



113 Lyonshall Street

features + upgrades

AT A GLANCE

- Thoughtfully **maintained** and **upgraded** home with years of meaningful improvements
- Major system updates already completed, including **4-ton Trane HVAC (2020)** and **solar panels (2021)**
- Stylish interior updates with **LVP flooring** and modern finishes
- Outdoor enhancements include **extended patio**, **gazebo**, and **fresh sod (May 2026)**
- **Walkable to Downtown Fuquay** with convenient access to shopping, dining, and local amenities

INTERIOR DESIGN AND UPDATES

- Interior painted **Sherwin-Williams Agreeable Gray** for a clean, timeless feel
- Updated with **LVP flooring** throughout main living areas
- **New carpet** installed in select spaces
- Upgraded **5-inch baseboards** with **shoe molding** throughout first floor

KITCHEN AND LAUNDRY

- **KitchenAid dishwasher**
- **2 HP garbage disposal**
- Laundry room enhanced with **additional cabinetry** for storage and organization

OUTDOOR LIVING

- Extended concrete patio expanded to approximately **10x30** for entertaining
- **Gazebo** added for shaded outdoor enjoyment
- **Fresh sod installed May 2026**
- Front porch enhanced with updated **hardwood oak beams** for curb appeal

SYSTEMS AND SMART FEATURES

- **4-ton Trane HVAC system (2020)**
- **Solar panels (2021)** for increased energy efficiency
- Equipped for **Ting fiber internet**
- **240V outlet with surge protector** for **EV charging** in garage
- Ongoing **termite prevention service** with **Pest Defense** since 2014

COMMUNITY AND LOCATION

- Located in **Fuquay-Varina**, one of the Triangle's fastest-growing communities
- Convenient to shopping, dining, parks, and commuter routes
- **Walkable to Downtown Fuquay**