

2806 Austin Falls Station  
Unit # 434  
Apex, NC 27502

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**Unit # 434**

**Subdivision:** Friendship Station

**Living Area Above Grade:** 2,214

Model: Hyde Park A Townhouse

Bedrooms: 4

Baths: 3.5

HOA Management: York Properties

HOA fees: \$200 / mo.

Central A/C and Heat

## School Information

**Neighborhood:** Wake - Apex Friendship

**ElemSch1:** Wake - Apex Friendship

**MidSch1:** Wake - Apex Friendship

**HighSch1:** Wake - Apex Friendship

## Measurements and Rooms

Master Bedroom 3rd Floor: 16 x 12

**Bedroom 2 Floor Third:** 10.3 x 11

**Bedroom 3 Floor Third:** 10.6 x 10

**Living Area Above Grade:** 2,214

**Living Area Below Grade:** 0

**Total Living Area SqFt:** 2,214

**Bedrooms:** 4

**# of Rooms:** 8

**Entrance Hall Floor Main:** 3.7 x 8.8

**Living Room Floor Second:** 20 x 15

**Bedroom 4 1<sup>st</sup> Fl. / Bonus Room Floor Main:** 17.3 x 13

**Kitchen Floor Second:** 15 x 12

**Dining Room Floor Second:** 17 x 10

**Utility Room Floor Third:** 6.3 x 7.7

Garage: 2 cars

**Garage Floor Main:** 17.4x22.4

**Storage Floor:**

**Porch Floor Second:** 15 x 6

**Patio Floor Main:** 10 x 6

**Awning Porch Floor second flr**

## Features

ENERGY STAR Appliances, LED Lighting, Programmable Thermostats

**Property Description:** Townhouse

**Style:** Craftsman, Traditional

**A/C:** 3 Zone, Central Air, A/C Age 0-3 Years, Electric

**Attic Description:** Pull Down

**Bath Features:** Walk in Shower

**Construction Type:** Site Built

**Design:** 3 Story

**Dining:** Separate Dining Room

**Equipment/Appliances:** Cooktop - Gas, Dishwasher, Disposal, Garage Opener, Ice

Maker Connection, Microwave, Wall Oven

**Exterior Features:** Deck, Gutters, Insulated Windows, Patio, Porch, Warranty Program

**Exterior Finish:** Fiber Cement

**Property Type:** Attached

**Building Exposure**

**Fireplace:** 0

**Flooring:** Carpet, Laminate, Tile Floor

**Foundation:** Slab

**Fuel Heat:** Natural Gas

**Heating:** 3 Zone, Forced Air

**Interior Features:** 9 Ft Ceiling, Granite Counter

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Tops, Walk in Closet, Smooth Ceilings, Kitchen Island

**Other Rooms**

1st Floor Bedroom, Bonus Room /Finish, Entry Foyer

**Parking:** DW/Concrete, Garage

**Pool:** Swim Pool/Priv. Com

**Roof:** 30 Year Warranty

**Washer Dryer Location:** 3rd Floor, Laundry Room

**Water Heater:** Electric WH

**Water/Sewer:** City Sewer, City Water

**Directions**

From US 64. Take Kelly Rd exit, Turn R on Kelly Rd, R at Olive Chapel, L at Richardson. Richardson Rd takes you directly into Friendship

Station! If coming from US 1 turn R at Humie Olive & take L onto Richardson Rd. Model at 2253 Kettle Falls Station

**Remarks**

Ready Summer! Amenity Underway! Why carpool when the kids can walk/bike to school? Friendship Station is moments away from 540/64/US1

as well! W/D/F/blinds included! Check out our brand-new luxury townhome ready to move in. Our popular Hyde Park plan features a spacious open floor

plan with numerous designer upgrades. White Kitchen cabinet, Granite counters, gas cooktop, wall oven, and microwave.

First floor bonus room or guest

suite with private entry. Tons of storage! Photos Representational

**Agent Remarks**

**Property Name:** Friendship Station Design

**Headline:** New Construction rental to Apex Friendship Middle & High Schools. Comm w Pool

**Description:**

**New Construction Rental Location Next to Apex Friendship Middle & High Schools. Amenity with Pool and outside Clubhouse! Why carpool when the kids can walk/bike to school? Friendship Station is moments away from 540/64/US1.**

**as well! W/D/F/blinds included! Check out our brand-new luxury townhome ready to move in. Our popular Hyde Park plan features a spacious open floor plan with numerous designer upgrades. White Kitchen cabinet, Granite counters, gas cooktop, wall oven, and microwave. First floor bonus room or guest suite with private entry. Tons of storage!**

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