

Features, Upgrades and Information

4517 Carson Layne, Franklinton, NC 27525

Windsor Subdivision

EXTERIOR

STEVEN HAYES 3 Bedroom Ranch located in private 18 home Subdivision with no HOA
PREMIUM 1.28-acre lot – wooded, private and tranquil, full privacy fence
Maintenance free vinyl siding and stone front elevation with rocking chair front porch (31x6)
Premium ProVia front door with Trilennium high-security lock set
Covered outdoor kitchen w/CharBroil grill w/side burner, refrigerator & wood fired pizza oven
and stone-faced granite countertop, overhead fan and additional canopy
Custom concrete patio (45x20) w/retractable awning, set-up and powered for hot tub (50 Amp)
Professionally landscaped yard with established lawn
Huge array of plants, flowers and trees, including tropical plants, banana tree, canna lilies,
ginger plants, hardscape and 15x12 raised garden area w/Miracle Grow soil
12x28 deck with custom stone bar, granite countertop, enclosed cedar walls and cabana
Integrated pool house with sliding/screen door
Large fire-pit area bordered and filled with pea gravel
12 zone watering system
16' x 32' x 52" overground pool with upgraded filter, pump, solar cover and reel

INTERIOR

2100 finished heated & cooled square footage
Main floor Primary bedroom with large custom WIC and luxury bath
Open floor plan with site finished oak hardwood throughout the entire home
2nd & 3rd bedrooms on main floor with custom tiled bath adjacent and ceiling fans
Heated and cooled sunroom with 5 Marvin arched Palladium windows (36x72), ProVia sliding
glass door, recessed lighting & ceiling fan, stone accent wall w/5ft electric LED remote
controlled fireplace and luxury plank flooring
Additional walk-in attic storage area (1000 sq. ft) pre-plumbed for full bath & ready to finish for
additional living space
Very desirable floor plan with tons of windows and natural light throughout
Extensive custom trim, millwork and wainscoting throughout
All closets have custom wood shelving
Laundry room with cabinetry
Ceiling fans throughout
Alarm System pre-wired
Hardwired 8-camera 4K security system

LIVING ROOM 19.6 x 18.6

Gas Fireplace with custom tiled surround, custom mantle and raised hearth
Site Finished Oak hardwood floors
Vaulted ceiling
Open to accommodate most any furniture arrangement
Open to kitchen and dining area
Custom Ceiling fan

KITCHEN 18.6 x 15

Open design to living area
Site Finished Oak hardwood floors
Custom staggered height cabinetry
Stainless Samsung convection oven, Bosch dishwasher and microwave
Granite counter tops
Center Island with breakfast seating and glass tile backsplash
Custom glass tile back splash
Upgraded Custom lighting to include recessed & pendent lights
Upgraded faucet
Custom pull-out drawers

PRIMARY SUITE 15 x 15

Spacious layout that will accommodate most furniture
Double Diamond Trey ceiling with ceiling fan
Wall of Windows facing wooded and private backyard
Large walk-In closet with custom wood shelving (14.6x7)
Extensive trim & millwork

PRIMARY BATH 11.3 x 9

Over-sized luxury Primary Bathroom
Large custom tile shower
Dual individual vanities with custom cabinetry
Designer Ceramic tile floor
Separate water closet

2ND & 3RD BEDROOMS (14 x 13 each)

Main Floor
Custom tiled full bath adjacent
Sun lit
Ceiling fans
Large custom closets

LAUNDRY ROOM 11 x 6.7

Ceramic tile floor
Upgraded built-In cabinetry
Plenty of workspace

SUNROOM 19 X 9.4

Five Marvin arched palladium windows (36x72)
ProVla sliding glass door w/trex stairs and platform deck
Outdoor lighting on motion detection
Recessed lighting w/dimmer and ceiling fan
Stone accent wall with 5ft electric LED fireplace remote controlled
Luxury plank flooring