

# Beautiful Luxury Condominiums For Sale

1231 & 1234 Kelton Cottage Way  
Morrisville, NC 27560



**CITYPLAT**  
COMMERCIAL REAL ESTATE





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# KEY HIGHLIGHTS

Unique opportunity to buy 2 out of 24 total units in a very desirable building that always remains full. It is the only condominium building built in Preston, which predominantly consists of private single family residences that are owner-occupied. Building is in a very private setting that overlooks the green of the 16th hole of the Prestonwood Golf Course. Each unit has 1 secured underground parking space and 1 outdoor parking space and comes with a storage unit located in the garage.

- Easy Commute to work -- less than 10 minutes ride to RTP, RDU and other major employment centers.
- Easy Access to I-40 - residents can quickly reach NC State, North Carolina Museum, and the PNC Arena.
- 4 Min & 1.1 Miles to Park West Village
- 5 Min & 2.4 Miles to Morrisville Square
- 8 Min & 4 Miles to Lake Crabtree County Park
- 21 Min & 12.1 Miles to William. B Umstead Park
- ~ 25 Min from Downtown Raleigh

## PROPERTY HIGHLIGHTS

Sale Price	\$975,000
Year Built	1999
Units For Sale	Two (both top floor units)
Unit Size	<b>Unit 1231:</b> 1,450 SF / 3 bd 2 ba <b>Unit 1232:</b> 1,450 SF / 3 bd 2 ba (SOLD) <b>Unit 1233:</b> 1,470 SF / 2 bd 2 ba (SOLD) <b>Unit 1234:</b> 1,470 SF / 2 bd 2 ba



*All units are occupied by long-term tenants. Do no disturb the residents. All showings are by appointment only upon receipt of an acceptable LOI  
Rental info is available upon request.*



