

Features of 105 Holly Acres Drive:

- 1.) Fantastic location just off Holly Springs Road. Both Elementary and High School are close by plus restaurants and more – *all an easy walk!* Even walk to Town!
- 2.) In addition, there are two wonderful parks within walking distance, Bass Lake Park and Parrish Womble Park. <https://www.hollyspringsnc.gov/320/Bass-Lake-Park>
<https://www.hollyspringsnc.gov/332/Womble-Park>
<https://www.hollyspringsnc.gov/328/Jones-Park>
- 3.) ONE LEVEL LIVING – the ranch style floorplan make for easy living with kids or for Seniors!
- 4.) GRANITE COUNTER TOPS in Kitchen!
- 5.) Stainless Steel Appliances
- 6.) Laminate Floors throughout except bedrooms!
- 7.) Brand NEW CARPET in bedrooms!
- 8.) BIG BACK YARD!! And it is fenced in!! Plenty of room for playsets, or outdoor firepit, etc.
- 9.) Big Shed adjoining house could be great workshop, hobby room, man cave, or more!
- 10.) Second shed for yard tools!
- 11.) Heating and cooling Heat Pump was replaced in 2018
- 12.) Electric Water Heater replaced in 2021
- 13.) TV Room could be HOME OFFICE or a great study!
- 14.) Crawl space construction...not on a concrete slab. More comfort! Easier on feet & legs.
- 15.) Front Porch makes even this big lot friendly and welcoming!