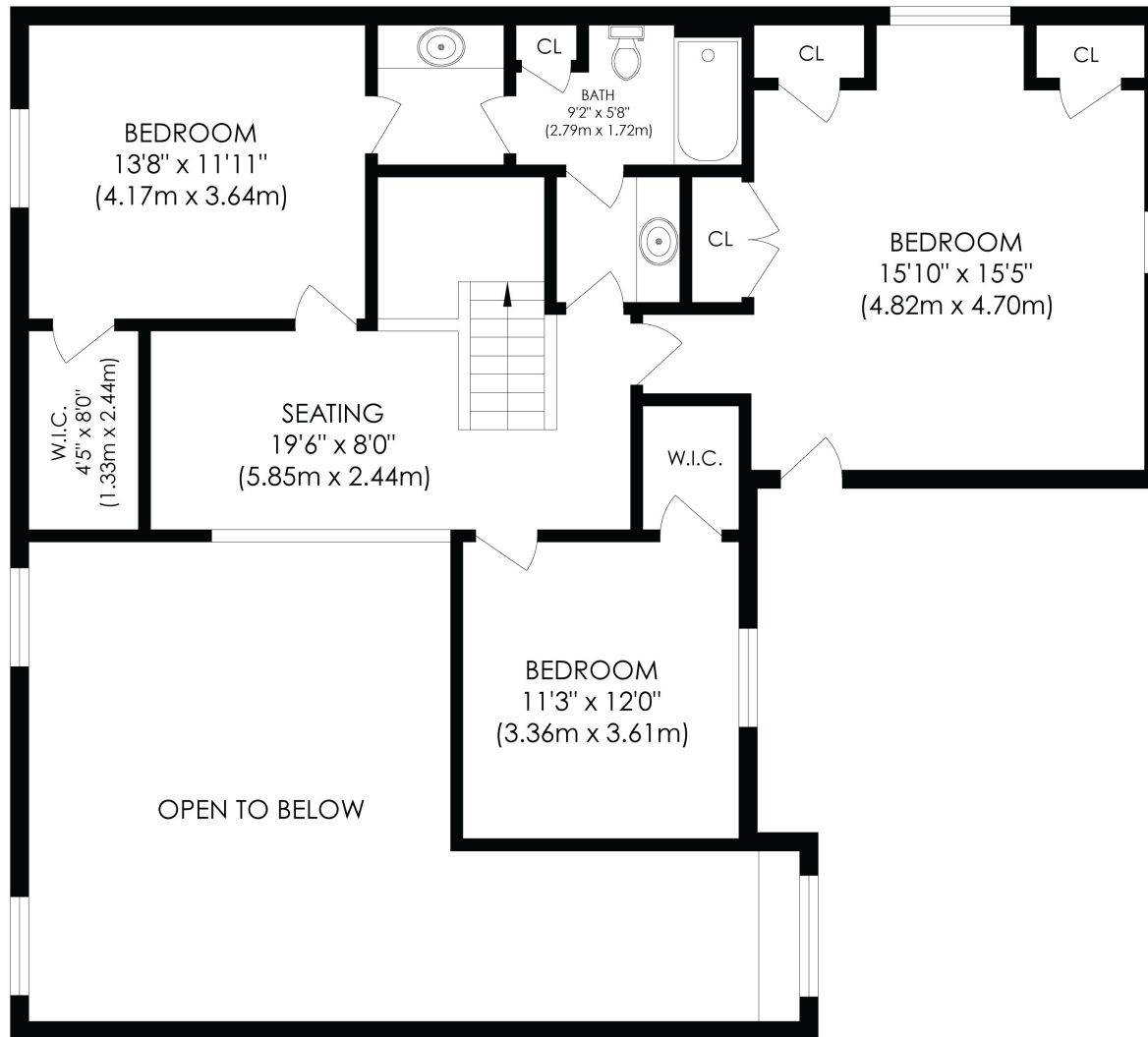


MAIN LEVEL

FLOOR PLAN AREA 1,826 sq.ft.

