

4422 Grey Oaks Court

Mechanicals & Service Contracts

- Roof - 2023 - Architectural Shingles and Flashing Replaced
 - Trane HVAC - 2015 - Serviced 2x/year - 3-Zoned (Main Living, Sunroom, Upstairs)
 - 50-Gallon Water Heater - 2004 - Original, Working Great
 - Encapsulated Crawl Space with Dehumidifier
 - Termite Bond with Pestco - Annual Pest and Crawl Space Inspection (June 2, 2025)
 - Leaf Guard Gutter Guards - Warranty
 - Kitchen Appliances - Stainless Steel, Sears Warranty Coverage - Seller pays \$50/month
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Interior Notable Features

- Hardwood Flooring in Main Living Spaces, Tile in Bathrooms, Sunroom & Laundry Room, Berber Carpet in Bedrooms
 - High Ceilings, Vaulted and Trey Ceilings
 - Abundance of Windows, 2 Skylights Upstairs Bedroom
 - Bedrooms with Walk-In Closets
 - Lots of Storage Space - Closets, Eave, Walk-In Attic, Pull Down Attic with Floored Space
 - Surround Sound Throughout Interior to include Sunroom and Hottub Area
 - Wired for Alarm System
 - Main Level Primary Bedroom with En-suite Bath - Jetted Tub, Tile Dual Shower
 - Upstairs Guest Bedroom with En-suite Full Bath
 - Kitchen - Under Cabinet Lighting, Tile Backsplash, Granite Countertops, Pantry Cabinet, Trash Pull-Out, Lazy Susan, Pull-Out Drawers, Breakfast Bar, Down Draft to Outside
 - Formal Dining, Great Room, Den
 - Laundry/Mud Room- Front Load Washer/Dryer, Linen/Pantry Closet
 - All-Season Sunroom - Heated/Cooled
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Exterior Notable Features

- Exterior and Driveway Powerwashed - May 2025
- Oversized 2-Car Garage - Epoxy Flooring, 2 Storage Closets, 2 Windows, Sink
- Lawn and Landscaping Irrigation, Separate Meter
- Caldera Spa Hottub - 5-6 person
- Patio for Grilling
- Established Landscaping

Fairfield Park HOA

- Community Outdoor Pool, Tennis/Pickleball Courts
 - Clubhouse with Kitchen and Party Room
 - Walking Trails, Community Garden Spaces
 - Weekly Lawncare and Landscaping Maintenance
 - Monthly Dues - \$211.00
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Perks

- Low Maintenance Brick Exterior
- Move In Ready Home
- Original Owner, Well Maintained
- Gorgeous Community with Sidewalks and Green Spaces
- Convenient Midtown location
- On the same electrical grid as Novant Hospital with limited power outages
- No homes behind, wooded, backs up to common area
- Located on cul-de-sac street