

117 Holly Bay Lane

Holly Springs, NC 27540

NO HOA | FLEXIBLE BONUS SPACE | ESTABLISHED LANDSCAPING

Thoughtful updates, year after year

Current owners purchased in May 2019. Highlights below reflect improvements made during their ownership and key system history.

CURRENT-OWNER IMPROVEMENTS

2019	New roof and skylights; new 8' x 12' wired storage shed with a covered porch and ramp.
2020	New 12,000-BTU mini-split heat pump for upstairs bonus-room comfort; new exterior light fixtures at front, side, rear and garage doors.
2023	New garage door openers and replacement door spring.
2024	New range with convection and air-fry features, plus a new microwave.
2025	New remote-controlled vented gas-log fireplace and slate surround, replacing the original unvented fireplace. Plumbing updates: main shutoff valve, kitchen faucet and pressure-reducing valve.
2026	Replacement fascia coil trim, gutters and downspouts with a transferable warranty; replacement side and rear exterior doors and door frames; all new (6) smoke/CO detectors with 10-year batteries.
2019-2026	Complete landscaping overhaul, redesign and replacement.

SYSTEMS & MAINTENANCE

- Main HVAC:** Replaced by previous owner in 2017; serviced in 2025.
- Tankless water heater:** Replaced by previous owner in 2018; serviced in 2025.
- Flooring:** Bedroom hardwoods installed by previous owner in 2017-2018; upstairs bonus-room carpet replaced by previous owner in 2019.
- Pest control:** Quarterly treatments by Holly Springs Pest Control.

LOCATION & EVERYDAY LIVING

- No HOA.**
- Walk or bike to grocery stores, schools, restaurants, parks and the downtown district.
- Located next to the Holly Springs Police Department.
- Owners enjoy regular visits from birds, hummingbirds, squirrels, rabbits and deer.