## INVESTMENT SUMMARY

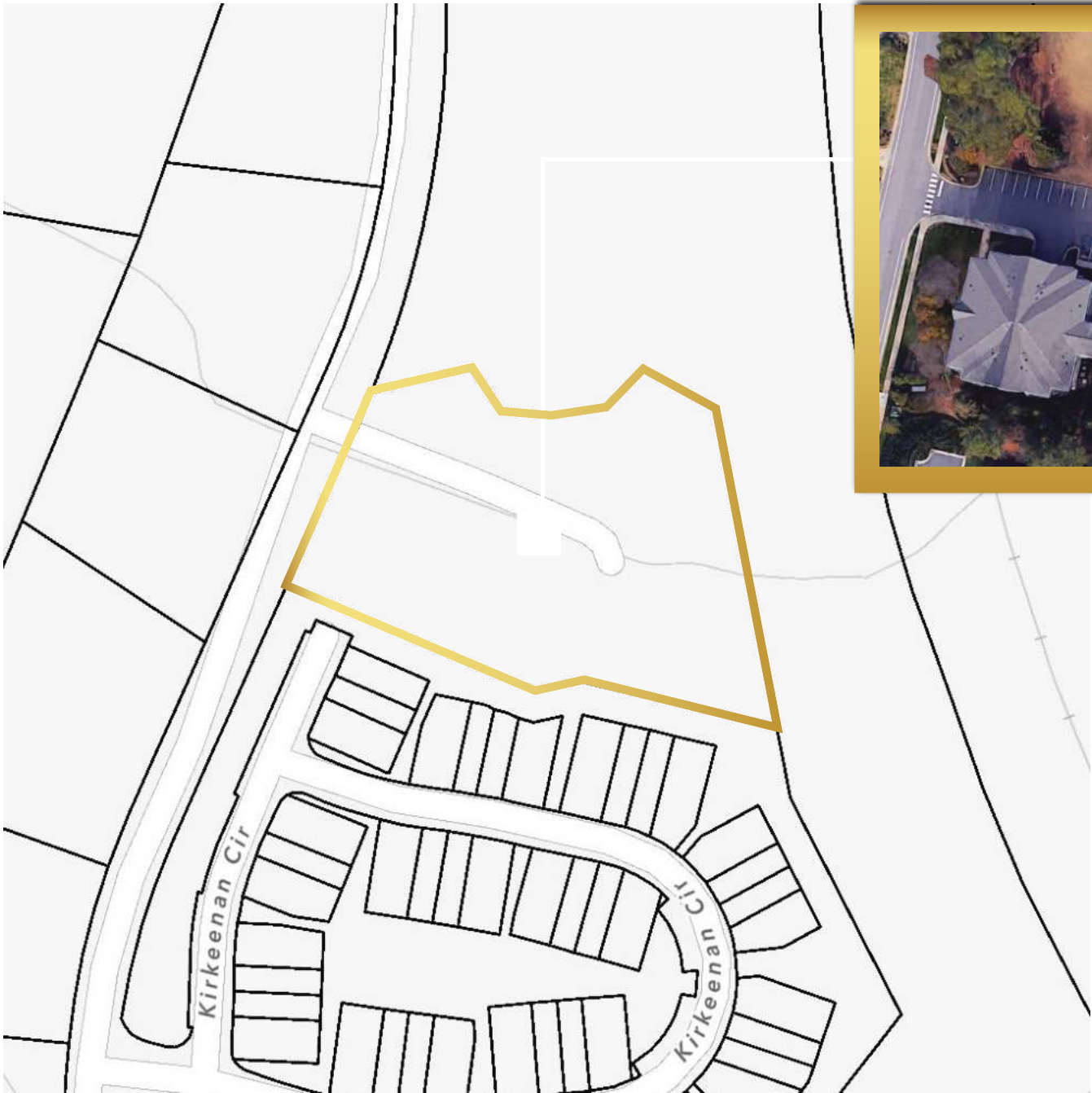
### 1231 & 1234 KELTON COTTAGE WAY

	SIZE	TYPE	SALE PRICE
UNIT 1231	1,450 SF	3BR   2BA	\$525,000
UNIT 1234	1,470 SF	2BR   2BA	\$450,000
2 UNITS TOTAL			\$975,000



