

10909

GRAND JOURNEY AVE  
RALEIGH, NC 27614

5 BEDS | 4 BATHS | 1 HALF BATHS | 4,644 SQFT | .33 ACRES







ESTATES  
— at —  
BEDFORD



## THE ESTATES AT BEDFORD

Bedford boast year round beauty and entertainment, as well as, a large variety of gorgeous homes, however, none quite as impressive as those nestled in the *Estates at Bedford*. 10909 Grand Journey is a stunning custom home on an idyllic lot just beyond the *Estates* iron gates and meticulously landscaped avenues. "Avenue" in its purest definition is intended to enhance a sense of arrival; the tree lined streets and sidewalks leading to this lovely homestead do just that. A homeowner here has most certainly "arrived."

On your approach, you are struck by this homes timeless beauty. Nothing gaudy or garish, just lovely landscaping and stonework— hinting at what is just beyond the doors. The finishes include: large corbels, jack arches, weighty lanterns, and hinged shutters. In a world of faux finishes, this home is the gold standard in real quality.

Massive, solid wood doors and transom window fill the grand entry with light, highlighting the stunning Australian Cypress hardwoods throughout the main floor, stairs, and upstairs hall.

The formal dining room, like the rest of the home, boasts impressive millwork. Chair rail, picture frame moldings, and over-sized trim have been finished with designer paint.





## CHEFS KITCHEN

The kitchen is a chefs dream, with granite counter tops, large working island, solid wood cabinets, stainless steal appliances, and bar counter with enough space for 6. Ample storage and butlers pantry complete with wine fridge. Huge breakfast nook and tons of natural light.

Whether you are capturing some solitude with a coffee by the fireplace or entertaining with a card game; homework at the counter top or breakfast in the nook, this kitchen was designed with form and function in mind. Again, the millwork is show stopping: coffered ceilings, built-ins, arched walkways, and trim throughout.

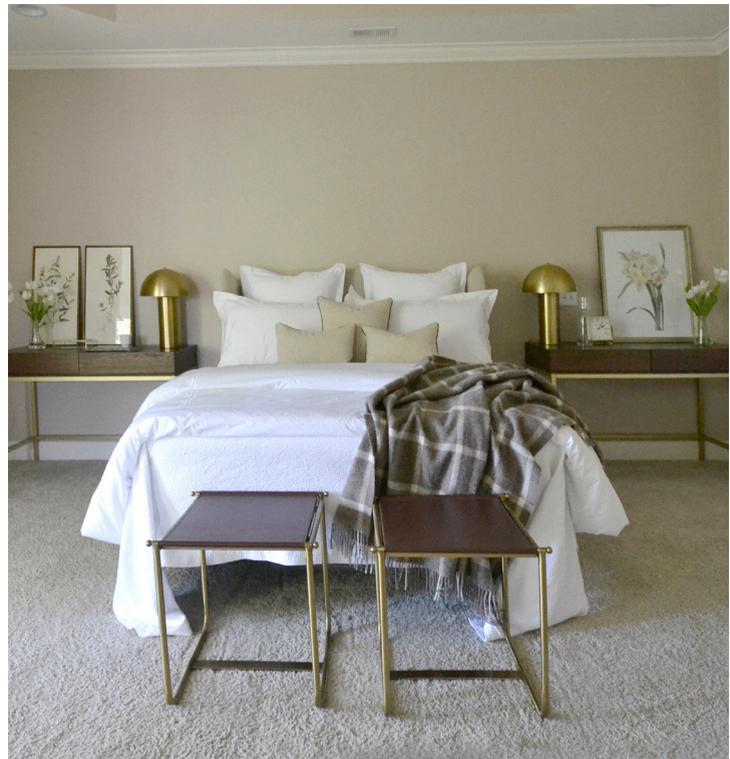




## GRACIOUS LIVING

Soaring windows and custom arched walkways lead you to your living room. A perfect space to relax and entertain. Coffered ceilings and built-ins punctuate the beautiful floor to ceiling stone fireplace complete with complex jack arch inlay and 10" solid stone mantel. Unlike the views that you get with track homes in this price point (usually stuck looking into someone else's living room), the views framed by your wall of windows are serene. A picturesque and private backyard with mature trees, shrubs, and professionally installed landscape lighting.





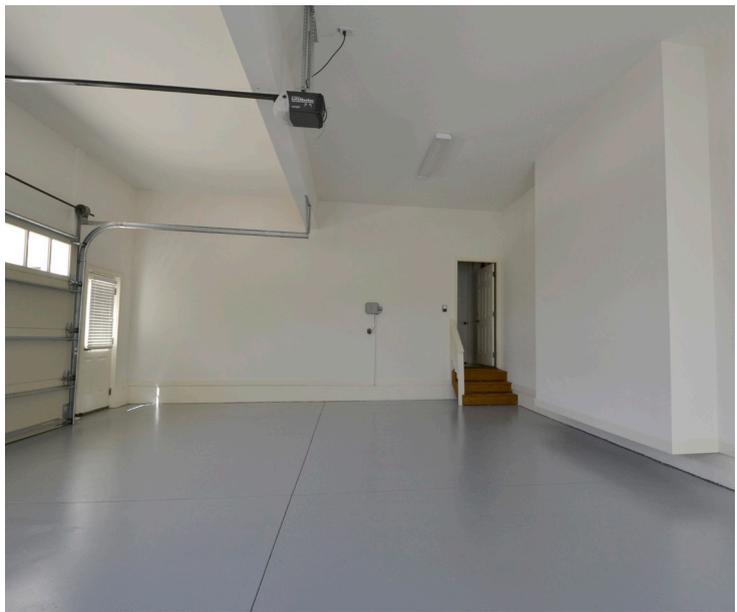


## MASTER RETREAT

The ideal master suite to rest, recharge, and prepare for what lies ahead. Large windows in seating area with private views, built-in and three-sided fireplace!

