

3 8 2 9

WESTBURY LAKE DRIVE  
RALEIGH, NC 27603

4 BEDS | 4 BATHS | 2 HALF BATHS | 5,517 SQFT | .84 ACRES





SERENE  
*and*  
PRISTINE



MODERN NORMANDY STYLE HOME  
CUSTOM BUILT BY TRIPP LOYD

This home was built to withstand the test of time. Both in design and construction. There's a distinctness in the homes developed by Tripp Loyd—one of the areas most prolific builders. Something that can not be ascertained by purchasing from a national builder. Quality, thoughtfulness, and impeccable attention to detail are his cornerstones. Cornerstones that are evident throughout every inch of this custom home.

FIRST IMPRESSIONS

On your approach, this home all but beckons you to slow your pace. The circular drive and immaculate landscaping set the tone of luxury—hinting at what is just beyond the doors.

The finishes include: historically inspired brick, french casement windows, insulated garage doors, weighty lanterns, and hinged shutters. In a world of faux finishes, this home is the gold standard in real quality.



## A BRAKE FROM THE ORDINARY

Massive, solid wood doors and transom window fill the grand entry with light. The lovely iron and crystal chandelier is on an electric louver system—making changing light bulbs a cinch rather than an ordeal. *Every detail of life in this home has been thoughtfully considered.*

The formal dining room, like the rest of the home, boasts stunning millwork. Coffered ceilings, oversized moldings and trim have been finished with pristine, designer paint.

Soaring windows and doorways lead you to your living room. A perfect space to relax and entertain. Custom arched walkways and built-ins punctuate the fireplace in perfect balance... a staple of Normandy style architecture.

Unlike the views that you get with track homes in this price point (usually stuck looking into someone else's living room), the views framed by your floor to ceiling windows are serene. A picturesque pond with mature trees are the only thing you will see from your living room vantage point.





## CHEFS KITCHEN

The kitchen is a chefs dream, with granite counter tops, 2 large islands, solid wood cabinets, duel sinks, gorgeous hardware, and stainless steal appliances. Ample space and storage without feeling cavernous or gaudy. Every area of the kitchen and keeping room beyond is purposeful and beautiful.

Whether you are capturing some solitude with a coffee by the fireplace or entertaining with a card game; homework at the counter top or breakfast at the bay window, this kitchen was designed with form and function in mind.

Again, the millwork is show stopping: coffered ceilings, built-ins, arched walkways, and wainscotting throughout.

More impressive details:  
Butlers pantry with ice maker  
GE Monogram appliances  
Built-in refrigerator  
4-Burner gas cooktop with griddle  
Advantium convection microwave  
Convection oven & warming drawer  
Trash compactor  
Stainless steal range hood  
Haas cherry cabinets with soft-close drawers, seeded glass, and slide-outs  
Led under cabinet lighting  
Travertine backsplash





## FIRST FLOOR MASTER RETREAT

The ideal master suite to rest, recharge, and prepare for what lies ahead. Soaring windows in seating area with pond views, spa-like on-suite bathroom, and huge walk-in closet featuring custom built-in storage.

More on-suite details:

Dual vanities with custom cherry cabinets

Soft-close drawers

Granite counters

Jason whirlpool spa tub

Water closet with bidet and toilet

Tiled shower with bench seating



## VERSATILITY PERFECTED

Included on the main floor is a large office with ample storage, built-in window seat, and private full bath. This space is also ideally suited for first floor guest room, should you choose to use it as such.

An iron spindled staircase lead to the second floor which plays host to even more outstanding architectural details. 3 extra large bedrooms (all can accommodate king beds) and 2 full baths. Plus, **2 large bonus rooms** that can suite a multitude of purposes: workout room, dance studio, craft or hobby room, games room, secondary master, in-laws suite, additional office... the possibilities are limitless.

