



## 1403 WAKE FOREST ROAD, RALEIGH, NC 27604

3 BEDS | 2.5 BATHS | 2,925 SQ FT | 1/3 ACRE

[MARQUIS-REALTY.COM/1403WAKEFOREST](https://marquis-realty.com/1403wakeforest)

### UPDATES COMPLETED IN 2018 (CONCEPT 8):

- REMOVED EXISTING SCREENED PORCH AND STORAGE BUILDING ON REAR OF HOUSE
- REMOVED 1,000-GALLON OIL TANK FROM REAR OF HOUSE – NO CONTAMINATION, REPORT CAN BE SUPPLIED UPON REQUEST
- REMOVED CARPET THROUGHOUT HOUSE
- STRIPPED WALL PAPER FROM ALL ROOMS (3 LAYERS)
- REMOVED WALL BETWEEN ORIGINAL KITCHEN AND DINING
- ADDED NEW REAR ENTRY DOOR THAT OPENS INTO MUDROOM
- DIVIDED RIGHT WING OF HOUSE STRUCTURE TO CREATE NEW LAUNDRY ROOM AND STUDY
- CLOSED OFF HALLWAY BETWEEN ORIGINAL KITCHEN AND FOYER TO CREATE ROOM FOR NEW POWDER ROOM – ORIGINAL POWDER ROOM WAS UNDER STAIR LANDING, NOW A LARGE COAT CLOSET
- REMOVED WINDOWS AT REAR OF FAMILY ROOM AND ADDED TRIPLE FRENCH DOORS
- STRIPPED PLASTER FROM CEILING IN FAMILY ROOM AND ADDED ADDITIONAL FLOOR JOISTS TO ALLEVIATE DEFLECTION IN ROOMS ABOVE
- ADDED CLOSET OFF STAIR LANDING – WAS PART OF SECONDARY STAIRCASE
- OPENED AREA UNDER ATTIC STAIRS TO INCREASE SIZE OF MASTER CLOSET
- SKIMMED ALL INTERIOR WALLS AND ADDED 1/4" OR 1/2" SHEETROCK TO ALL CEILINGS PRIOR TO PAINTING
- NEW CROWN MOLDING THROUGHOUT
- NEW INTERIOR DOOR HARDWARE THROUGHOUT
- NEW SECOND FLOOR HVAC SYSTEM INCLUDING

### DUCTWORK AND INSULATION IN ATTIC

- FIRST FLOOR DUCTWORK REPAIRED AS NEEDED
- NEW MAIN WATERLINE
- NEW ROUGH PLUMBING IN KITCHEN AND BATHS
- NEW WIRING AT REMODELED AREAS
- RESTORED EXISTING HARDWOOD FLOORS AND ADDED NEW HARDWOOD AS NEEDED
- REPLACED SOFFIT TRIM AND FACIA SECOND FLOOR OVERHANG
- PAINTED ENTIRE INTERIOR AND EXTERIOR
- NEW GUTTERS
- NEW EXTERIOR WOODEN SHUTTERS
- NEW STORM WINDOWS
- NEW LANDSCAPE LIGHTING

### OWNER UPGRADES COMPLETED IN 2019/2020:

- SLATE & METAL ROOF IMPROVEMENTS \$10K
- STRUCTURAL FOUNDATION IMPROVEMENTS INCLUDING NEW ENGINEERING REPORTS \$10K
- NEW FENCE (BRICK COLUMNS, HISTORIC/ PRIVACY FENCING/STAINING) \$16K
- DESIGNER LIGHTING: COPPER LANTERNS ON EXTERIOR, RH/REJUVENATION ON INTERIOR \$5K
- REMOVED CRACKED STAMPED CONCRETE AND UNDERSIZED DECK FROM BACKYARD \$4K
- ADDED BRICK WALKWAY AND BRICK-LINED PEA-GRAVEL COURTYARD IN BACKYARD \$5K
- EXTENSIVE LANDSCAPING: NEW SOIL AND SEED, AERATION, 7 X 6FT HOLLIES, CREPES, HYDRANGEAS, PEONIES, ROSES, BOXWOODS, GARDENIAS, AND DECORATIVE GRASSES \$6K
- REMOVED DEAD SHRUBS/TREES
- BURIED NEW DRAIN LINES FROM GUTTERS WITH POPUPS