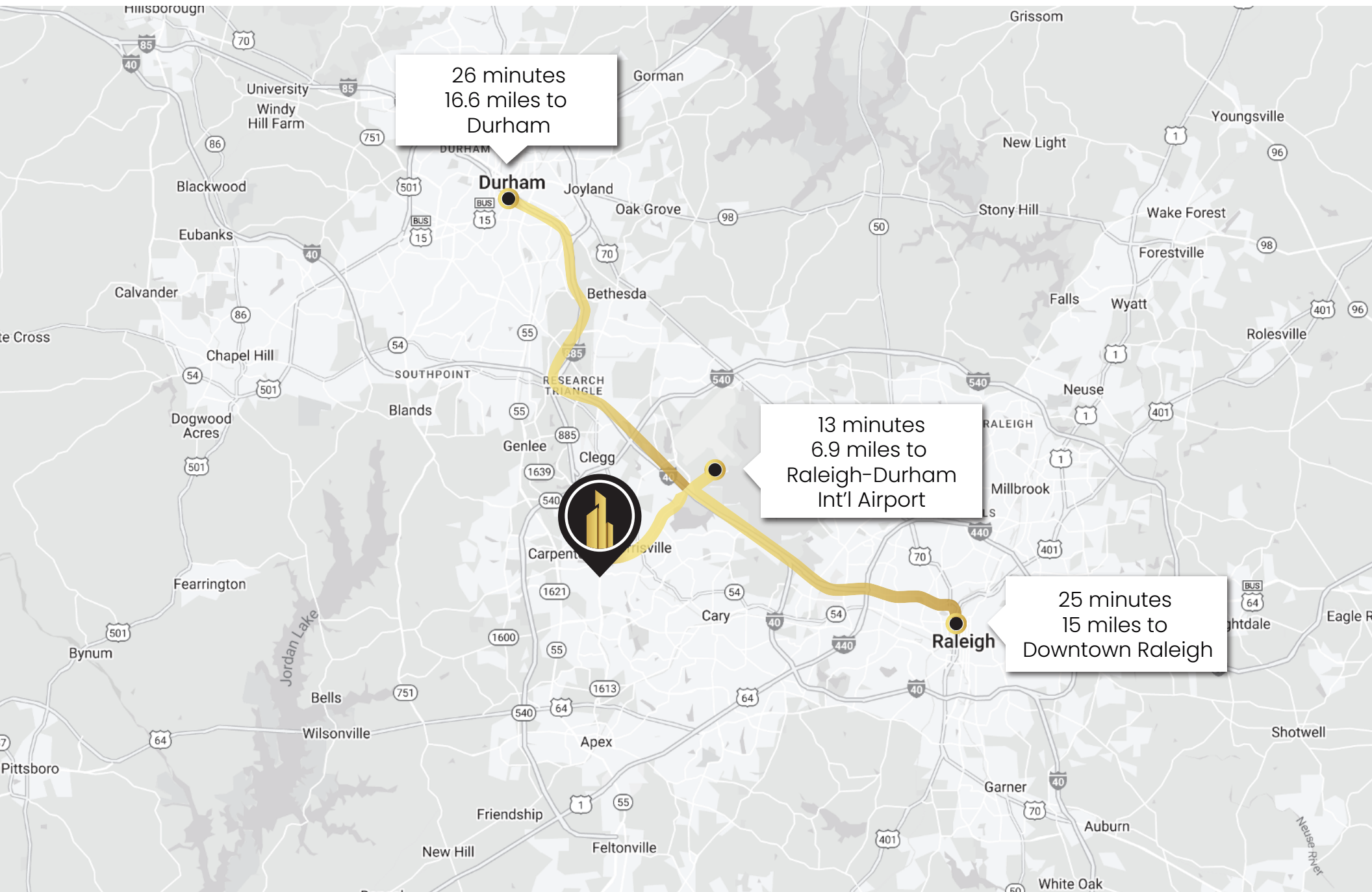


PARCEL MAP





## AREA MAP





AERIAL LOOKING NORTHEAST

PARK WEST  
VILLAGE

FRESH FOOD  
SHEETZ  
MADE TO ORDER

Morrisville Pkwy (12,970 VPD)

Bristol Creek Dr (3240 VPD)