No home of this caliber is complete without a little something extra. There is a hidden gem on the third floor... a state of the art **theater room!**

The details:

Removable tiered floor

Vaulted ceilings

Half bath

Granite snack bar with beverage cooler and sink

Large media closet

Velux rain-sensing skylights with powered blackout shades

Dimmable sconce theater lighting





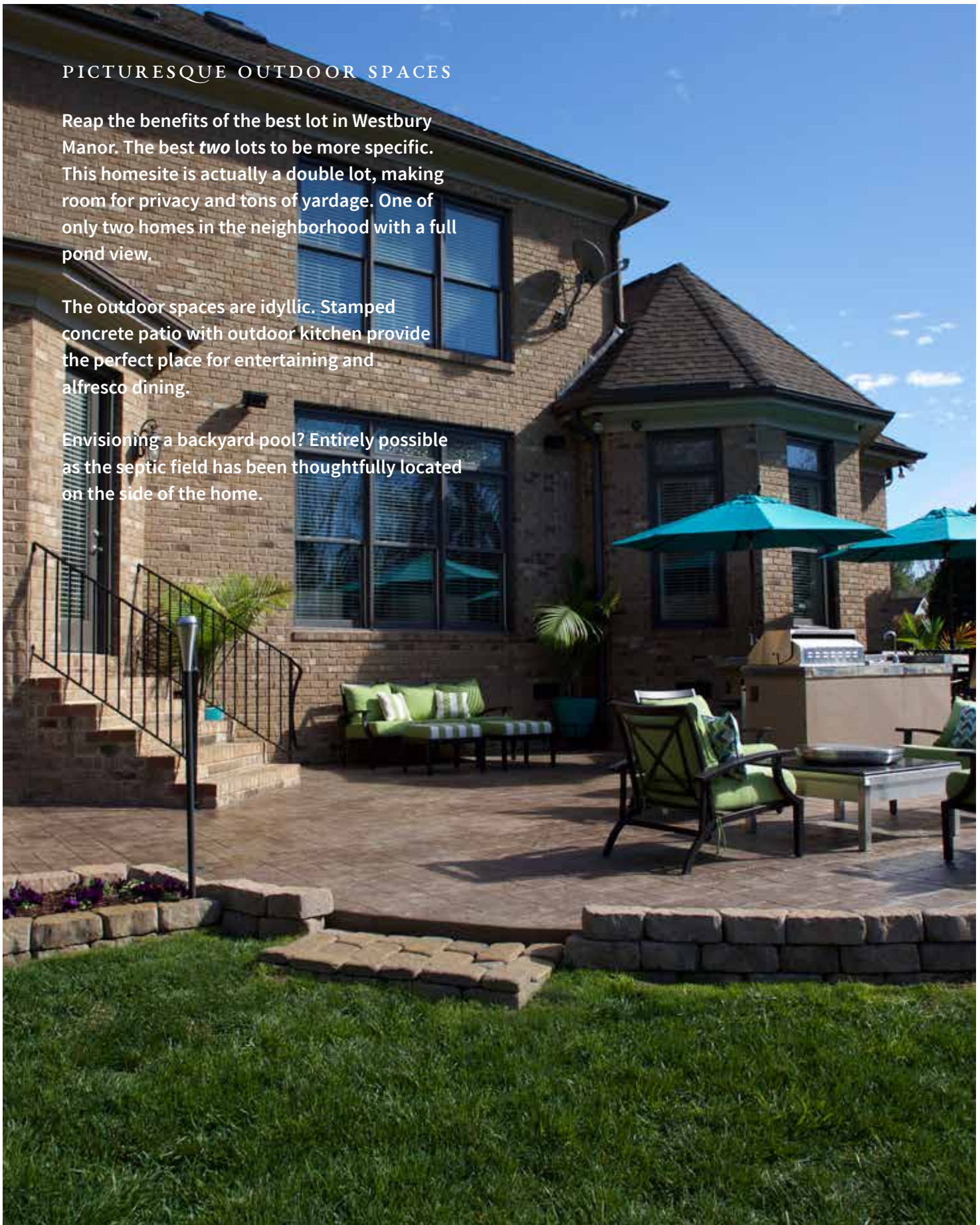


## PICTURESQUE OUTDOOR SPACES

Reap the benefits of the best lot in Westbury Manor. The best *two* lots to be more specific. This homesite is actually a double lot, making room for privacy and tons of yardage. One of only two homes in the neighborhood with a full pond view.