- PARTIAL REMODEL OF KITCHEN: NEW ISLAND PANELS, NEW PANTRIES, NEW MARBLE BACKSPLASH, SOLID BRASS HARDWARE, NEW LIGHTING, AND NEW PICTURE WINDOW \$10K
- SEALED NON-FUNCTIONING FIREPLACES AND INSTALLED CUSTOM VENT-LESS GAS LOGS (OFFICE) AND CERAMIC BALLS (FAMILY ROOM) \$4K
- NEW MIRRORS THROUGHOUT
- NEW RING DOORBELLS
- NEW EXTERIOR DOOR HARDWARE
- TRIM, BRICK, FACIA, AND DORMER REPAIR AND PAINT ON EXTERIOR \$2K

**THIS AREA OF RALEIGH IS BOOMING. HERE ARE A FEW OF THE NEW MAJOR DEVELOPMENTS:**

- SEA BOARD STATION (IN DEVELOPMENT)
- MIDTOWN EAST (COMPLETED 2019)
- SMOKEY HOLLOW (NEARLY COMPLETED)
- WAKE FOREST ROAD BEAUTIFICATION (PHASE 1 COMPLETED 2020, PHASE 2 FUNDED)
- RALEIGH IRON WORKS (\$150M IN DEVELOPMENT)
- GATEWAY PLAZA (COMPLETED 2020)
- MOORE SQUARE (COMPLETED 2019)
- MIDTOWN EXCHANGE (\$1B IN DEVELOPMENT)
- NEXSUS TOWER
- GABLES MOTOR LODGE (PURCHASED BY LOCAL MUSICIAN AND HOTELIER/OWNER OF THE DURHAM)

**HERE ARE A FEW OF OUR FAVORITE SPOTS, ALL WITHIN WALKING/BIKING/UBERING DISTANCE:**

- SMOKEY HOLLOW
- MORDECAI HISTORICAL PARK
- RALEIGH CONVENTION CENTER
- DUKE ENERGY CENTER FOR THE ARTS
- NC MUSEUM OF NATURAL SCIENCES
- MARBLES CHILDRENS MUSEUM
- NCMA
- NC FARMERS MARKET
- STANBURY
- THE PHARMACY CAFE

- JOLIE
- CRAWFORD & SON
- OAKWOOD PIZZA BOX
- DEATH & TAXES
- BREWERY BHAVANA
- BIDA MANDA
- CAPITAL CLUB 16
- BEASLEY'S
- HUMMING BIRD CAFE
- ESCAZU CHOCOLATES
- LUCETTE GRACE
- TWO ROOSTERS ICE CREAM
- AMORINO ITALIAN GELATO
- YELLOW DOG BAKERY
- BOULTED BREAD
- UNION SPECIAL BAKERY
- LAYERED CROISSANTERIE
- RALEIGH RAW
- PINE STATE COFFEE
- BREW COFFEE
- 42 & LAWRENCE
- WINE AUTHORITIES
- PELAGIC BEER AND WINE
- THE HAYMAKER
- FOX LIQUEUR BAR
- TRANSFER CO.
- MORGAN STREET
- ALAMO DRAFT HOUSE
- EDGE OF URGE
- UNLIKELY PROFESSIONALS
- URBAN OUTFITTERS
- APEX OUTFITTERS
- RALEIGH DENIM
- FLORA
- NORTH HILLS
- CAMERON VILLAGE
- WEGMANS
- TRADER JOE'S
- COSTCO