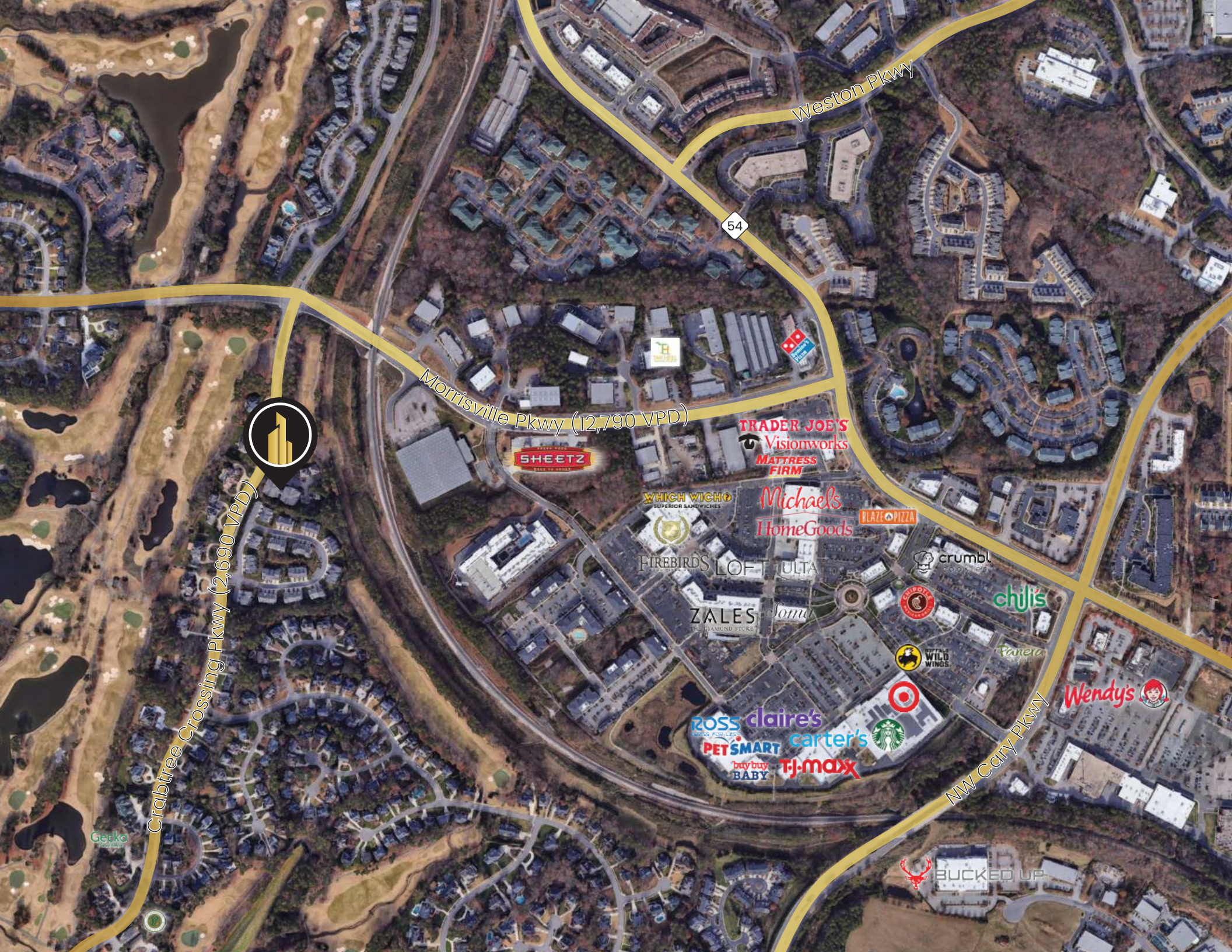


Crabtree Crossing Pkwy (2,690 VPD)

Kelton Cottage Way

Kirkeenan Cir





Weston Pkwy

54

Morrisville Pkwy (12,790 VPD)

Crabtree Crossing Pkwy (2,690 VPD)



