

**Residential Active**  
**MLS# 10019457**  
**DOM/CDOM: 0/0**

**5012 Boulder Creek Lane**  
**Raleigh, NC 27613**  
 County: Wake

**\$1,375,000**  
**Agent Detail Report**



<b>Beds:</b>	6	<b>Sub-Type:</b>	Single Family Residence
<b>Baths (F,H):</b>	6 (4, 2)	<b>City Limits YN:</b>	No
<b>Main Lvl Beds:</b>	Yes	<b>Restrictive</b>	Yes
<b>Living Area:</b>	5,140	<b>Covenants:</b>	
<b>Total Unfin Are:</b>	0	<b>Lot Size Acres:</b>	2.26
<b>Stories:</b>	2	<b>Lot Size SqFt:</b>	98,445.6
<b>Basement YN:</b>	No	<b>Subdivision Name:</b>	Boulder Creek
<b>Above Grd Fin Area:</b>	5,140	<b>Association:</b>	Yes
<b>Below Grd Fin Area:</b>	0	<b>Garage:</b>	Yes
<b>New Construction:</b>	No	<b>Attchd Garage:</b>	Yes
<b>Year Built:</b>	1995	<b>Garage Spaces:</b>	2
<b>Enhanced:</b>	No	<b>Open Parking:</b>	No
<b>Accessible:</b>		<b>Parking Total:</b>	2
<b>Fireplace YN:</b>	Yes		

**Showing Requirements:** Appointment Only; Lockbox

**Private Remarks:** This home is stunning and has been transformed like no other. So many awesome features, a delight to show! Please see MLS docs for all disclosures, floor plan, highlights/utilities and more! HOA docs/info online at [www.BoulderCreekRaleigh.org](http://www.BoulderCreekRaleigh.org) Please also visit [www.5012BoulderCreekLn.com](http://www.5012BoulderCreekLn.com) for additional photos and details.

**Public Remarks:** Introducing this elegant, charming home, where each detail in every space has been thoughtfully transformed with care and class. From the moment of arrival, the sweeping circular drive and welcoming front porch promise an entry into not just a house, but a haven. Step inside to discover rich hardwood floors spanning both levels, interior louvered shutters, and an abundance of natural light throughout the inviting gathering spaces. The heart of this home beats in the updated open-plan kitchen with stainless appliances featuring large freestanding fridge and freezer set, new Quartz counters, a center island with gas cooktop and seating, crowned cabinets, tile backsplash, spacious walk-in pantry, and a sunlit breakfast area. Nearby keeping room has an inviting fireplace. Formal dining room and home office spaces blend functionality with finesse and the Great Room impresses with a cathedral ceiling, expansive built-ins, and a wall of windows that bathe the space in light. MAIN floor OWNERS SUITE features a sitting area, walk-in closet, and a newly renovated primary bathroom with dual marble vanities, soaker tub, oversized tiled shower, and water closet. Rounding out the main floor offerings is a laundry room with upper and lower cabinets, mud room with drop zone, and a powder room. Journey upstairs to the family room/loft area perfect for watching TV or simply hanging out. The 2nd floor also includes five additional bedrooms, three bathrooms, and special touches like a sitting room and a reading nook in select bedrooms. Every bedroom has a walk-in closet with wood shelving. The closet space in this home is unrivaled. The outdoor living spaces with a back deck and the stone patio with a wood burning fireplace are equally enchanting and make entertaining a breeze. There's also a quaint gazebo with swing to enjoy while taking in the peaceful wooded views. Whole house filtration system and a 9 gallon reverse osmosis water system for the kitchen and refrigerator, newer high efficiency top of line windows, tankless water heater (2019), irrigation (2019), new multi-zone heating and air, sealed attic with high efficiency foam above the new roofline. The over two acre property is wrapped by beautiful plantings from a professional landscape design. Other exterior features include a side-entry garage, newer expanded circular driveway for extra parking and recreation, expanded yard with sod, storage shed, and a brick walk-way leading to the welcoming front porch. 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! This home offers not just a place to live but a lifestyle of comfort, elegance, and convenience. It stands as a testament to the idea that truly "there are no problems in spring except where to the be happiest" —Hemingway. For the fortunate new owners, this home may just be that happiest place!

**Directions:** 540 to Leesville Rd, Right on Norwood, Left on Victory Church, Right on Boulder Creek, House is on the Left at the corner of Boulder Creek and Rock Canyon.

**Latitude:** 35.948737 **Longitude:** -78.721757

<b>Listing Contract Date:</b> 03/27/2024	<b>Listing Agreement:</b> Exclusive Right To Sell	<b>Major Change Timestamp:</b> 03/27/2024
<b>Original Entry Timestamp:</b> 03/27/2024	<b>Listing Service:</b> Full Service	<b>Major Change Type:</b> New Listing
<b>Original MLS:</b> Triangle MLS Inc	<b>Buyer Brokerage Comp.:</b> 2.4%	<b>Status Change Timestamp:</b> 03/27/2024
	<b>Sub Agency Comp.:</b> 0%	<b>Original List Price:</b> \$1,375,000
	<b>Dual/Var Comp.:</b> No	<b>List Price:</b> \$1,375,000
	<b>Financial Remarks:</b> Please provide prequal letter or proof of funds with offer.	

