

BEESNEES

# THE RALEIGH HOUSE



## COVETED VIRGINIA BEACH OCEANFRONT LOCATION

*5 Bedrooms • 5.5 Bathrooms*

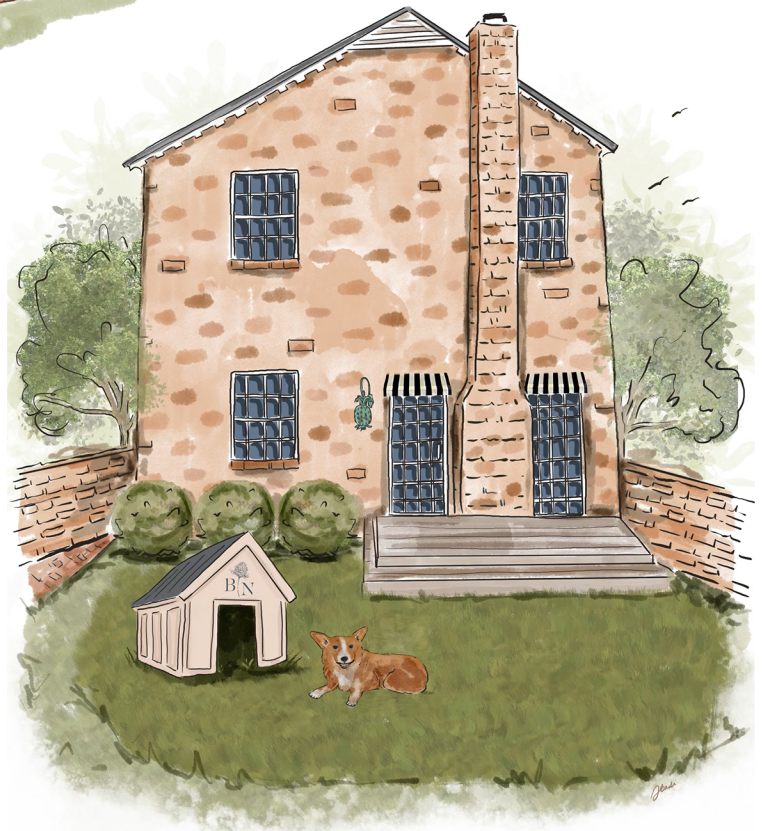
*SQ FT | House 3,487*

*Garage 254 • Screened in Porch 279*

Nestled in the  
North End Neighborhood

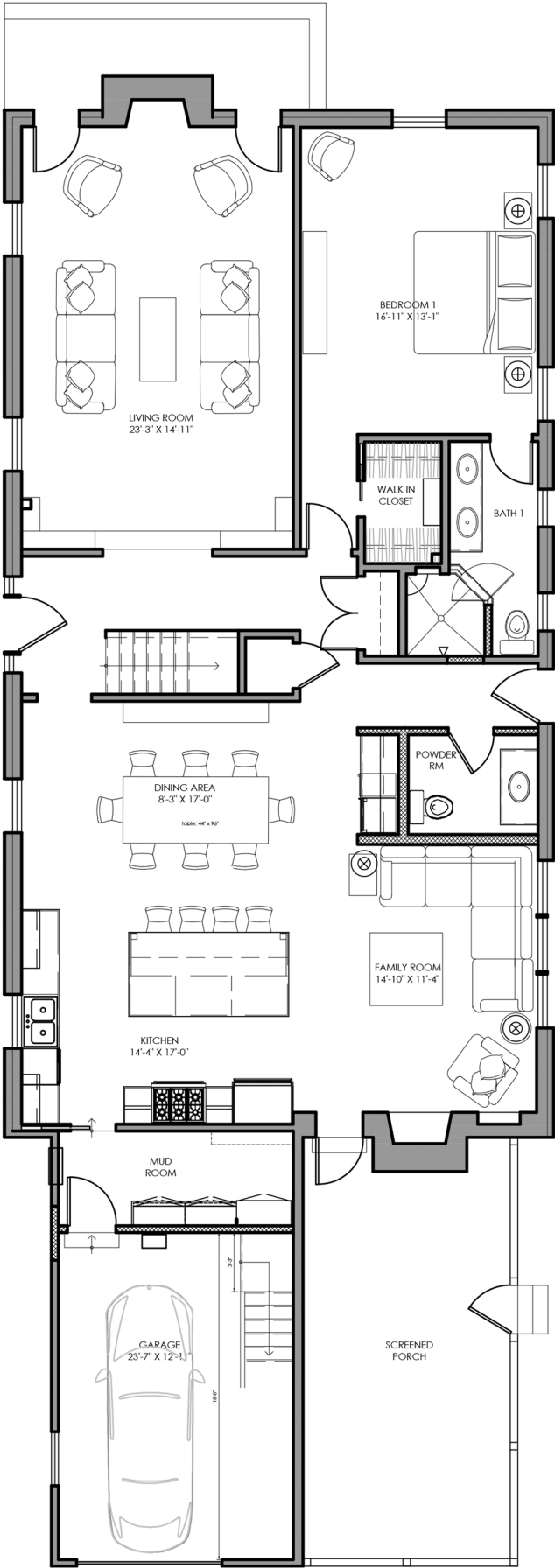
Email us: [info@beesnees.com](mailto:info@beesnees.com)