SHEETZ

TRADER JOE'S  
Visionworks  
MATTRESS FIRM

WHICH WICH?  
SUPERIOR SANDWICHES

Michaels  
HomeGoods

BLAZE PIZZA

FIREBIRDS LOFT

crumbl  
COOKIES

ZALES  
THE JEWELRY STORE

Joma



chilis



Panera



Wendy's

ross  
clothes for less

claire's

carter's

PETSMART

babybux  
BABY

TJ-maxx

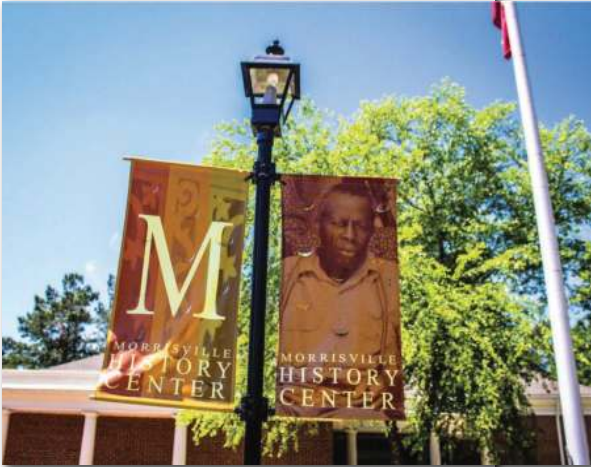


BUCKED UP

Gerko



# MORRISVILLE NC



**Morrisville** is a town located primarily in Wake County, North Carolina, United States (a small portion extends into neighboring Durham County). The population was 18,576 at the 2010 census. The U.S. Census Bureau estimated the town's population to be 28,846 as of July 1, 2019. Morrisville is part of the Research Triangle metropolitan region. The regional name originated after the 1959 creation of the Research Triangle Park, located midway between the cities of Raleigh and Durham. The Research Triangle region encompasses the U.S. Census Bureau's Combined Statistical Area (CSA) of Raleigh-Durham-Cary.

Moving to Morrisville, NC is a popular decision for folks who are relocating to the Raleigh area thanks to the town's proximity to the major attractions including Raleigh-Durham International Airport (RDU), the Research Triangle Park (RTP), and Lenovo's headquarters. Morrisville is a tech town and is ranked as a top place to live in North Carolina! Living in Morrisville, NC gives most folks a ton of great neighborhoods to choose from, easy commutes to work thanks to its central location and access to great schools. The town of Morrisville is the northern neighbor to Cary, Apex, and Holly Springs, as well as the western neighbor to Raleigh and east of Durham and Chapel Hill.

Location is one of the main reasons folks choose Morrisville as the place they want to live.

From great neighborhoods to great schools the town of Morrisville has a lot to offer its residents. The town's proximity and central location to things like Raleigh-Durham International Airport, Research Triangle Park, NC State, Chapel Hill, Cary, Raleigh, Durham, and hospitals like Wake Med, Duke, and UNC, gives the city one of the best commutes to everywhere in the area!

Morrisville is located close to Raleigh. About a 15-minute drive from Morrisville to Raleigh depending on what part of Morrisville you are coming from. Morrisville's central and convenient location makes it nearly 15-30 minutes to everything!



# PRESTONWOOD COUNTRY CLUB



**Prestonwood Country Club** is a privately-owned and operated family-friendly country club nestled inside Preston, a premiere residential community located in the heart of Cary, NC. Over 1,800 families throughout the Triangle area enjoy the very best all-inclusive amenities and services with no food & beverage monthly minimums or capital assessment fees.

The 54 holes of championship golf offer both bentgrass and Champion bermudagrass greens, providing ideal playing conditions year-round.

The courses, originally designed by golf course architect Tom Jackson, offer golfers of all skill levels a challenging round. All three of our 18-hole championship courses are featured in the top 100 courses in North Carolina, as rated by the NC Golf Panel.