**Open House:**  
 In-Person Open House 03/30/2024 12:00 PM to 2:00 PM

Name	Office	Primary	Office	E-mail
LA: Linda J Trevor (R18924 ) DRE#: 190844	Compass -- Cary (80730) C30363	919-730-7746	919-769-1956	Homes@LindaTrevor.com

<b>List Price/SqFt:</b> \$267.51	<b>Elementary School:</b> Wake - Barton Pond	<b>Parcel Number:</b> 0880203338
<b>Tax Annual Amt:</b> \$4,693.94	<b>Middle Or Jr Sch:</b> Wake - West Millbrook	<b>Lot Number:</b> 2A
<b>Tax Year:</b> 2023	<b>High School:</b> Wake - Leesville Road	<b>Zoning:</b> R-40W
<b>Tax Assd Value:</b> \$1,006,786		
<b>Tax Legal Desc.:</b> LO2A BOULDER CREEK SUB PHV1 BM1994-01490		

Room Name	Level	Length	Width	Room Features	Remarks	Room Name	Level	Length	Width	Room Features	Remarks
Primary Bedroom	Main	21.2	16			Bedroom 2	Second	11.7	9		
Bedroom 3	Second	12	13.4			Bedroom 4	Second	12.2	12.2		
Bedroom 5	Second	14.5	15.7			Breakfast Room	Main	9	11.2		
Family Room	Second	16	18			Dining Room	Main	12	23.4		
Great Room	Main	19.4	22			Laundry	Main	6.4	6		
Kitchen	Main	16.6	13.3			Office	Main	12	13.2		
Mud Room	Main	7	9			Other	Main	15.8	19.7		Keeping Room

Other	Second 14.7	10.6	Bedroom #6
Other	Second 11.7	9.4	BR# 2 Sitting Room

**Appliances:** Dishwasher; Gas Cooktop; Microwave; Stainless Steel Appliance(s); Wall Oven  
**Architectural Style:** Traditional; Transitional  
**Association Fee Includes:** Maintenance Grounds  
**Attic Features:** Unfinished  
**Construction Materials:** Fiber Cement; Masonite  
**Cooling:** Central Air  
**Fireplace Features:** Fireplaces Total: 2; Family Room; Gas; Outside; Wood Burning  
**Flooring:** Hardwood; Luxury Vinyl; Tile  
**Foundation Details:** Raised  
**Heating:** Forced Air; Heat Pump  
**Interior Features:** Bathtub/Shower Combination; Bookcases; Built-in Features; Cathedral Ceiling(s); Ceiling Fan(s); Crown Molding; Double Vanity; Eat-in Kitchen; Entrance Foyer; High Ceilings; Keeping Room; Kitchen Island; Pantry; Primary Downstairs; Quartz Counters; Recessed Lighting; Separate Shower; Smooth Ceilings; Soaking Tub; Walk-In Closet(s); Walk-In Shower; Water Closet  
**Laundry Features:** Laundry Room; Main Level  
**Levels:** Two  
**Lot Features:** Back Yard; Corner Lot; Front Yard; Hardwood Trees; Landscaped; Native Plants

**Association Fee:** 230 Annually  
**Association Fee Required YN:** Yes

**Other Structures:** Gazebo; Shed(s)  
**Parking Features:** Attached; Circular Driveway; Driveway; Garage; Garage Faces Side  
**Patio And Porch Features:** Covered; Deck Dimensions: 15x23; Front Porch; Patio Dimensions: 16x16; Porch Dimensions: 5.5x35  
**Primary Residence YN:** Yes  
**Roof:** Shingle  
**Sewer:** Public Sewer  
**Structure Type:** House; Site Built  
**Subscriber Confirmation:** Subscriber Created Text: Yes; Subscriber Took Photos: No  
**Water Source:** Community Water  
**Window Features:** Plantation Shutters  
**Years Owned:** 1 or More Year(s)

**Disclosures:** Seller Disclosure  
**Possession:** Close Of Escrow  
**Property Leased YN:** No  
**Sales Options:** Cash; Conventional; FHA  
**Special Listing Conditions:** Standard  
**Documents Available:** Brochure/Flyer; Community Information; Disclosure; Floor Plans; Mineral Oil and Gas Rights Disclosure; Parcel Map; Plat Map; Property Disclosure Statement; Restrictive Covenants  
**Association Name:** Boulder Creek HOA  
**Association Phone:** email on PD  
**Monthly Association Fees:** \$19.16













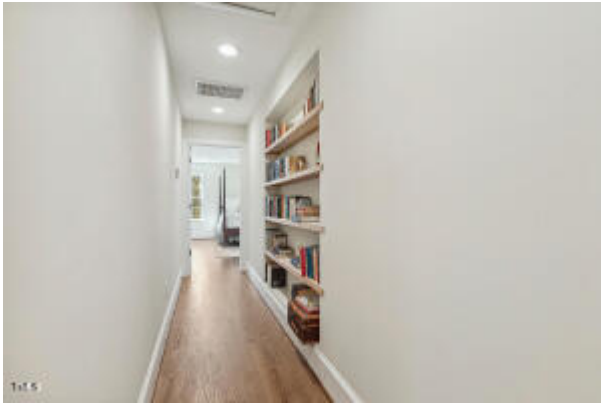


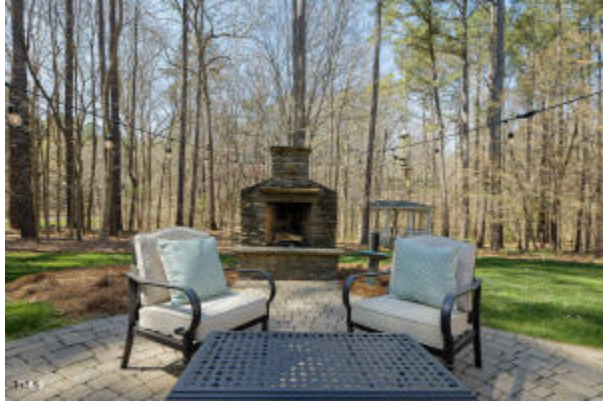














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