Spa-like on suite bathroom, with chandelier and huge walk-in closet featuring custom built-in storage.





## EVERYTHING YOU NEED UNDER ONE ROOF

Included on the main floor is a large office with ample storage, built-ins, and fireplace with granite surround. As well as, a first floor guest room and private full bath. An iron spindled staircase lead to the second floor which plays host to even more outstanding architectural details. 3 additional large bedrooms all with walk-in closets and 2 full baths. Plus, a large bonus room that has been outfitted as a media room, complete with sconces, projector and screen. This room can also be considered a 6th bedroom should you choose to use it as such.

### *There is a hidden gem on the third floor...*

A completely finished attic space can suite a multitude of purposes: workout room, dance studio, craft or hobby room, games room, secondary master, in-laws suite, additional office... the possibilities are limitless. And best part is that it has not been included in the listing square footage... *more living area with zero cost to you.*







## STUNNING ESTATE HOME IN PRESTIGIOUS BEDFORD FALLS

Bedford at Falls River is a master planned community unlike any other. Recipient of numerous awards, this highly coveted and thoughtfully developed neighborhood is ideally situated at the heart of everything Raleigh has to offer. Surrounded by an abundance of natural beauty—green ways, nature preserves, recreation and parks—as well as, just minutes from all the fine dining, shopping, museums, and night life that North Hills and Downtown have to offer. Ease of living and convenience are this communities cornerstones. Not to mention it is just a short drive from Raleigh International Airport.

And that is just what surrounds Bedford... home-ownership here proves that it is what is on the inside that makes this community so special. Though the neighborhood is quite large, and very well established, it exemplifies small town living.

Picturesque sidewalks, fountains, landscaping, playgrounds, pools, clubhouse and even an exclusive town square complete with gym, restaurant, retail, cafe, spa and dry cleaner! All adding to its one-of-a-kind living experience.



The perfect mix of privacy and security, along with a strong sense of community. The amenities at Bedford also include a *dedicated events director* responsible for creating the neighborhood's robust social calendar. With events like the annual Bedford Palooza music festival, Easter egg hunts complete with Easter bunny meet and greet, Fall festival, "Food Truck Rodeo", Forth Fest, outdoor movie nights, and many, many more. Bedford at Falls River has something for everyone.

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GENERAL *features*

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2 CAR & 1 CAR GARAGES WITH CUSTOM SEALED FLOORING

AUSTRALIAN CYPRESS HARDWOODS

NATURAL GAS

DUAL ZONE HVAC FOR PERFORMANCE AND EFFICIENCY

ROD IRON DOOR HARDWARE

3 GAS FIREPLACES

EXTENSIVE MILLWORK, TRIM, BUILT-INS, COFFERED CEILINGS

10 FT CEILINGS

RECESSED LIGHTING

CUSTOM 2" WOOD COMPOSITE BLINDS

ALL CLOSETS WITH CUSTOM BUILT-INS

3RD FLOOR INSULATED WALK-IN STORAGE

FINISHED ATTIC NOT INCLUDED IN SQFT

PROFESSIONAL LANDSCAPING AND EXTERIOR LIGHTING

SODDED YARD

STAINLESS STEEL APPLIANCES

4-BURNER GAS COOKTOP

BUTLERS PANTRY

WINE FRIDGE

SOLID WOOD CABINETS WITH GLASS ACCENTS

LARGE ISLAND

GRANITE COUNTERS IN KITCHEN & MASTER BATH

SOLID WOOD CABINETS IN KITCHEN & MASTER BATH

4 DEDICATED FULL BATHROOMS FOR BEDROOMS

SECURITY SYSTEM WITH KEYPAD

A HIGHER LEVEL  
*of*  
REAL ESTATE  
SERVICE



PHILLIP MARQUIS





## BUY BETTER.

AN EXTENSIVE KNOWLEDGE OF THE AREA AND DEEP EMPHASIS ON LISTENING TO YOUR NEEDS. WE ARE COMMITTED TO PROVIDING YOU WITH THE MOST INFORMED AND ENJOYABLE HOME BUYING EXPERIENCE POSSIBLE.

## SELL STRONGER.

ROBUST AND PERSONALIZED OFFERINGS INSURE THAT YOUR HOME RECEIVES MAXIMUM EXPOSURE. COMBINING STATE OF THE ART TECHNOLOGY AND TIME-TESTED PRACTICES, OUR FIRMS SELLING STRATEGIES ARE SECOND TO NONE.

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