

140 Arabella Ct, Cary, NC 27518

www.140ArabellaCt.com

Exterior Features

- Stunning Luxury Townhouse in Tryon Villas!
- Oversized 2 ½ Car Garage includes Epoxy Floors, Heavy Duty Ceiling Storage Racks, and an EV Charger with a Level 2 High Speed 50 Amp Dedicated Circuit (*note: only 7 homes in the neighborhood have this extended widened garage*)
- Screened Porch with a Retractable Remote-Controlled Screen, Ceiling Fan with Light, and Two Skylights
- Lower Extended Patio Wired for a Hot Tub
- Peaceful Wooded Backyard Views
- Custom Window Screens on All Exterior Windows
- Low-Maintenance Living as the HOA handles all Exterior Maintenance to include Roofs, Gutters, Termite Prevention, Painting, and Landscaping
- Neighborhood Lake with Greenway Trails
- Close to Area Parks, Greenways, Tryon Village and Crossroads Shopping and Dining, Waverly Place (Whole Foods), WakeMed Cary Hospital, and US-1, US-64, and I-40 for easy commuting

Interior Features

- Hardwood Floors throughout (no carpet!)
- Plantation Shutters and Extensive Crown Molding
- Main Floor Open Concept with 10 ft Ceilings
- Elevator for Access to All Floors (*note: only a few units in the neighborhood have the elevator, most only have the shaft in place*)
- All Lights with Dimmer Switches
- Central Vacuum Prewired throughout the House and Garage
- Rinnai Tankless Water Heater
- Zoned Heating and A/C
- Radon System
- Two Attic Fans

- Chef's Kitchen features...
 - ❖ High-End KitchenAid Appliances...
 - 6-Burner Gas Cooktop with Range Hood and Pot Filler
 - Two Dishwashers
 - Beverage/Wine Refrigerator
 - Double Ovens with Warming Drawers
 - ❖ Granite Counters and Backsplash
 - ❖ Oversized Center Island with Farm Sink, Bar Seating, and Microwave
 - ❖ Custom Cabinetry with Under-Mount Lights, Soft-Close Drawers, Coffee Station, and a Lifted Appliance Shelf
 - ❖ Veggie/Prep Sink
 - ❖ Recessed Lights
 - ❖ Two Solar Tubes for Natural Light
- Dining Room offers a Triple Crown Tray Ceiling
- Family Room has a Stone Surround Fireplace (see-through shared with the Screened Porch), Ceiling Fan, and Recessed Lights
- Main Floor Guest Bedroom and Full Bath
- Mud Room with Drop Zone, Desk, Coat Closet, and Pantry
- Owners Bedroom has a Double Door entry, Double Tray Ceiling with Crown Molding, and En-Suite Spa Bath with Two Granite Vanities, Soaker Tub, Frameless Tiled Shower with Two Entrances, Rainfall Showerhead, and Body Spray, Water Closet, and a Custom Walk-in Closet
- 2nd Floor also includes...
 - ❖ a Loft with a Wall of Built-in's and Solar Tubes for Natural Light
 - ❖ Two Additional Bedrooms large enough to accommodate a King Bed and each with a Private Bathroom
 - ❖ Laundry Room with Cabinets, a Folding Table, and Sink
- Finished Basement has 10 ft Ceilings and offers...
 - ❖ a Rec Room/Den
 - ❖ Kitchenette with an Electric Cooktop, Dishwasher, Microwave, Sink, and a Full-Size Refrigerator
 - ❖ Wine Room
 - ❖ Utility Room with a Heavy-Duty Storage Rack
 - ❖ 5th Bedroom/In-Law Suite with a Full Bath and Walk-in Closet with Stacked Washer/Dryer