

NEST REALTY

3217 Appling Way

A Conversation With the Sellers

What are some of your favorite things about the home:

We love the ¾ inch hardwood floors in the living room and kitchen. The mature oak and hickory trees in the front and spacious back yards provide a wonderful place to gather with friends and family. We love the quiet neighborhood with ample wildlife. The beautiful and highly functional kitchen, large primary bathroom with large tile shower, large back deck with bistro lights (great for hosting outdoor parties), large shed, HOA maintained pool and wooded walking trails, make this a great place to live.

What's your favorite room in the house?

The kitchen! There was a full kitchen renovation in 2020, replacing cabinets, countertops, sink, french door refrigerator, and light fixtures.

Where are your favorite places to walk or hike?

Walking the lush, wooded nature trails in the neighborhood.

Do you have a favorite breakfast, lunch or dinner spot in the neighborhood?

Breakfast: The Goat/Fount Lunch: Boxyard RTP Dinner: Angus Barn/Glass Kitchen

Additional Notes on the Home:

We chose to make the updates as practical as possible without sacrificing charm or comfort.

Updates: Complete kitchen remodel in 2020 -cabinets, countertops, sink, french door refrigerator, and light fixtures; primary bathroom including vanities, mirrors and light fixtures; guest bathroom-tile floor, fresh paint, vanity, faucets and light fixtures.

From this home you are approximately:

Less than 10 minutes to each: Briar Creek Commons Raleigh-Durham International Airport, and Interstate 40

20 minutes to: Downtown Durham, Downtown Raleigh, Duke University, NC State University, Durham Performing Arts Center and Durham Bulls Athletic Park

Age of Roof: 8 Years

Foundation Type: Unsealed Crawl

Heat Type: Heat Pump

Heat Source: Electric Fuel

Water Heater Type: Electric, Installed in 2007 (located in crawl space)

Wood Burning Fireplace: 1, Last Serviced 9/24/2022