

Modern gem overlooking Banbury Park

1617 Nottingham Rd. Raleigh, NC 27607

35.8101466, -78.6739302



Welcome to 1617 Nottingham Road - an architectural masterpiece perched above the beloved Banbury Park in Raleigh's coveted 27607 zip code. Built in 2022 by Concept 8 and thoughtfully curated from the ground up by the current owner, this contemporary modern home spans nearly 4,000 square feet across three stories (all accessible via a private in-home elevator) and delivers a living experience that is truly rare to find in the Triangle. Wake up each morning to breathtaking sunrises over Banbury Park, Raleigh's own "mini Central Park"; where neighbors jog, bike, and stroll below your multiple balconies. Whether you're sipping your morning coffee or hosting friends on the extended deck, the backdrop of treetops and parkland creates an effortless sense of retreat right in the heart of the city. Every inch of this home reflects the seller's meticulous hand with upwards of \$300,000 in curated upgrades from walnut herringbone hardwood floors and walnut staircases, to quartzite kitchen counters, marble in every bathroom, and a dramatic floor-to-ceiling porcelain fireplace wall. Black-framed windows frame the stunning views while flooding each level with natural light. Restoration Hardware lighting, surround sound, custom master closet, frameless shower glass, dimmers, and designer hardware round out the elevated selections made at every turn. No detail was left untouched. The main level flows seamlessly from a chef's kitchen (including a hidden walk-in pantry) with premium stainless appliances and a water purifier, to open living and dining spaces anchored by soaring cathedral ceilings, a gas fireplace, and walls of glass windows. Upstairs, the primary suite is a true sanctuary with a spa-caliber bath featuring a soaking tub, frameless walk-in shower, and custom walk-in closet - plus direct balcony access overlooking the park. On this upper level you will also find a spacious laundry room with a sink and additional counter space and storage, plus two additional bedrooms down the hall. The lower level is the ultimate flex space as it's designed to function as completely private living quarters or an entertainer's dream. A full bedroom and bathroom, spacious den, private sauna, and putting green make this level as versatile as it is impressive. Step outside to the fenced backyard with turf and additional outdoor living space. A 2-car garage with EV charging, parking pad, retractable screen to the deck, full spray insulation, smart home features, and stone entry complete this extraordinary offering. Zoned for Lacy Elementary, Martin Middle, and Broughton High School. Homes like this simply don't come along often - a rare combination of location, architecture, and thoughtful design that sets a new standard for luxury living in the prime of Raleigh.

Overview

Market Status:Active	Sale or Rent:For Sale	Initial list price (subject to change):\$1,995,000
Rent price:\$	Land area:United Statesacre	Living area:3978ft2
Bedrooms:4	Full Bathrooms:3	Half Bathrooms:1
Architect:Nick Hammer	Builder:Chappell & Concept 8	Year Built:2022

Amenities

- ✓ Finished Basement
- ✓ Garage
- ✓ Elevator
- ✓ Balcony

Agent Details

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NC Modernist Houses For Sale/Rent