

SI
Southern Hills
ESTATES



1640 Estate Valley Lane Homesite 1
Raleigh Custom Homes
\$TBD



5,717 SF Finished
4 Bedrooms / 5 Full Baths / 2 Half Baths
First Floor Owners Retreat & Private Guest Suite
Indoor/outdoor Living Plan – Rear Porch with Fireplace, Phantom Screens Plus Infratech Heaters
Outdoor Kitchen with Grill & Island!
3 Car Garage

Exterior:

- Exciting new contemporary design with lots of windows and stone accents
- Covered front entry with iron pivot door
- Rear covered porch with Phantom screens, fireplace & Infratech heaters, accessed through multi panel bi-fold door from dining/family rooms
- Outdoor kitchen with built-in grill and large island
- Nestled on 1 Acre homesite

Interior:

- Impressive 11-foot ceilings on the first floor with floating staircase to the second floor
- Luxurious first floor owners retreat has two large separate walk-in closets and spa-bath with a large shower and soaking tub
- Private first floor guest suite has ensuite bath
- Chef's kitchen with huge island and designer appliances adjoins the well-equipped scullery providing abundant prepping space
- Indoor/outdoor plan has gracious dining and family room flowing out to the covered screen porch through multi panel bi-fold door. Infratech heaters on porch provide comfortable temperatures for relaxing and entertaining through each season!
- Enjoy the large bonus room with entertainment bar area, a fitness room, craft/flex room, tech room, plus a study with a rooftop balcony!
- Convenient first and second floor laundry rooms, plus mud room with cubbies

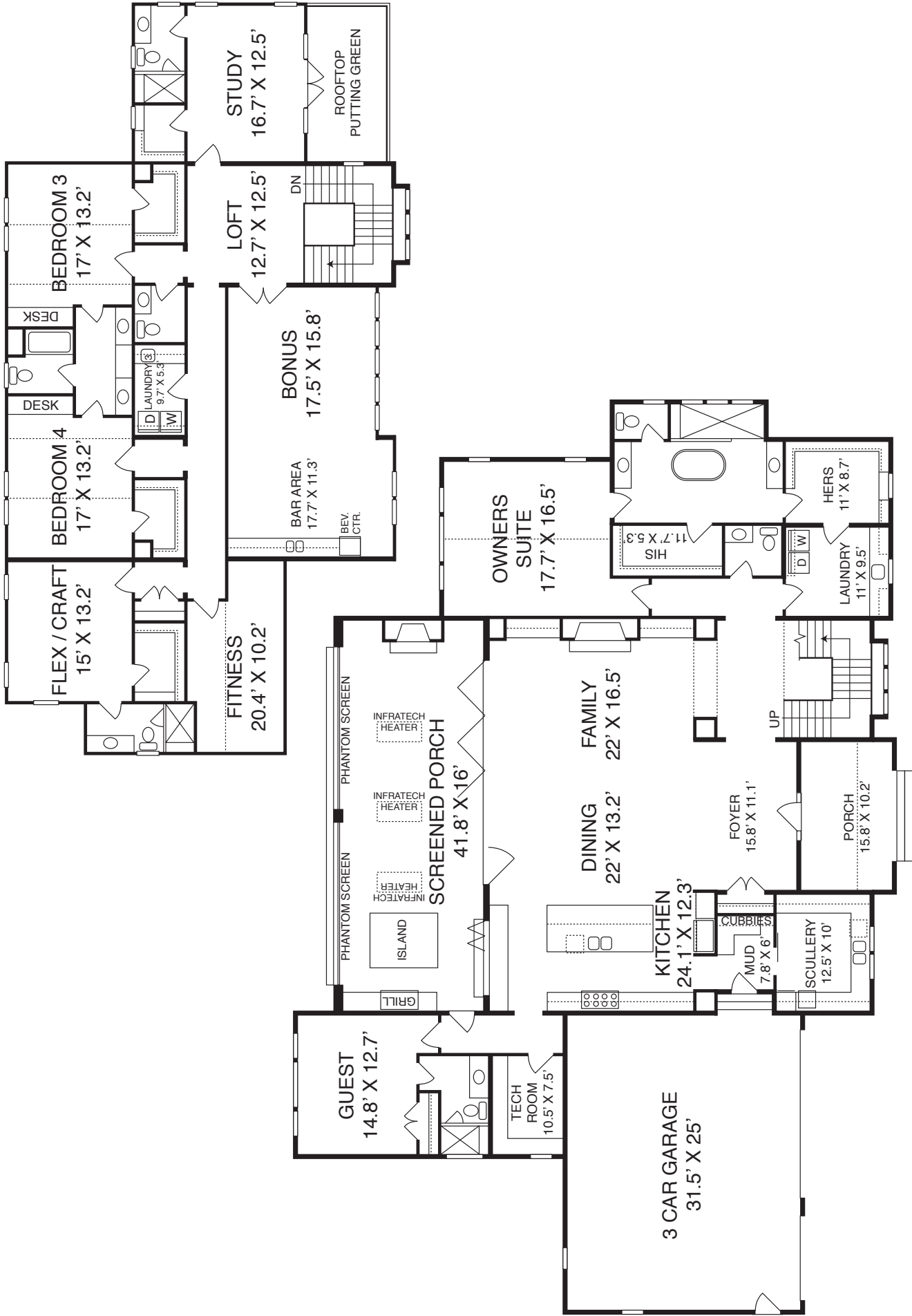
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Preliminary information only. Prices and specifications subject to change without notice. 02/28/22



Estate Communities, LLC
Henry MacNair, Manager



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The builder reserves the right to revise noted specifications or substitute features, architectural details or materials. Illustrations and floorplans are for discussion purposes only and not part of a legal contract. Room sizes are approximate. 2-24-22