

## 5012 Boulder Creek Ln Raleigh, NC 27613

### Average Utilities, Homeowners Association, and Annual Taxes

- Aqua NC (community water): \$110.00 Monthly Average
- GFL Environmental Inc. (trash & recycling): \$156.00 Quarterly
- Wake Electric (electric): \$200.00 Monthly Average
- Dominion Energy (gas): \$85.00 Monthly Average
- Boulder Creek HOA: \$230.00 Annually
- Wake County Taxes: \$4,693.94 Annually

### Exterior Features

- Charming Southern-Style Home on Over 2 Acres!
- Attached Side-Entry Garage, Brick Walkway leading to the Welcoming Front Porch, Deck, Stone Patio with Exterior Wood-Burning Fireplace, Gazebo, Shed, and Peaceful Wooded Views
- Nestled close to Falls Lake, a variety of Grocery Stores, RDU International Airport, easy access to I-540, and four miles from the newly announced Trader Joe's!

### Interior Features

- Hardwood Floors on both levels
- Kitchen includes Stainless Appliances, New Quartz Counters, Crowned Cabinets, Center Island with a Gas Cooktop and Bar Seating, Tile Backsplash, Recessed Lights, Walk-in Pantry, and a Sunlit Breakfast Area
- Keeping Room offers an inviting Gas Fireplace, Crown Molding, and Recessed Lights
- Formal Dining Room is wrapped with Crown Molding
- Great Room features a Cathedral Ceiling, Ceiling Fan, Judges Paneling, Expansive Built-ins, Recessed Lights, and a Wall of Windows to let in Plenty of Natural Light
- Home Office has Two Sliding French Door entryways and Crown Molding
- Main Floor Owners Suite with Sitting Area, Crown Molding, Recessed Lights, Walk-in Closet, and a Newly Renovated Bath with Dual Marble Vanities, Soaker Tub, Oversized Tiled Shower, and a Water Closet
- Laundry Room has Upper and Lower Cabinets, Recessed Lights, and LVP Flooring
- Mud Room with Drop Zone and Side Door to Outside
- Main Floor Powder Room
- 2nd Floor Family Room/Loft Area has Built-in Shelves, Recessed Lights, and Door to Unfinished Storage
- 2nd Floor also includes Bedroom #2 with a Walk-in Closet, Sitting Room, and Private Bath, Bedroom #3 has a Walk-in Closet and Door to the Hall Bath, Bedroom #4 has a Walk-in Closet, Reading Nook and shares a Jack-Jill Bath with Bedroom #5 that also has a Walk-in Closet (BR #4 & BR #5 each has their own vanity and toilet), and Bedroom #6 has a Walk-in Closet

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**Home Improvements**

- New high efficiency top of line windows
- New expanded circular driveway to accommodate extra parking and basketball
- Expanded yard with sod with professional landscape design
- Irrigation (2019)
- Hardwoods first and second floor throughout
- Expanded utility room with two washers and two dryers including renovated counters, cabinets and closet for extra storage space, and folding area
- Sealed attic with high efficiency foam
- Tankless water heater (2019)
- Brand new renovation primary bathroom
- Recently renovated en-suite bathrooms for two bedrooms on 2nd floor
- Two of the bedrooms have private toilets and vanities with a shared shower between them
- Added and expanded closet space in all 2nd floor bedrooms
- Added sitting / study space in 2 upstairs bedrooms
- New Roof (2020)
- New multi-zone heating and air
- Floor plan was redesigned for flow, comfort, and aesthetic appeal
- Added over 1,000 feet of usable and valuable space
- Brand new kitchen counters
- Reconfigured kitchen for better storage, and added extra large standalone fridge and freezer
- Whole house filtration system
- 9 gallon reverse osmosis water system for the kitchen and refrigerator
- Upgraded LED / canned lighting
- Whole house painted (Late 2021)
- Added custom interior louvered shutters