

# 34 Renwood Grant Court • \$424,900

Westfall Subdivision • Chapel Hill, NC 27517



Entire Home in  
Like New Condition!

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Guest Bedroom plus  
Full BA on Main Level

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Spacious Gourmet  
Kitchen



*The Rear Deck overlooks an expansive lawn—perfect for games, gardening, entertaining—and shady wooded natural areas for privacy.*

## Spectacular transitional home is bright and full of architectural details!

3,485 sqft • 5 Bedrooms • 3 Full Baths • 2-Car Garage, Porch, Deck • Large Bonus Room  
Master BR w/Trey Ceiling, Dual Closets • Huge Kitchen w/2 Snack Bars, SS, 42" Maple Cabinets, WI Pantry  
Bright & Expansive Breakfast • Formal DR & LR • Lots of Closets • Open Floor Plan • High-end Trim



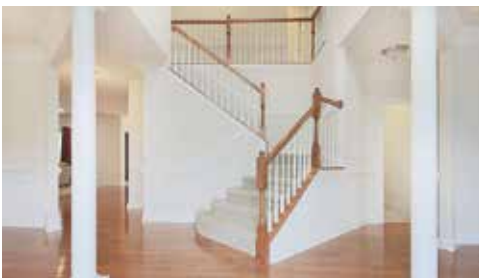
Kitchen



Breakfast Area



Dining Room



Foyer (DR on left; LR on right)



Family Room



Bonus Room



Master Bedroom



Master Bathroom



Full Bathroom (Main)



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Beautiful move-in-ready gem sits on a cul-de-sac and features many architectural details including columns, arches and wainscoting with chair rail (even on second level)! Bright, spacious rooms and open floorplan—and LIKE NEW condition—even the carpeting!

## Main Level

- **Front Porch** with brick stairs and concrete floor welcomes you into the spectacular **Foyer/Gathering Room** featuring a cathedral ceiling, shiny Oak HW floors, curved stairs, chair rail, and columns delineating the Dining Rm (l) and Living Rm (r).
- **Kitchen** is open, bright and very spacious, w/a large island w/Snack Bar; peninsula w/Snack Bar overlooking the Breakfast Area; 42" Maple cabinetry, granite, stainless steel GE® appliances including gas stove w/MW; recessed lighting; WI Pantry.
- **Breakfast** is very generous w/vaulted ceiling, 6 lg windows plus glass door offering wooded views and access to the **Deck**.
- **Family Room** has triple windows, handsomely trimmed gas log fireplace, recessed lighting and like-new carpeting.
- **Dining Room** (off Foyer) offers columns, HW floors, chair rail w/wainscoting and two windows overlooking the front yard.
- **Living Room** (off Foyer) has columns, HW flooring, and two window overlooking the front yard.
- **Guest Bedroom** features double windows, large closet, wtw carpeting and nearby Full Bathroom.
- **Full Bathroom** offers a Maple vanity, glass shower, private window, linen closet, and ceramic tile flooring.
- **Mudroom** (off Hall near Kitchen) accesses the **Garage**, and features a built-in bench, closet, HW flooring and arched opening.

## Second Level

- **Master Bedroom** includes a tray ceiling, dual closets, wtw carpeting and many windows.
- **Master Bath** features a large Maple vanity w/dual sinks, glass shower w/ceramic tile floor and walls w/mosaic tile detailing and bench, garden tub w/tile surround and window, private water closet.
- **Bedrooms #3, 4 & 5** offer plentiful natural lighting, spacious closets and wtw carpeting—all situated near the Full Bath.
- **Full Bath** has a large Maple vanity w/dual sinks, tub/shower combo with ceramic tile wall and flooring, linen closet.
- **Bonus Room** (located over the Garage) features many windows, separate Sitting/Study area w/storage, and wtw carpeting.
- **Laundry Room** (near Bedrooms) offers Maple wall cabinetry and vinyl flooring.

## Additional Features

2-Car Garage; Tankless water heater (gas); Gutters; Ceilings (all smooth): 9', cathedral, vaulted, tray; Insulated windows;  
3-Zone HVAC; Attic pull-down;

Schools: Elementary: Chatham—N.Chatham  
Middle: Chatham—Margaret B Pollard  
High: Chatham—Northwood  
Style: Transitional  
Year Built: 2015  
Exterior: Fiber Cement  
Lot size: .32 acres  
Heating: Forced Air, 3 Zone  
Fuel-Heat: Natural Gas  
Water Heater: Gas, Tankless  
Water/Sewer: County Water/Community Sewer  
A/C: Central Air, 3 Zone

*(Information in this flyer is deemed reliable but not guaranteed.)*

## Living Area Rooms and Dimension/Level:

Foyer: 9.1 x 8.6/Main  
Family Room: 20 x 15/Main  
Dining Room: 12.1 x 12/Main  
Kitchen: 15.8 x 14.1/Main  
Breakfast: 16.2 x 10.7/Main  
Living Room: 12 x 10.6/Main  
Guest Bedroom: 12 x 11  
Master Bedroom: 18.1 x 15/Second  
Bedroom #3: 12.4 x 12.1/Second  
Bedroom #4: 13.4 x 12/Second  
Bedroom #5: 11 x 11/Second  
Bonus: 26 x 16.2/Second  
Laundry: 7.8 x 5.2/Second  
Garage: 20.6 x 19.6/Main  
Porch: 33.2 x 5.4/Main  
Deck: 16.1 x 11.9/Main



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