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REAL ESTATE GROUP

**303 FARNSWICK PLACE
EFLAND NORTH CAROLINA**



303 FARNSWICK PLACE | A LITTLE MORE BREATHING ROOM

Some homes just breathe easier — and this one, set on a third of an acre at the end of a peaceful cul-de-sac in Efland's Ashwick neighborhood, is one of them. You get the privacy of a wooded backyard buffer and mature landscaping, plus an easy shot to both the Triangle and the Triad whenever you need it.

The current owners have spent the last five years quietly getting everything right: adding a new fence, deck, patio, gutters, upstairs carpet, and fresh paint on both the exterior and interior. Plus a dual-zone HVAC keeps every level comfortable.





The kitchen has quartz countertops, undercabinet lighting, a marble tile backsplash, and a reach-in pantry tucked off the adjoining dining nook. The laundry room comes with built-in storage cabinets and washer/dryer hookups in place. A generous storage closet and half bath are also located nearby.



2331 SF | 3 BEDROOMS + BONUS ROOM | 2.5 BATH

The downstairs living room features a gas fireplace, creating a cozy centerpiece for this home.

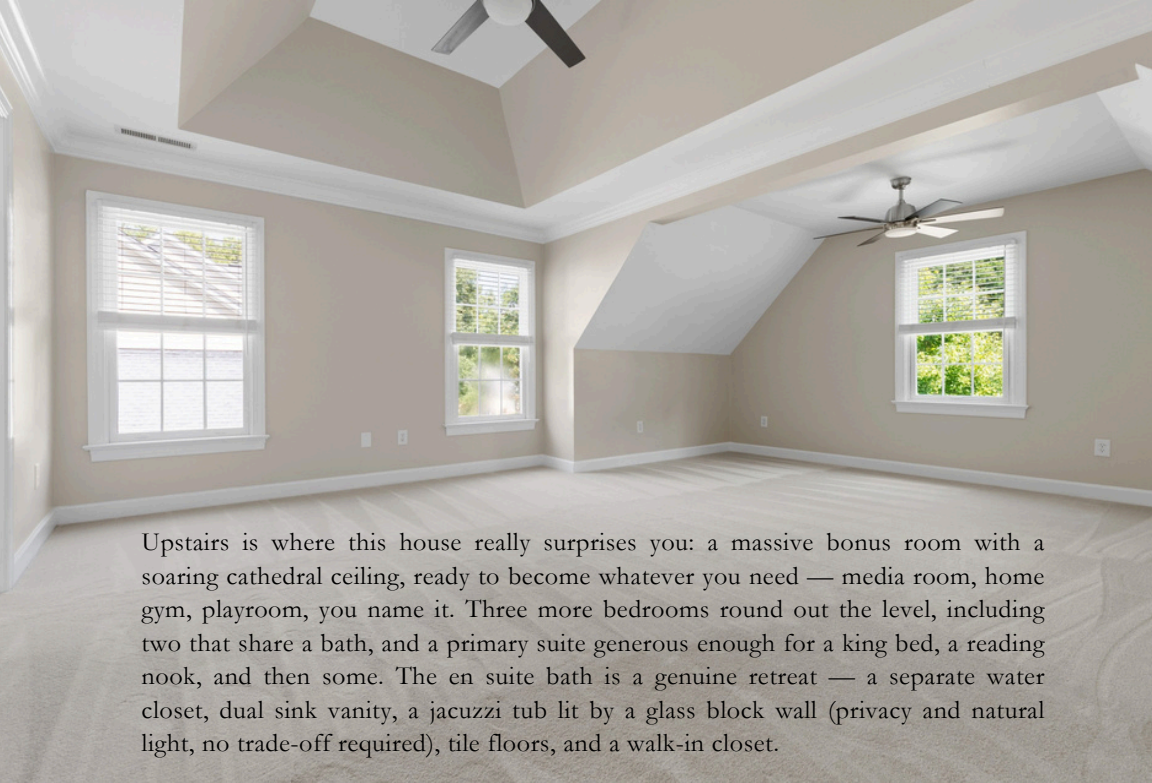






Step inside and be welcomed by an open and flowing floor plan. First to notice - the light filled dining room with bay window which flexes easily into a parlor or home office.





Upstairs is where this house really surprises you: a massive bonus room with a soaring cathedral ceiling, ready to become whatever you need — media room, home gym, playroom, you name it. Three more bedrooms round out the level, including two that share a bath, and a primary suite generous enough for a king bed, a reading nook, and then some. The en suite bath is a genuine retreat — a separate water closet, dual sink vanity, a jacuzzi tub lit by a glass block wall (privacy and natural light, no trade-off required), tile floors, and a walk-in closet.





Step outside and you're greeted by a beautifully landscaped, spacious backyard that includes a magnolia tree, a weeping willow, and juniper bushes. The fenced backyard backs directly to trees, so your view is green, not your neighbor's fence line. And there's plenty of room to set up a cornhole tournament on the lawn, host a summer cookout on the Trex deck, create a grill zone on the stamped concrete patio, or just let the space unfold as your go-to spot for weekend gatherings.

An added bonus: a shed that is wired for electricity, so your workshop, studio, or storage setup is ready to go from day one.



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