANCE

- Flooring & Paint: Refinished Australian wormy chestnut hardwoods on the main level and upstairs hallway, new carpet throughout, and fresh interior wall paint.
- Exterior Painting: Exterior painting completed by Premier Painting (2020).

⚙️ SYSTEMS, MECHANICALS & FUNCTIONAL FEATURES

- Backup Power & Electrical: Whole-home backup generator, upgraded 400-amp electrical service, new breaker box, and meter base. (permitted/installed 2019)
- Water & Mechanicals: Integrated water filtration system, private well, LeafGuard gutters, driveway/perimeter drip irrigation, central vacuum, spray foam insulation, encapsulated crawl space, and a separate dedicated A/C for the downstairs study/4th bedroom.
- HVAC Systems: HVAC last serviced April 2026 by Michael and Sons under a Silver Plan that is transferable to new owners.
  Heat Pump Unit 1 installed 2023.
  Heat Pump Unit 2 installed 2016.
  Separate dedicated wall A/C unit for downstairs study/flex suite.
  Two PTAC-style AC units in sunroom.
- Water & Septic:
  Water Heater: Tankless gas water heater located in the pull-down attic.
  Integrated water filtration and softener system, Tankless water Heater
  Private well fully tested for quality, pressure, and flow in 2024.
  Septic tank last pumped in 2024.

⛳ COUNTRY CLUB & COMMUNITY LIFESTYLE

- Bentwinds Country Club: Member-owned private club offering optional memberships for an 18-hole championship golf course, clubhouse dining, swimming pool, and tennis facilities.
  - Current membership brochure. https://canva.link/6mnmgw8ob9biw65
  - www.bentwinds.org

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6504 PRESTWICK PLACE, FUQUAY-VARINA, NC 27526

4 BD | **3** BA | **4,116** SQ. FT | **0.87** ACRE LOT



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AREA REPORT

CONVENIENT

This home is in a convenient area. Some errands in this location require a car and most major services are within 3 miles.

- GAS 0.7 MI
- ATM 1.2 MI
- PHARMACY 2.3 MI
- GROCERIES 2.3 MI
- MEDICAL 2.4 MI
- GYM 2.4 MI
- CLEANERS 2.4 MI
- COFFEE 2.5 MI
- MOVIE THEATER 9 MI



SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are above average for the area. There are also 3 private schools and 1 charter school within 5 miles.

- PK-5 — BALLENTINE ELEMENTARY SCHOOL — ASSIGNED
- 7-8 — HERBERT AKINS ROAD MIDDLE — NEARBY
- 9-12 — WILLOW SPRING HIGH — NEARBY



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE — BENTWINDS GOLF & COUNTRY CLUB (0.2 MILES)
- PARK — HILLTOP NEEDMORE TOWN PARK (2.5 MILES)
- LAKE — BASS LAKE (2.9 MILES)
- DOG PARK — FUQUAY VARINA DOG PARK (3.8 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near 31 moderately priced restaurants and has an average variety of cuisines.

BY CATEGORY

FAST FOOD	6	INTERNATIONAL	3
AMERICAN	5	MEXICAN	2
PIZZA	4	BARBECUE	1
ITALIAN	4	BUFFETS	1
ASIAN	4	OTHER	2



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Up to $5,000 in Lender Paid Closing Cost!

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CONTACT

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