



108 WISE OAK LANE, GARNER

Sweet, Smart Home

If you are looking for classic style & comfort, this beautiful house is ready for you. On a quiet street, then this is the home for you!



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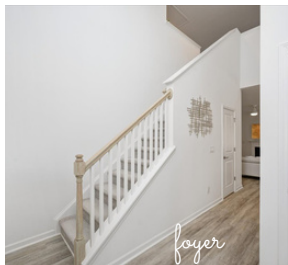


CLASSIC DETAILS

Beautiful details throughout along with classic features for today's discerning homeowners, there is no doubt you'll fall in love with this home.

- Stunning quartz countertops with luxurious veining, marble backsplash
- Vintage style brass fixtures and upgraded appliances
- Smart home automation: WiFi-enabled window treatments, ceiling fans, smart locks, and thermostats
- WiFi-enabled Samsung Bespoke appliances for ultimate convenience
- First-floor owner's suite with walk-in shower
- Spacious loft
- Screen porch and fenced backyard
- HOA dues: \$450/annually
- Built in 2023

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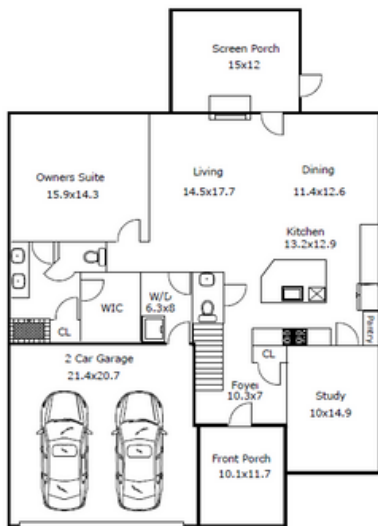


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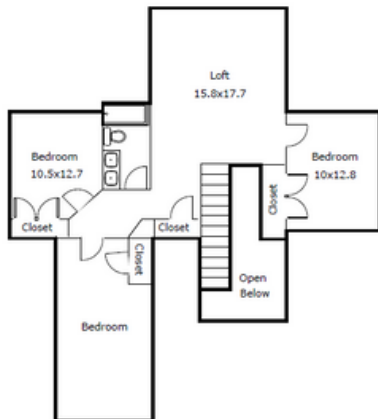


Floorplan



1st Floor

yes, the furniture should fit!



2nd Floor

2,465 sq.ft

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Amazing features & Upgrades

Over \$20k in upgrades and fixtures added to this beautiful home in the last few years!

Kitchen Upgrades

- Vintage style kitchen faucets and water dispenser with filtration system
- Upgraded garbage disposal: KOHLER Reckon™ 1 HP
- Samsung Bespoke Microwave [WiFi]
- Samsung Bespoke Range [WiFi]
- Samsung Bespoke Dishwasher [WiFi]
- Samsung Bespoke Refrigerator* [WiFi] (**fridge will NOT convey, for sale for \$3,000*)
- Philips Hue LED Strips Stylish lighting under kitchen cabinets – set the perfect mood.

Smart comfort, classic upgrades and convenience throughout the home

- IKEA Automated Blinds Adjust light and privacy with a tap or voice command
- Modern Light Fixtures throughout the house: foyer, kitchen, breakfast room
- Hunter Aerodyne Ceiling Fans [WiFi, Apple HomeKit]: smart, quiet fans you can control from anywhere.
- Fireplace Blower
- New powder room vanity, mirror and fixtures
- Full body mirror in the hallway
- Philips Hue LED Strips Stylish lighting in the owner's bathroom
- Towel rack warmer in the owner's bathroom
- The garage also receive an upgrade with shelves and storage rack plus 2 EV power outlets

Security features

- 6' Vinyl Privacy Fence
- Reolink 4K Wireless Doorbell: see who's at the door in stunning clarity.
- 2 Eufy Solar-Powered Wireless Cameras: Hassle-free security at both fence doors.
- Chamberlain WiFi Garage Door Opener: Open your garage with a tap, complete with a camera
- Smart locks: connect with your Apple products for seamless access.
- 3 Reolink I2MP PoE Cameras*: High-definition monitoring at the front and garage (**this fixture will NOT convey with the house, sellers willing to sell for \$300*)
- 2 Reolink 4K PoE Dual-Lens Cameras with Floodlights*: Bright, sharp coverage for the backyard. (**this fixture will NOT convey with the house, sellers willing to sell for \$360*)



Love everything? It's for sale!

If you love the home just the way it is, then let's chat! Several of the owner's personal items will be for sale separately from the home. Some are fixtures they will be removing from the house, but could be for sale if interested.

FIXTURES THAT WILL NOT CONVEY WITH THE HOME BUT CAN BE SOLD SEPARATELY:

- 3 Reolink 12MP PoE Cameras: High-definition monitoring at the front and garage: \$300
- 2 Reolink 4K PoE Dual-Lens Cameras with Floodlights: \$360

PERSONAL ITEMS FOR SALE:

- Samsung Bespoke Refrigerator [WiFi]: \$3,000
- Samsung Bespoke Washer [WiFi]: \$1,300
- Samsung Bespoke Dryer [WiFi]: \$1,300
- Samsung Frame TV 4K and bracket [WiFi]: \$1,500
- Sonos Soundbar with Subwoofer: \$1,200
- White Couches in Living Room (both): \$800
- Couch + Ottoman in Flex Room: \$1000
- Home Gym (entire set): \$4,000
- Treadmill only: \$800
- Squat Rack only: \$500
- Outdoor furniture (back porch): \$300
- Outdoor furniture - table and chairs (front porch): \$200
- Fire pit: \$100
- Kitchen table + chairs: \$600
- Stools at kitchen counter: \$450
- Bar cabinet/furniture: \$300
- Dresser in Closet: \$300
- Whiteboards at office: \$200



*The sale of personal items and fixtures will be handled separately with a bill of sale and a separate check made to sellers outside of closing.