The outdoor spaces are idyllic. Stamped concrete patio with outdoor kitchen provide the perfect place for entertaining and alfresco dining.

Envisioning a backyard pool? Entirely possible as the septic field has been thoughtfully located on the side of the home.





## WHY SETTLE?

If you are looking in this price range, you are well aware of the type of new build that is available... the term 'cookie cutter' comes to mind. Lackluster craftsmanship and tiny lots. So why settle?

This is a tremendous opportunity to buy in the exclusive and highly sought after Westbury Manor. Though this home was built almost 10 years ago, it looks like it was built yesterday. Pristine and meticulously maintained, the timeless finishes are the same the builders are using right up the street. However, if you were to hire Tripp Loyd today, the same house would cost you over a million dollars.

TREMENDOUS VALUE, STUNNING  
GROUNDS, TURN-KEY HOME IN  
AN OUTSTANDING LOCATION...

*this is the home.*

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*general* FEATURES

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NATURAL GAS

GRUNDFOS CONSTANT PRESSUREWELL PUMP ON PRIVATE WELL

RINNAI TANKLESS HOT WATER HEATER

KINETICOWATER TREATMENT SYSTEM

SEPTIC PERMITTED FOR 4BRS

4 HVAC UNITS FOR OPTIMUM PERFORMANCE AND EFFICIENCY

WHOLE HOME AUDIO HARD WIRING

SAMSUNG MINI-SPLIT SERVES ONE GARAGE

DELTA VICTORIAN FAUCETS AND SCHLAGE DOOR HARDWARE

GAS FIREPLACES WITH VARIABLE SPEED FANS

CENTRAL VACUUM WITH POWER UNIT IN GARAGE

EXTENSIVE MILLWORK, TRIM, BUILT-INS, COFFERED & VAULTED CEILINGS

SOLID CORE 8FT DOORS THROUGHOUT

3" OAK HARDWOODS THROUGHOUT FIRST FLOOR

LED RECESSED LIGHTING

CUSTOM 2" WOOD COMPOSITE BLINDS

ALL CLOSETS WITH CUSTOM BUILT-INS

SECOND FLOOR INSULATED WALK-IN STORAGE

PROFESSIONAL LANDSCAPING AND EXTERIOR LIGHTING

RAINBIRD 14-ZONE EXPANDABLE IRRIGATION SYSTEM

POP-UP GARDEN BED MISTERS

SODDED YARD

SEALED CRAWLSPACE

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KITCHEN *and* BATHS

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GE MONOGRAM STAINLESS STEEL APPLIANCES

BUILT-IN REFRIGERATOR

4-BURNER GAS COOKTOP WITH GRIDDLE

TRASH COMPACTOR

BUTLERS PANTRY

HAAS CHERRY CABINETS WITH SEEDED GLASS

LED UNDER CABINET LIGHTING

ISLAND WITH BAR SINK

GRANITE COUNTERS THROUGHOUT HOME

TRAVERTINE TILES THROUGHOUT HOME

SOLID WOOD CABINETS THROUGHOUT HOME

4 DEDICATED FULL BATHROOMS FOR BEDROOMS

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HOME & SECURITY *systems*

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MULTI-CAMERA ZONES, HIKVISION HD DVR

SENSORS ON ALL DOORS AND WINDOWS

INVISIBLE PET FENCE

17KW GUARDIAN BACKUP GENERATOR

A HIGHER LEVEL  
*of*  
REAL ESTATE  
SERVICE



PHILLIP MARQUIS





## BUY BETTER.

AN EXTENSIVE KNOWLEDGE OF THE AREA AND DEEP EMPHASIS ON LISTENING TO YOUR NEEDS. WE ARE COMMITTED TO PROVIDING YOU WITH THE MOST INFORMED AND ENJOYABLE HOME BUYING EXPERIENCE POSSIBLE.

## SELL STRONGER.

ROBUST AND PERSONALIZED OFFERINGS INSURE THAT YOUR HOME RECEIVES MAXIMUM EXPOSURE. COMBINING STATE OF THE ART TECHNOLOGY AND TIME-TESTED PRACTICES, OUR FIRMS SELLING STRATEGIES ARE SECOND TO NONE.

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