



THE RESERVE · CARY, NORTH CAROLINA

202 Briardale

\$1,350,000

THE HOME

Built to stand apart. Designed to feel like home.

Originally the custom builder's own residence, this distinguished home reflects a level of craftsmanship and thoughtful planning rarely found today. Set on a beautifully landscaped half-acre in one of West Cary's most established neighborhoods, it offers over 4,400 square feet of inviting living spaces that bring people together while offering room to unwind.



ENTRY



A distinctive room just off the foyer, framed by a pressed tin ceiling and glass French doors – with the flexibility to serve as a home office, library, or living room.



THE KITCHEN OPENS TO THE BREAKFAST ROOM AND THE TREES BEYOND

THE KITCHEN

The heart of the home.

Designed for both everyday living and entertaining, the kitchen opens seamlessly to the family room while the breakfast area enjoys peaceful backyard views. Classic finishes, generous cabinetry, and a gas cooktop make it as functional as it is inviting.



THE FAMILY ROOM

THE ROOMS

Room for everyone. Designed for living.

From the dedicated study and elegant formal living and dining rooms to the private main-level guest suite with a full bath, the home offers spaces that adapt beautifully to everyday life. Upstairs, the spacious primary suite with a large walk-in closet is complemented by three additional bedrooms, two full baths, a generous bonus room, and a conveniently located laundry room.



PRIMARY SUITE



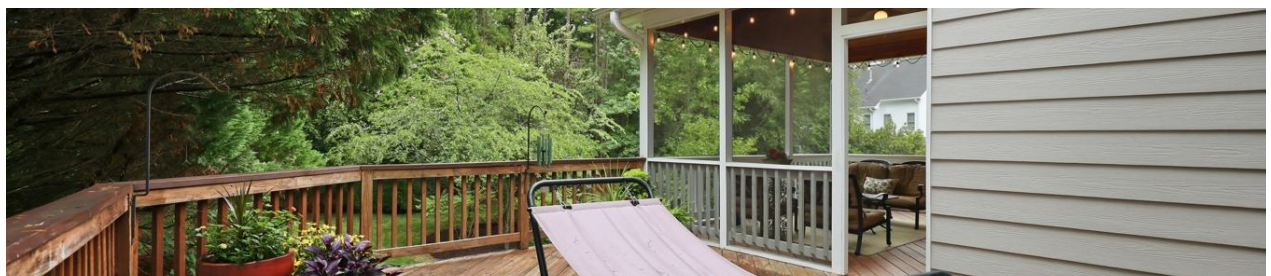


THE SCREENED PORCH

OUTSIDE

Your favorite room may be outside.

The screened porch and adjoining deck invite you to slow down and enjoy the outdoors in comfort. Surrounded by mature trees and overlooking the private backyard, it's an ideal setting for morning coffee, outdoor dining, or simply unwinding.



THE DECK



THE SETTING

Surrounded by nature.

A variety of mature trees frame the property, creating privacy and a beautiful backdrop that changes with the seasons. Whether viewed from the porch, deck, or backyard, the landscape offers a quiet sense of retreat while remaining just minutes from everything West Cary has to offer.

A Few Things You'll Love

- Picking fresh peaches and figs from your own backyard.
- Morning coffee on the screened porch surrounded by birdsong.
- Watching the backyard transform with the seasons.
- No homes directly behind you—just trees, birdsong, and privacy.

LOWER LEVEL

More possibilities. More flexibility.

The finished walkout lower level expands the home's living space with room for recreation, fitness, hobbies, work, or relaxation. Designed to adapt as your needs change, with abundant storage and direct access to the backyard.



RECREATION ROOM



THE NEIGHBORHOOD

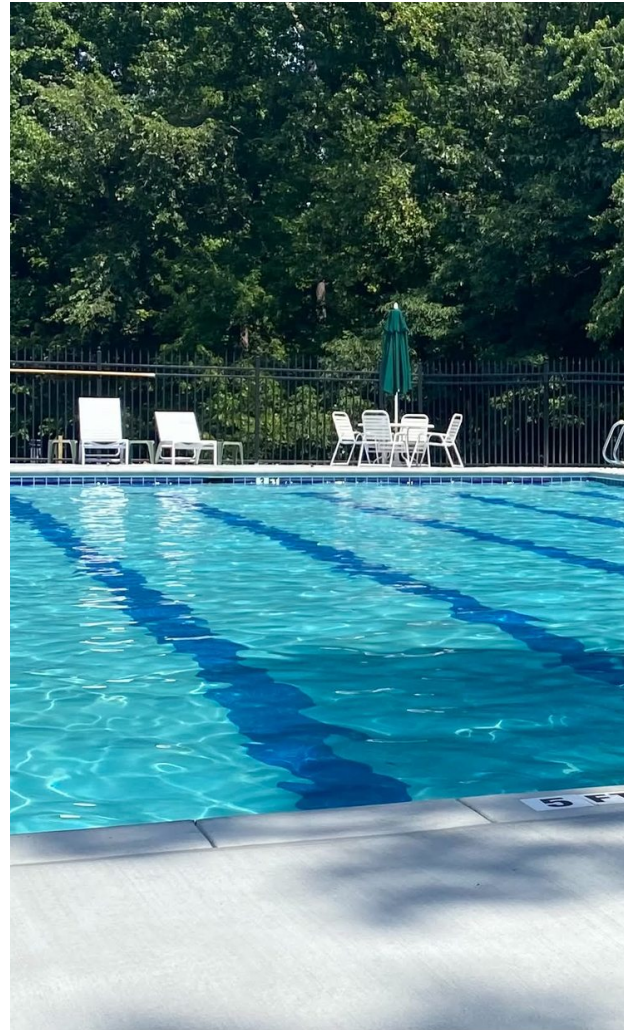
Life in The Reserve.

The Reserve is one of West Cary's most established neighborhoods, known for its mature trees, spacious homesites, and welcoming sense of community. Walking trails, a community clubhouse and pool, an active summer swim team, and nearby Sears Farm Park create a lifestyle that extends well beyond your front door.

Just minutes from Downtown Cary, RTP, RDU Airport, and everyday conveniences, it's a neighborhood that balances accessibility with lasting character.



GREENWAY TRAIL



COMMUNITY POOL

1ST FLOOR

Garage, Dining, Bath (half), Din/Office, Bath, Kitchen, Living, Bedroom, SCREEN PORCH, DECK, Stoop (22.5 Sq ft)

2ND FLOOR

BONUS, Bedroom, Bath, Laundry, Master Bedroom, Master Bath, Bedroom, Bath

BASEMENT

STORAGE, FLEX ROOM, PATIO

Area Calculations Summary

Living Area	
First Floor	1964.17 Sq ft
Second Floor	1990.45 Sq ft
Basement	558.75 Sq ft
Total Living Area (Rounded):	4513 Sq ft
Non-living Area	
Wood Deck	230.1 Sq ft
Screened Porch	201.25 Sq ft
Concrete Patio	166.25 Sq ft
3 Car Attached	726 Sq ft
Concrete Patio	223.6 Sq ft



THE FACTS

BEDROOMS & BATHS	5 / 4.5	GARAGE	Three-car
HEATED AREA	4,514 sq ft	HVAC	Trane, 2020
LOT	0.52 acres	WATER HEATER	2026
BUILT	2001	COMMUNITY	The Reserve

4,514 sq ft heated living area

3,955 above grade plus 559 in the finished walkout lower level. Garage, screened porch and unfinished areas excluded.
Professionally measured; buyers are encouraged to verify.

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EQUAL HOUSING OPPORTUNITY