

# PROPERTY HIGHLIGHTS

1753 E Ridge Heights Drive, Fuquay Varina, NC 27526



## HOA FEES & TAXES

Annual Real Estate Tax .....	\$2,717.66
Willow Creek Annual HOA Fees .....	\$252.81

## EXTERIOR FEATURES

- Fenced-In Backyard with shed
- Lot Size of 0.2 acres
- Attached 2-car garage
- **Neighborhood:** Willow Creek
- **Year Built:** 2001

## INTERIOR FEATURES

- Vaulted ceilings
- Separate dining room
- Open floor plan
- Laminate flooring
- Gas fireplace
- Main level laundry
- Walk-in closet
- **Living Space:** 1,572 sqft
- **Bedrooms:** 3
- **Bathrooms:** 3

## WAKE COUNTY SCHOOL DISTRICT

- **Elementary School:** Fuquay-Varina Elementary
- **Middle School:** Fuquay-Varina Middle
- **High School:** Willow Spring High

# LOCATION HIGHLIGHTS

Lennox at Brier Creek



## NEARBY RECREATION

- Less than 10 minutes to downtown Fuquay-Varina with a thriving art scene, award-winning dining and breweries, and unique shopping.
- Next to ClubWorx: A full-service multi-purpose health and fitness facility.
- Hilltop Needmore Town Park Holds about 5 miles of paved walking/jogging/biking trails across 143 acres with ponds and open space for everyday enjoyment

## SHOPPING, DINING & ENTERTAINMENT

- Conveniently located less than two miles from grocery stores and popular chains, including Chick-fil-A, Aldi, and Starbucks
- Close to The Shoppes on Main, this center featuring over 30 distinctive shops: boutiques, artisan goods, home décor, etc.
- The town hosts monthly events like First Fridays in Fuquay-Varina, featuring live music, shopping and food in the downtown districts which are easy to access from this home.
- My Way Tavern was voted “Best Bar Food in Raleigh” for 3 years in a row and “Best Wings & Best Trivia Night 2023”
- Piney Town Playhouse is a vibrant indoor playground offering hours of fun for children and families

## LOCATION & TRANSPORTATION

- 30 minutes to RDU Airport and RTP
- 35 minutes to Downtown Raleigh
- Easy access to I-540 and US-401