

209 OLD BALLENTINE WAY

HOLLY SPRINGS, NORTH CAROLINA 27540

PROPERTY HIGHLIGHTS

Features, Upgrades & Details

THE HOME

- 3,376 SF | 4 Bedrooms | 4 Full Baths
- Built 2019 | .76-acre homesite
- No city property taxes
- HardiePlank fiber cement siding
- Architectural shingle roof
- Silver Line by Andersen Low-E windows
- HERS Index certified through EcoSelect
- Wake County Public Schools

INTERIOR & ARCHITECTURAL

- Wainscoting in foyer & formal dining
- True coffered dining room ceiling
- Oak-tread hardwood staircase
- 9-foot second-floor ceilings
- Built-in mudroom/drop zone
- Custom laundry cabinetry

GOURMET KITCHEN

- Custom cabinetry | Quartz countertops
- 36-inch KitchenAid cooktop
- KitchenAid wall oven
- KitchenAid microwave/convection oven
- KitchenAid dishwasher
- Exterior-vented range hood | Pot filler
- Instant hot water at kitchen sink
- Septic-safe garbage disposal
- Walk-in pantry | Pocket door | Wood shelving

EXCEPTIONAL STORAGE

- 870± SF additional walk-in storage | 4 separate areas

SUNROOM

- EZE-Breeze windows
- Vaulted stained-beadboard ceiling
- Electric fireplace | TV connections
- Built-in dog door

OUTDOOR LIVING & LANDSCAPE

- 5-foot black aluminum fence | Multiple gates
- Open rear deck overlooking backyard
- Paver grilling patio | Firepit patio
- TifTuf Bermuda sod
- Storage shed
- Architectural uplighting | Landscape lighting
- Paver landscape walls

CONDITIONED 3-CAR GARAGE

- Heated & cooled | Dedicated mini-split
- Insulated garage doors
- EV/RV ready | (2) 50-amp + (1) 30-amp outlets
- Integrated ceiling lift for Jeep/convertible tops
- Wi-Fi wall-mounted garage door openers
- Utility/wash sink | Interior hose connections
- Hot-water spigot
- Overhead garage storage

SMART HOME & SYSTEMS

- Lutron smart lighting | Alexa voice control
- Ecobee smart thermostats
- Smart keypad locks on all exterior doors
- Ring security cameras
- Water heater replaced 2023 | Wi-Fi enabled
- Leak detection | Automatic shutoff
- Dual HVAC systems | One per floor
- HVAC service agreement
- Aprilaire crawlspace dehumidifier
- Proactively installed radon mitigation system
- Integrated TAEX pest-control system
- Transferable HomeTeam termite warranty
- Underground downspout extensions
- Transferable Centricity structural warranty
- Gravity septic system | Pumped 12/2025



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