



FEATURES SHEET

📍 2453 SUGARGROVE TRAIL NE LELAND, NC 28451



4 BEDROOMS



3.5 BATHROOMS

- CUSTOM-BUILT DESIGN – 3,417 SQ. FT.
- 4 BEDROOMS + 3.5 BATHS
- FORMAL DINING + PRIVATE OFFICE
- GREAT ROOM W/ GAS FIREPLACE & BUILT-INS & HARDWOOD FLOORS
- GOURMET KITCHEN W/ ISLAND, GRANITE & SOAPSTONE COUNTERTOPS, DOUBLE OVENS & GAS COOKTOP
- 200 SQ. FT. GLASSED-IN LANAI W/ WOOD-SLAT CEILING & 4-PANEL SLIDING DOORS
- LUXURIOUS PRIMARY SUITE W/ 2 WALK-IN CLOSETS
- SPA-LIKE PRIMARY BATH W/ SOAKING TUB, DUAL VANITIES & WALK-IN SHOWER
- BONUS ROOM W/ FULL BATH OVER GARAGE
- EXTENSIVE FLOORED ATTIC STORAGE
- OUTDOOR PATIO W/ WATERFALL FEATURE
- COVERED FRONT PORCH
- DETACHED SHED
- 2.5-CAR GARAGE W/ GOLF CART PARKING
- ACTIVE SOLAR SYSTEM (OWNED OUTRIGHT) + GENERATOR PLUG
- LARGE, LANDSCAPED LOT (.71 ACRES) WITH IRRIGATION
- RESORT-STYLE COMPASS POINTE AMENITIES: GRAND CLUBHOUSE & LANAI OUTDOOR POOL + LAZY RIVER & INDOOR POOL, PICKLEBALL, TENNIS, FITNESS, TRAILS & DOG PARK (NO WAIT LIST FOR GOLF MEMBERSHIPS - ASK FOR DETAILS!)



A Carolina One Company

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