

## Custom Home 1344 Kinsdale Drive Raleigh, NC 27615

### Property Highlights

- Heated square footage approximately 3650 s.f.
- 4 bedrooms
- 3 full bathrooms
- 1 half bathroom
- Traditional style construction
- 2 stories
- Built in 1997
- Lot dimensions are 122x417x133x352
- Views of woods
- Forced Air heating system
- Central AC cooling system
- Septic system sewer
- Natural gas masonry fireplace (can be converted to wood burning)
- Walk up attic (approximately 720 s.f. storage)
- High efficiency appliances
- Has a hot-tub/Jacuzzi
- Landscape irrigation system
- Professionally landscaped
- Recently renovated
- Updated kitchen
- In the Chandler Pointe neighborhood
- Part of the Wake County school district
- \$3,100 estimated taxes (yearly)
- Average utilities: \$350.00
- Home Comparable Report available.

## Property Description

Custom Executive Home on large very private wooded acre plus lot, all brick front and sides and hardi-plank rear construction with 4 bedrooms plus bonus, 3.5 baths, open floor plan. Built by Brooks Gullledge with outstanding features for today's living, this house will win your heart - so much love. Main floor has hardwood floors through-out, front and rear stairways, new constructed covered entry, new upgraded kitchen with granite counter tops and walk-in pantry, Wolf gas and electric cook-top, double ovens, tri-bar counter, built-in secretary, formal dining with tray ceiling, parlor/ living room, breakfast nook/ floral room, guest suite with private bath, family room with masonry fireplace and built-in book shelves and cabinets, plantation shutters on all floors, large master bedroom with tray ceiling and his and hers large walk-in closets, master bath with picture window view of woods and landscape, whirlpool tub and separate ceramic tile shower, his and hers vanities with makeup station, large bonus room for entertainment and media system, 3rd and 4th bedrooms with buddy bath. Other Interior features include ceiling fans, two zone central vac, paneling, smoke alarm, walk-in crawl space, large walk up attic with approximately 720 sf for storage, two car garage with work and storage area. Large exterior bi-level deck with built-in natural six burner gas grill and planter, retractable awning, mosquito flying insect spray system, and jacuzzi spa/hot tub.

Lot is beautifully landscaped with mature plants, brushes and trees, accented by designer light-scape. Irrigation systems covers front, side, and rear lawn areas