



## **Features List**

### **413 Morgan Ridge Rd, Holly Springs, NC 27540**

#### **Exterior Features**

- Charming Craftsman Style Home with Fiber Cement Siding and Stone Veneer Accents
  - Private, Fenced in, Level Rear Yard
  - Inviting Covered Entryway
    - Two Car Garage
  - Covered Rear Porch with New Ceiling Fan (2026)
  - Low Maintenance, Composite Rear Deck
- Rinnai Tankless Water Heater Replaced – Includes Hot Water Recirculation (2025)
  - HVAC Serviced with a Routine Maintenance Tune-up (July , 2026)

#### **Interior Features**

- 2,579SF
- First-Floor Primary Ensuite, 3 Bedrooms Plus Loft and 2.5 Baths
  - 9 Foot Ceilings on the First Floor
- Walls and Base Boards Repainted Throughout Home's Interior in Neutral Color Pellete (2026)
  - New Carpet (2026)
  - New Hardwired Smoke/Carbon Monoxide Detectors (2026)
- Spacious, Main Floor Primary Bedroom with Beautiful Coffered Ceiling and Ceiling Fan
- Primary Ensuite Bathroom with Tile Flooring, Dual Vanities, Water Closet, Soaking Tub and Walk-in Shower with Tiled Walls and Built-in Bench
  - Generously Sized Walk-in Closet in Primary
- Dedicated Main Floor Office with Coffered Ceiling and Crown Molding-Flexible Use as Dining Room or Den
- Engineered Hardwood Floors Span Through Entry and Open Plan Kitchen, Family Room, Breakfast Nook
- Gourmet Kitchen with Warm Wood Cabinetry, Granite Countertops, Subway Tile Backsplash, Stainless Steel Appliances, Drop-In Gas Range, Wall Oven/Microwave
  - Soft Close Doors and Drawers on Kitchen Cabinets
- Expansive, Contrasting White Kitchen Island with Ample Workspace, Additional Seating, Single Basin Sink and Stylish Pendant Lighting
- Thoughtfully Designed Kitchen Cabinetry with Banks of Drawers, Built-In Trash and Recycling Bins, and Pull-Out Shelves
  - Spacious Walk-in Pantry with Solid Shelving
- Lovely Dining Area with Decorative Lighting that Beautifully Compliments the Kitchen Pendant Lights
  - Inviting Family Room with Fireplace and Stylish Ceiling Fan



- First Floor Laundry Room and Drop Zone
- Second-Floor Loft Offers Flexible Space for a Home Office, Den, Playroom, Media Room or Fitness Area
  - Two Generously Sized Second Floor Bedrooms with Ample Walk-in Closet Space
  - Walk-in Attic Space Adds Additional Storage Potential
- Second Floor Hall Bath with Tile Flooring, Tub/Shower Combination and Convenient Dual Vanity

## Community Amenities

- Morgan Park is a Lovely Pool Community with Access to Clubhouse, Fitness Center, Playground, Picnic/Barbecue Area
  - Easy Access to the Holly Springs Greenway System
    - Sidewalks Throughout the Neighborhood
      - Community FB Page
      - Community Social Events
- Convenient to Charming Downtown Area of Holly Springs for Shopping, Dining, Coffee Shops, Breweries and More
- Enjoy Exceptional Convenience with SouthPark Village Less Than a Mile Away, Offering Harris Teeter, Numerous Dining Options, Medical Offices, and More
- Abundant Shopping, Dining, and Entertainment Nearby, Including Target, Lowes, Bath & Body Works, DICK'S Sporting Goods, ALDI, Walmart, Movie Theater, and More
- Convenient Location Near NC-55 with Easy Access to NC-540 and US-1, Providing Convenient Connections Throughout the Triangle

## Conveyances & Transferable Benefits

- Stainless Steel Refrigerator with Built-In Keurig Coffee Maker Conveys with the Sale (New Door Gasket and Evaporator Fan Motor; Condenser Coil Serviced-2026)
  - Washing Machine and Dryer in Laundry Room Convey with Sale
    - Termite Warranty with Pest and Termite Consultants