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

572 W WALKER WOODS LN, CLAYTON NC



SECOND LEVEL

0' 5'

FLOOR PLAN AREA 1,029 sq.ft.

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

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Feature & Upgrade Sheet

General Interior Features

- **In-Law Suite** on Main Floor (could also be used as an office)
- Smart Home Features - see **Smart Home** below
- Granite countertops throughout the home; marble in upstairs bathrooms
- Extensive crown molding throughout
- REAL hardwood floors throughout downstairs (excluding primary bedroom, laundry room, In-Law Suite and guest bathroom)
- Stylish ceiling fans installed throughout home for enhanced comfort
- Iron Chandeliers in Foyer, Kitchen and Dining Room
- Custom wooden shelving in all closets and pantry for a sophisticated and durable storage solution
- Energy-efficient LED lighting installed throughout the home
- Spacious Walk-In Closets throughout the home
- Large Bonus Room with Closet could be used as a 5th bedroom or Office

Primary Bedroom & En-Suite

- Trey ceiling in the primary bedroom
- Bay window with wooded views
- Primary en-suite features:
 - Separate granite vanities with ample cabinet and drawer storage
 - Jetted Whirlpool tub
 - Tiled stand-up shower
 - Cathedral ceiling

Family Room

- Large, elegant white columns enhance the Family Room and Dining Room, adding a touch of sophistication to these spaces
- Beautiful Stone Gas Log Fireplace with glass cover and heat-circulating blower
- Built in Stereo Surround Sound System
- Stunning Foyer featuring a soaring two-story ceiling and an elegant iron chandelier



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Kitchen

- Custom wood cabinets
- Ceramic tile custom backsplash
- Stainless steel appliances: built-in gas stove, wall oven (conventional & convection), built-in microwave
- Full stationary kitchen island with abundant storage
- French doors leading to a screened-in back deck

Bathrooms

- Ceramic tile showers and floors in all bathrooms

Loft Area

- Custom built-in desk and cabinets
- Loft area overlooks Family Room

Laundry Room

- Oversized with ceramic tile flooring
- Built-in wash basin with lower cabinets, overhead cabinets, and a shelf

Garage

- Fully finished with painted floors

Outdoor Features

- Large, covered rocking chair front porch for relaxing and entertaining
- Screened-in back deck with cathedral ceiling and a drop-down fan for summer comfort
- Attached open deck for grilling or enjoying the outdoors
- App Controlled Ambient Deck Lighting
- Outdoor Speakers located in the Screened-in Deck
- Stone front exterior with fiber cement hardboard siding



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Outdoor Features *(continued)*

- Stone front exterior with fiber cement hardboard siding
- Custom walkway and driveway with stamped and colored concrete accents
- Extensive landscaping with wooded views from the primary bedroom, family room, and deck areas
- Complete irrigation system

Smart Home Features - *(can be disabled)*

- Thermostats
- Automatic Garage door *(App Enabled and more)*
- Ambient & Motion Lighting inside and outside
- Alarm System
- Cameras
- Front Door lock *(App Enabled and more)*
- Motion Detection
- Stairwell Motion Lights

Additional Features

- ON-Q System wired for a complete alarm system *(doors & windows)*, surround sound, and Ethernet system
- Double-hung vinyl windows throughout
- Oil-rubbed bronze fixtures: water faucets, light fixtures, door levers, towel bars, and cabinet hardware
- Upgraded lever door handles throughout the home
- 6 Inch Baseboard Molding all throughout the main floor
- Additional Storage areas in the Bonus Room
- Plumbed and Wired for **Central Vacuum System** upstairs and downstairs