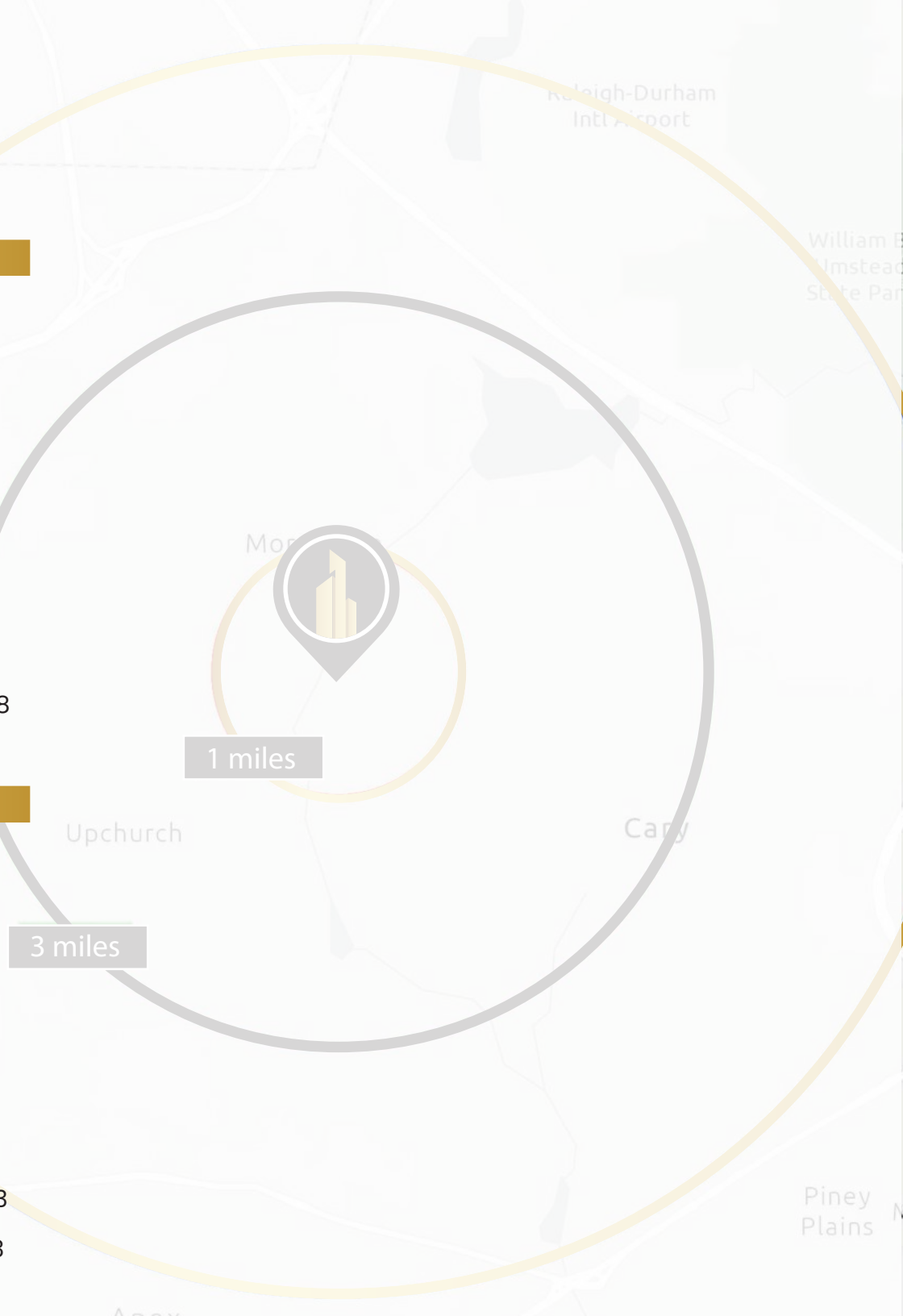
Improve your game at indoor Learning Center, work with a team of PGA Professionals to find clubs fit for your game, compete in weekly association play, and get the kids involved in fantastic junior programs!



