

# 1232 Somerset Features Sheet

## General

- 4 bedrooms, 3 full baths, 1 half bath
- 2,731 living area sq ft
- 0.3 acre lot

## Kitchen

- 25'x11'
- 10' island
- Quartz countertops
- Wide kitchen aisles
- 48" stove with 8 burners
- 60" custom hood
- Integrated pot filler
- Modern black refrigerator
- Spacious pantry

## Dining Room

- 14'x12'
- Modern light fixture
- Bi-folding glass doors to screened porch

## Great Room

- 15'x17'
- Gas fireplace
- 12'9" bi-folding glass doors to screened porch
- Open concept with dining room and kitchen

## Office

- 6'x9'

## Primary Bedroom

- The master bedroom has an 18' cathedral ceiling
- Luxury white oak slatted accent wall
- 6'x13' WIC
- Walk-out balcony

## Primary Bathroom

- 12'6"x9'8"
- Walk-in shower (4'x6") with seamless partition

### **Second Bedroom**

- 11'x11'
- Full bathroom
- WIC
- Walk-out balcony with turn-lift sliding door

### **Third Bedroom**

- 11'x12'
- Jack and Jill full bathroom access
- Walk-out balcony with turn-lift sliding door

### **Fourth Bedroom**

- 11x11'
- Jack and Jill full bathroom access

### **Bathrooms**

- 5'x5'8" half bath
- Rockwool soundproofing and fireproofing
- Cast-iron verticals

### **Exterior**

- Timbertec composite decking with screened-in porch
- 3x upstairs balconies
- Contemporary shingles and metal roof combination
- Driveway
- Privacy trees
- Horizontal wood privacy fence
- Concrete area with firepit

### **Other Features**

- European tilt-turn windows
- 9' ceilings
- 8' solid core doors
- 9'9"x5'8" mudroom
- Central A/C w/ heat pump
- Tankless smart water heater (gas)
- Whiteoak hardwood flooring

- 22' foyer
- Smart thermostat
- Dedicated 9'8"x6' laundry room
- 2-car attached garage with EV charger
- 1" subfloor for sturdiness and soundproofing
- Conditioned crawl space
- 1-year builder's warranty
- 5-year structural warranty
- Zip sheathing with 30-year warranty
- Advantech subfloor with 5-year warranty
- Spray foamed attic

### **Neighborhood Features**

- Walking distance (0.2mi) from Raleigh greenway and Lockwood Park
- 3.3mi from state capitol building
- 1.9mi from I-440
- 1.7mi from WakeMed Raleigh