Upgrades

- **2024:** New roof
- **2024:** Gutter Guards added to all gutters



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Upgrades *(continued)*

- **2024:** New downstairs complete HVAC system with **UPGRADED 19 SEER two-stage, Energy Efficient** Furnace and A/C system
- **2022:** New Upgraded Silk-Blend Carpet in All Bedrooms, Staircase and Loft
- **2022:** New interior and exterior paint
- Upgraded LED Canned Lighting throughout
- Programmable and app-enabled thermostats
- Remote/Programmable Blinds for Family Room upper Windows
- Upgraded cabinets with slow-close doors throughout the home
- Upgraded app-enabled LiftMaster garage door system
- Alarm system with cameras (will convey with home)
- Ring Doorbell system at the front door
- Push-button electronic and app-enabled front and side door locks
- Landscaping lights

This **one-owner, smoke-free home** offers a perfect blend of elegance, modern convenience, and outdoor living. From the inviting rocking chair front porch to the serene screened-in back deck, this property provides a warm and welcoming retreat for everyone.



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Buyer has Option to Purchase Furnishings

(To be paid outside of closing - cannot to be included in offer)

- **Two (2) Front Porch Rocking/Swivel Chair w/Cushions**
- **Back Sofa Set with Two (2) Wicker Chairs and all Cushions**
- **One (1) CharBroil 2 Burner Gas Grill with cover**
- **Honda Gas Powered Power Washer**
- **Wheel Barrow**
- **Large Family Room 7 piece Entertainment Center - solid wood**
- **Dining Room Table w/ 6 Chairs and Matching Buffet Table**
- **Queen 8 Piece Bedroom Set(solid wood) complete with Box Springs and Mattress**
- **Downstairs Office Desk with Bookshelf and Leather Chair**
- **Upstairs two piece Office Desk with Leather Chair**
- **Samsung Stainless Steel Refrigerator - located in kitchen**
- **Whirlpool Stainless Steel Refrigerator - located in Garage**
- **Sharp 60 inch Flat Screen TV - located in Family Room**
- **LG 48 inch Flat Screen TV - located in Primary Bedroom**
- **LG Washer and Dryer**

[SOME PHOTOS ON NEXT PAGE](#)

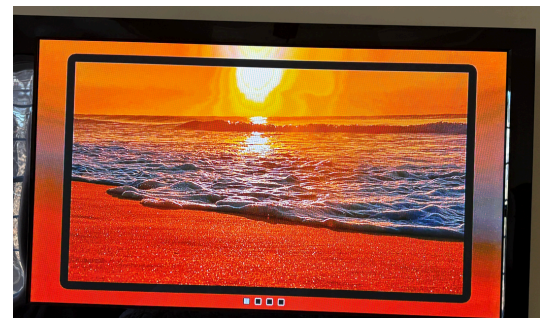
See something thats not included in the above list?
Make a reasonable offer and ask.



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Furnishings Continued



See something that's not included in the above list?
Make a reasonable offer and ask.

Walker Woods



572 W Walker Woods Lane

- *Quality custom built homes*
- *Beautiful wooded lots ranging from .5 acre to 1+ acre with a total of 69 homesites*
- *2250 sq. ft. minimum*
- *Community pool, tennis courts, walking and hiking trails*
- *Walking access to community shopping center, day care center, & much more*
- *Built by the area's finest builders*
- *Convenient access to schools & shopping*



WALKER
WOODS

PARADE HOME

57

Walker Woods

572 West Walker Woods Lane • Clayton, NC



The Julie

John T. Ryan Custom Homes, Inc.

SPECIAL FEATURES

- Sod and sprinkler
- Stamped concrete accents on sidewalk
- Stacked stone accents on front elevation
- Metal water tables on front elevation
- Ceramic tile in wet areas
- Granite countertops in master bath and kitchen
- Stone fireplace • Stereo surround sound
- Loft area with built in desk and bookshelves
- Screened porch and deck
- Full height walk-in crawl space

DIRECTIONS

Take Hwy 70E to Hwy 42. Turn left on Hwy 42E. Cross the Neuse River and turn left on Neuse River Pkwy. Past Motorcycle Rd. there will be a sign on the right for Walker Woods. Turn right on the extension of Neuse River Pkwy. Once in subdivision, turn right on West Walker Woods Ln. Home is at the end on the right.