# DEMOGRAPHIC OVERVIEW

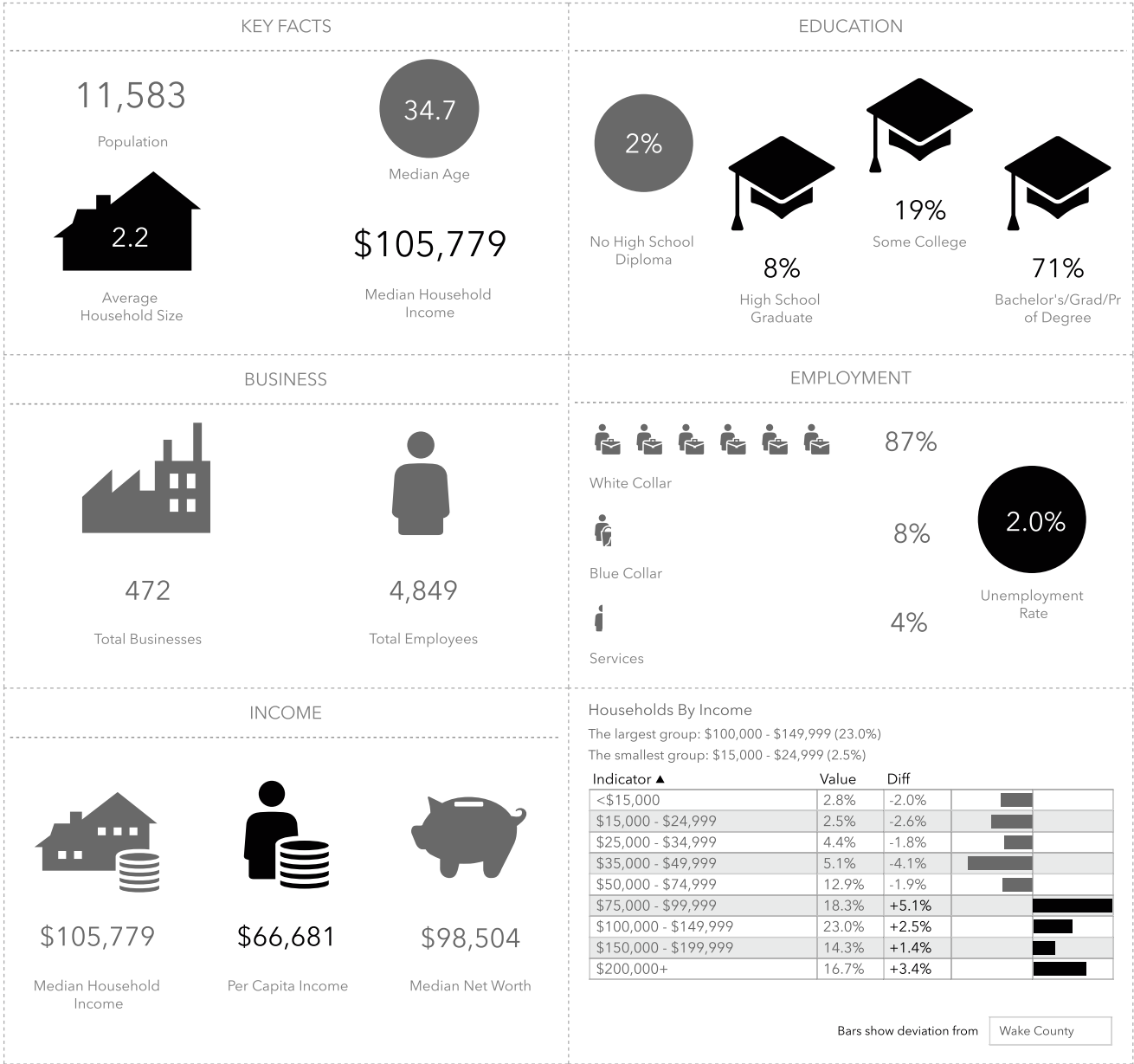
2022 Summary	1 Mile	3 Miles	5 Miles
Population	11,583	90,041	190,932
Households	5,267	34,889	72,062
Families	2,891	22,686	47,724
Average Household Size	2.20	2.58	2.64
Owner Occupied Housing Units	1,997	21,217	46,596
Renter Occupied Housing Units	3,270	13,672	25,466
Median Age	34.7	36.8	36.8
Median Household Income	\$105,779	\$114,219	\$115,519
Average Household Income	\$146,200	\$149,161	\$149,588

2027 Summary	1 Mile	3 Miles	5 Miles
Population	12,292	94,360	202,030
Households	5,577	36,464	76,156
Families	3,063	23,620	50,185
Average Household Size	2.20	2.58	2.65
Owner Occupied Housing Units	2,168	22,295	48,996
Renter Occupied Housing Units	3,409	14,170	27,160
Median Age	34.8	36.7	36.6
Median Household Income	\$113,818	\$126,391	\$128,803
Average Household Income	\$165,713	\$168,483	\$167,373





# DEMOGRAPHIC OVERVIEW





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