4225 FALLS RIVER AVE ... A BEDFORD CHARLESTON CLASSIC

Located in the highly sought after Bedford neighborhood on a picturesque tree-lined street, this Charleston-style beauty was one of the original Parade of Homes properties, blending timeless curb appeal and extensive interior millwork with beautiful landscaping … and the signature white picket fence of a Charleston home. An oversized corner lot hides a private patio behind a gated brick wall.

4 BEDROOMS 3 FULL / 1 HALF BATHS 2 CAR GARAGE 2570 SQ FT CORNER LOT

INTERIOR HIGHLIGHTS

As you step onto the side porch of this Charleston home, an enamel sign invites you to “Stay Awhile.” Take a seat, and your view will be the beautiful Bedford entrance fountain.

When you walk inside, you become aware of the many details that set this home apart. High ceilings, deep crown moldings, plantation shutters, tall baseboards, a gleaming black banister, beautifully carved spindles, and hardwoods throughout the main floor are just the start.

Past the foyer is a dining room with extensive wainscoting, entry columns, a large bay window, and Pottery Barn lighting. A double-door hall closet and a powder room with an oval window and an arched recessed shelf are more examples of this home’s beautiful details.

KITCHEN AND MAIN LEVEL LIVING

The spacious kitchen is thoughtfully designed with black quartz countertops, maple cabinets with generous storage, and a tumbled travertine backsplash. Recessed dimmable lighting overhead, as well as cabinet lighting above and below. Gas cooktop and stainless appliances. A side island for seating & storage and a center island for easy food prep make this kitchen perfect for everyday living and entertaining.

The adjacent laundry room boasts a new Samsung SMART washer/dryer (2026), travertine tile floors, a deep sink with storage, wall cabinets with attached clothes rods, & Elfa drawers for kitchen basics.

A distressed brick fireplace with gas logs and detailed millwork adds warmth and character to the cozy living room while tall transom-topped windows fill the space with natural light. Step outside for morning coffee on the secluded patio, surrounded by beautifully maintained landscaping,

Nestled between the kitchen and living room is a charming beadboard alcove with detailed chair rail and Pottery Barn pendant light. Currently used as the perfect reading nook, it could easily convert to a kitchen eating area.

SECOND FLOOR PRIMARY SUITE AND MORE

The large primary bedroom features high ceilings, plantation shutters, ceiling fan with remote, and a walk-in closet with a professionally organized closet system. Opens directly to the renovated balcony with tile floors and a canopy of mature trees that provide privacy.

The ensuite primary bath has a dual sink maple vanity with a dedicated makeup area and new lighting, an oversized soaking tub with tile surround, a walk-in shower with new frameless glass doors, and a separate water closet.

Two additional bedrooms complete the 2nd floor. One’s a home office, and the other’s a bedroom with subtle blue walls that make you smile. Both share a full bath with dual sink maple vanity and a white tiled shower/tub. Both have double door closets.

PRIVATE GUEST SUITE *with its own stairs*

Tucked above the garage and reached by a separate staircase off the living room, a private suite features a spacious bedroom with den area and full bath. Welcome overnight guests, create a quiet home office, or enjoy space for hobbies and relaxation. Its separation offers a sense of retreat while staying connected to the comfort and convenience of the home.

STORAGE

California Closet Systems offer well-designed storage throughout the home

- The primary bedroom walk-in closet has the perfect combination of hanging clothes space and divided shelves for shoes, sweaters, and more
- Double door closets offer generous storage in all secondary bedrooms, as well as the coat and linen closet

---

Pull-down attic stairs lead to a rare temperature-controlled storage space that protects your belongings from the North Carolina heat.

A convenient attic closet in the primary bedroom provides quick storage for your luggage … tucked out of the way, but still handy.

GARAGE & CONVENIENCES

A two car garage with back alley entrance has driveway parking for guests. A door inside the garage takes you through the laundry room (where you can wash off from yard work) before entering the kitchen.

The oversized garage has raised platform storage that accommodates garden equipment above and below, new ceiling lights, new 20yr heavy duty garage door springs and bottom weather seal, plus a new outside entry keypad (2024). A new fiberglass patio door was just installed (2026).

A Guardian alarm system (owned) monitors the house 24/7 @ $45/mo.

EXTERIOR HIGHLIGHTS / SYSTEM UPDATES

The lush landscaping has been meticulously redesigned and maintained for 15 years. A steppingstone path that leads from the front walkway to a gated brick wall hides a private patio and large back yard, both rarities for Bedford Charleston homes.

The home's SMART irrigation system was extended across the sidewalks to the devil strip in 2011, and the Rachio wireless app allows easy operation when you're away. The system was fully inspected & renovated (2025) and 36 new sprinkler heads were installed. Professionally serviced, annually.

Some of the many exterior upgrades include a new roof (2020), new porch floor and side stairs, new exterior Hinkley lights & new door hardware, an extensive balcony renovation with new tile floor, new dining room bay window, new double-paned glass in multiple windows.

- **FURNACE** – 1st floor 2015 / 2nd floor 2022 **A/C** – 1st floor 2015 / 2nd floor 2015
- **WATER HEATER** – 2019 **|** **ROOF** – 2020
- **MICROWAVE** – 2024 **|** **WASHER / DRYER** – 2026 (*conveys*)

THE BEDFORD INSPIRATION

An exceptional neighborhood known for its character and beautiful tree-lined streets, Bedford blends sidewalks, inviting green spaces, and pocket parks with an active and vibrant community.

Neighborhood amenities include a clubhouse, two pools, multiple playgrounds, tennis/pickleball courts, walking/biking trails, basketball/volleyball courts, and neighborhood gathering events including food trucks, live music, movies on the green, and holiday events. Additionally, the centrally located Shoppes at Bedford offer retail services, food, and childcare.

Conveniently located near shopping, restaurants, schools, medical facilities, Falls Lake and major highways, Bedford was inspired by the classic film … It's a Wonderful Life … and was designed to evoke small-town charm, connection, and a true sense of community.