

Features and Upgrades

- House pre-sale inspected and repairs made
- ~700 sq ft, permitted, addition with custom kitchen, office, breakfast area, half bath and attachment to garage (2013)
- Kitchen
 - Custom cabinets with soft close cabinets and drawers
 - 4 burner induction cooktop and 2 burner gas cooktop
 - Pot filler
 - Kitchen aid double ovens
 - Warming drawer
 - Miele built-in refrigerator
 - Miele dishwasher
 - Wine refrigerator
 - Zephyr hood
 - Reverse osmosis at kitchen sink and refrigerator
 - Lighting under and over cabinets
 - Pantry with custom nested shelving
 - Custom spice rack
 - Cedar closet
- Garage with epoxy sealed floor (2024)
- Office addition is plumbed for an additional sink or bathroom
- Remodeled owners suite bathroom (2020)
 - Custom vanity
 - Walk steam shower with teak bench
 - Open to back yard and the pool
- Owners suite with bamboo floor and walk-in closets upfit by California Closets
- Sitting room off master could be office or exercise room
- Energy efficiency upgrades
 - Solar panels
 1. 3.92 Kwh
 2. Installed 2013 by Southern Energy Management
 3. Energy Savings
 - Tesla Power Wall Electric backup (2018)

- Solar is grid tied with net-metering
 - Solar and battery back up powers the house during power outages
 - 40 Amp EV charger outlet 2013
 - Upgraded electrical to support the above
 - Sealed crawlspace with conditioned air and dehumidifier (2013)
 - Energy efficient variable speed pool pump (2014)
 - LED lights
 - Attic insulation (sealed attic, light fixtures and thermal cover on attic pull down and insulated the knee walls)
 - Dual fuel heat pump (heat pump with gas furnace back up)
- Pella Windows throughout
 - In-ground Pool plastered and retiled (2024)
 - Variable speed high efficiency pump (provides energy savings)
 - Pool cover
 - Jacuzzi Tub (as-is)
 - Gazebo at pool side
 - Pool is not heated but it can be
 - Sellers maintain the pool themselves. Cost ~ \$100 per month
 - New asphalt shingle roof (2023)
 - Water softener
 - New flooring in kitchen, office, dining room, sunroom and master bedroom
 - Ipe deck
 - Ceiling fans
 - New paver walkway (2015)
 - Living room with stone fireplace with gas logs and bar
 - Transferable termite warranty
 - Can use tennis and pickle ball courts at Stoneridge Swim club at no cost
 - 1 mile to the entrance to the Duke Forest Trails and 1.5 miles to the Johnston Mill Park off Turkey Run

- Minutes to I-40 and 10 minutes to downtown Chapel Hill and Duke.

- Average Utilities
 - **Duke Energy:** \$138 per month including the EV charger
 - **Aqua** - Total charges for 2023: \$478.05
 - **Couch Oil (propane)** - 2023: \$229.88 (1 delivery of 76.4 gallons)
 - **Trash** – can take your own your use GFL
 - **Recycling** – Orange County picked up every other week on Friday

(Towel heater in master bath is in operable)

For All Neighborhood Documents See <https://www.sspoa.org/>