

102 Derby Lane, Franklinton, NC 27525

6.6 acres. Built in 1994 and lovingly cared for by only 2 families.

Features and improvements:

- ⇒ Well-insulated, brick veneer living space
- ⇒ Roof approximately 10 years old, shingles still under warranty
- ⇒ One HVAC unit less than 10 years old
- ⇒ One HVAC unit less than 5 years old
- ⇒ Upgraded to tank-less propane water heater, less than 5 years old
- ⇒ Well pump less than 10 years old; new roof and insulation in well house. Well produces approx. 8 GPM.
- ⇒ Septic pumped out approximately 2016
- ⇒ 2-car garage with New doors 2024
- ⇒ Windows all double hung, aluminum clad, approximately 15 years old
- ⇒ Hardwood & Tile floors throughout. Hardwoods refinished 2025 in bedrooms, living/ dining room, den, kitchen
- ⇒ Kitchen -- 2025 full renovation, stainless (electric) appliances, new kitchen sinks, dishwasher, oven, microwave, range hood. Quartz tops, tile backsplash, cabinet refresh
- ⇒ Master bath renovation with zero-entry tiled shower, soaking tub, heated tile floors, and custom vanity – 2022 renovation
- ⇒ Spacious master bedroom includes recessed jewelry cabinet
- ⇒ Secondary master suite with zero entry shower, wide doorways and improved hallway access – renovated 2018
- ⇒ Third full bath w/Tub -- tiled 2021
- ⇒ Convenient powder bath
- ⇒ Sunroom/ 4-season room completed in 2020 with heated tile floors, 300 sq. feet (14x22)
- ⇒ Laundry chute from master closet; laundry floor tile – 2018; new light fixture 2025.
- ⇒ Smooth ceilings, Crown & dental molding throughout the home
- ⇒ Skylights in kitchen & sunroom
- ⇒ Ceiling fans throughout
- ⇒ Large pantry
- ⇒ Accessible hallways
- ⇒ Working Gas (propane) fireplace
- ⇒ Deck with gazebo
- ⇒ New porch columns 2023
- ⇒ Crawl space doors PVC –crawl space is easily accessed
- ⇒ Flat lot; easy to mow.
- ⇒ More than 2,200 foot floored stand up attic. Ready for bonus room add or storage galore.
- ⇒ Detached 2-car workshop, approximately 950 square feet; working sink & plumbed for toilet
- ⇒ Established raised-bed garden with fence & irrigation system ready for Spring planting; 9 producing Pecan trees; established & producing Apple & Fig trees
- ⇒ Mature plantings in yard include flowering Weeping Cherry, Dogwood, Tea Olives, Camellias, Crepe Myrtles, Viburnum, and a variety of bulbs.



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