



**1208 BROOKS AVE, RALEIGH, NC, 27607**

4 BEDS | 4.5 BATHS | 4,282 SQ FT

**MARQUIS-REALTY.COM/1208BROOKS**

**FEATURES:**

FULL OPEN SLIDER IN LIVING ROOM  
QUARTZ & GRANITE COUNTERS THROUGHOUT  
WINE ROOM  
TANK-LESS WATER HEATER  
BUILT-IN FRIDGE  
SIGNATURE LINE APPLIANCES  
HIDDEN WALK-IN PANTRY AND WORK ROOM  
HARDWOODS THROUGHOUT  
EXTENSIVE MOLDING & TRIM  
CUSTOM CLOSETS  
BONUS ROOM W/ WET-BAR & BEVERAGE FRIDGE  
WOOD DOORS

**OWNER UPGRADES:**

FINISHED, VENTED AND CLIMATE CONTROLLED STORAGE - \$10K  
TURF - \$40K  
EXTERIOR UPGRADES - \$50K  
(DECK EXTENSION/PHANTOM SCREENS/HARDSCAPING/PATIO W/FIREPIT)  
BUILT IN GRILL/OUTDOOR KITCHEN - \$12K  
INTEGRATED HOME AUDIO & LIGHTING - \$60K  
HOT TUB - \$10K  
CUSTOM WINDOW COVERINGS, AUTOMATED ON THE FIRST FLOOR - \$45K



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