

# Splendid Stoneybrook Cottages Neighborhood



## 101 Hay Sedge Court, Durham, NC, 27705

Offered at \$499,900

Showings Start Friday May 9th! Craftsman Style Comfort in West Durham. Experience the charm of Stoneybrook Cottages in this beautifully maintained 4-bedroom, 2.5-bathroom home, perfectly situated on a desirable corner lot in one of West Durham's best, established neighborhoods. With over 2,600 square feet of thoughtfully designed living space and a two-car garage, this 2007 K. Hovnanian built home offers timeless appeal with modern updates. Located 8 minutes to Duke University, 10 minutes to Downtown Durham, and 5 minutes to Eno River, this residence blends location, lifestyle, and comfort. Recent updates include a new roof (2023), upstairs carpet, and luxury vinyl flooring in the downstairs family room (2022). The upstairs bathrooms have also been refreshed, featuring updated luxury vinyl flooring, toilets, and light fixtures. The chef's kitchen is the heart of the home?equipped with tall wood cabinetry, granite countertops, a central island, stainless steel appliances, and a double oven. The open-concept layout connects seamlessly to a cozy breakfast nook and a sunlit family room anchored by a gas fireplace and a wall of windows with wide-louver plantation shutters that overlook mature backyard trees. The main floor also features a formal living and dining room with gleaming hardwood floors, plus a conveniently located powder room. Upstairs, the primary suite boasts a tray ceiling, walk-in closet and a spacious en-suite bath complete with dual sinks, separate shower and soaking tub. The second floor is complemented by three additional bedrooms, a flexible loft space, and a dedicated laundry room. Following the owners' relocation for work, the home has been leased to a single family for the past two years?lease ends June 30th. The property has been well maintained, including professional landscaping, pest control, freshly painted porch railings and trim, and newly re-stained front and back decks. Stoneybrook Cottages is a self-managed community with current annual dues of \$425. Residents enjoy beautifully landscaped common areas, with decorative lighting, dog waste stations, and a central gathering island with custom bench seating. Learn more at stoneybrookcottages.com. Enjoy close proximity to Croasdaile Country Club, offering optional membership(s) for golf, tennis, pickleball, dining, and an upcoming pool complex. With quick access to I-85, Cole Mill Road, Duke University, and Downtown Durham, this location offers the ideal balance of convenience and community. Don't miss this exceptional opportunity to call 101 Hay Sedge Court home. Chris Baker-Broker-Call him today for your private showing!

4 Bedrooms

3 Bathrooms

2,606 sqft

0.15 acres (lot size)

Built: 2007



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