

# 225 Billingsrath, Cary NC

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## **4100' Brick Front home on 1/3+ acre private landscaped lot**

**4 Bedrooms; 4.5 Bathrooms, Formal Dining Room, Office, Bonus Room, Recreation Room with wet bar, Hobby Room, Large Screened Porch, Patio with Built-In BBQ, Fully Fenced Yard, Irrigation System, Invisible Fence in Front & Side yards, Side-Load Garage, and more!**

- Hardwoods on 1<sup>st</sup> and 2<sup>nd</sup> Floors
- Extensive Millwork
- Large Up-Dated Kitchen with Island, Granite Counters and Backsplash, Walk-In Pantry, Under counter lighting, Integrated Hood and Pop-up Fan, Profile Microwave; Bosch Dishwasher
- Bay Window in Breakfast area
- Four-year-old, dual-zone high-efficiency HVAC systems
- Integrated Intercom/Stereo in every room, porch & patio - programmable by room
- Laundry Room with sink, window, cabinets, laundry chute, and drying rod
- Programmable Thermostats
- Vented Gas Fireplace
- Kolher High Efficiency Toilets
- Master Bedroom with Sitting area and his & her closets
- Third-Floor Bonus Room is hardwired for entertainment, Surround Sound Speakers, Wet-Bar, Refrigerator, sink, pool table lights
- Tiled Showers
- Butler's Pantry
- Coffee Station
- Central Vacuum
- Tankless Water Heater
- Extensive Landscaping
- Stamped Concrete Patio
- No-Freeze Exterior Water Spouts
- French Drains from Back to Front yard
- Exterior: Brick and Hardiplank
- Security System with Back-up Satellite Transponder, sensors on all doors and windows, and heat sensor in kitchen