

**2321 Toll Mill Ct
Raleigh, NC 27606**

www.2321TollMillCt.com

Exterior Features

- Stunning Home in The Sanctuary at Yates Mill
- Built in 2021 by ICG Homes, the Madison Floor Plan
- Attached 3-Car Garage, Covered Front Porch, Screened Porch with Fireplace, Patio, and a Fenced Backyard
- Low-Maintenance Landscaping with Perennial Plantings, Flowering Trees, and a Curved Stone Wall
- Lawn H2O Irrigation with 6-Zone Sprinkler System
- Generac Generator
- LeafFilter Gutter System
- Close to Lake Wheeler Park, Historic Yates Mill County Park, Tryon Village Shopping & Restaurants, Waverly Place, WakeMed Cary, Koka Booth Amphitheatre, Hemlock Bluffs Nature Preserve, and easy access to US-1, US-64, US-401, I-40, and The Triangle Expressway

Interior Features

- Hardwood Floors on main level and second floor hallway
- Cove Crown Molding
- Kitchen offers high-end KitchenAid appliances (6-Burner Dual Fuel Gas Range with Decorative Hood, Wall Oven, Microwave, and Dishwasher), Quartz Counters, Center Island with Farm Sink and Bar Seating, Cabinets with Under-Mount Lights & Soft-Close Drawers, Tile Backsplash, Recessed Lights, and Breakfast Area
- Formal Dining Room has Trim Feature Walls and Butler's Pantry/Dry Bar for Entertaining
- Family Room features a Stone Surround Fireplace with Side Bookcases and Wooden Beam Floating Shelves, Ceiling Fan with Light, a 12 ft Slider that opens to the Screened Porch, Recessed Lights, and Wooden Beams connecting to the Kitchen
- Main Floor Owners Bedroom has a Foyer entry and includes a Wooden Beam Ceiling and En-Suite Bath with a Double Vanity with Carrara Marble Countertops, Free-Standing Soaker Tub, Tiled Zero-Entry Shower with Bench, a Water Closet, and a Walk-in Closet with Island by Wood Closet Designs
- Main Floor Mud Room with Drop Zone
- Main Floor Laundry Room with Cabinets and Sink
- Main Floor Study (Optional Guest Bedroom) and Hall Bath
- 2nd Floor includes Three Bedrooms each with a Private Bath, Two Bonus Rooms, and a Hall Bath