Call us: 757-251-0252



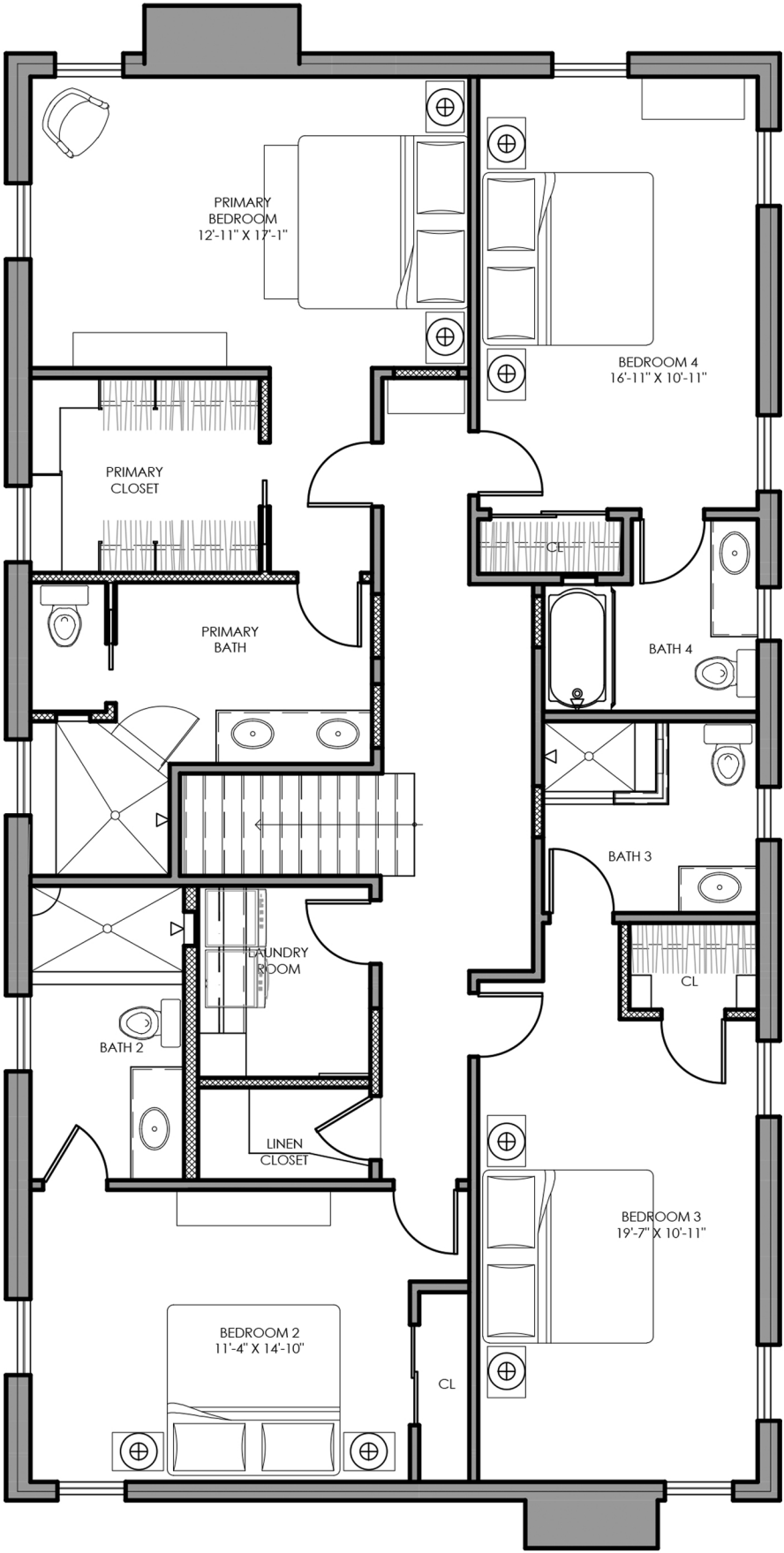
# THE RALEIGH HOUSE

## 1ST FLOOR



# THE RALEIGH HOUSE

## 2ND FLOOR





# THE RALEIGH HOUSE

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209 44th Street Virginia Beach, VA 23451



## LOCATION

### **CAVALIER SHORES NEIGHBORHOOD**

Nestled in Virginia Beach's iconic North End, this home is just steps away from the historic Cavalier Hotel and the pristine beach. Tucked away, it offers maximum privacy and tranquility.

A charming walking path winds through the neighborhood, leading straight to the hotel's front door. Ample street parking, private rear access, and a garage offer plenty of space for guests and residents alike.

## LAYOUT

### **5 BEDROOMS AND 5.5 BATHROOMS**

Square Footage:

House - 3,487

Garage - 254

Screened In Porch - 279

Modernized floor plan

All bedrooms include ensuite bathrooms

Two primary suites with walk-in closets on both the first and second floors

Formal living room with wood burning fireplace

Open kitchen with custom cabinetry, adjoining pantry, and a dry bar with wine fridge and ice maker

Family room with 2<sup>nd</sup> wood burning fireplace

Spacious laundry room with adjoining linen closet

One car garage with brand new garage door and flooring







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## EXTERIOR FEATURES

- Original brick exterior, brick surrounding walls, and brick walking path
- Private backyard with screened in porch (we have overhauled lighting and exterior fans)
- Low maintenance front yard with an English garden and lush, mature landscaping
- New roof with architectural 30-year shingles
- Gorgeous hand-selected antique exterior lighting

## INTERIOR FEATURES

- Beautiful original hardwood floors throughout and slate entryway
- Natural stone throughout and artisanal tilework
- Brand new windows and window treatments
- New HVAC system and controls
- Two new Rinnai tankless water heaters
- Custom cabinetry from Heritage Woodworks
- Fresh paint and new wallpaper throughout
- New garage door and refinished flooring
- Ample storage above garage

## LUXURY DESIGN BRANDS

- Lighting from Urban Electric, Palecek, Hector Finch, Visual Comfort, Made Goods and Currey & Company
- Wall coverings and fabric from Kravet, Schumacher, Johanna Ortiz, Kit Kemp, and some other amazing brands

