MLS #: **10188683** **Active** **RESIDENTIAL** **List Price** **$369,900**



105 Holly Acres Road

Holly Springs, NC 27540





Remarks

RARE FIND IN THE HEART OF HOLLY SPRINGS! Hard-to-find ranch home on a generous .43-acre lot with **NO HOA**, offering **one-level living**, a fantastic walkable location, and a spacious, private backyard. Tucked just off Holly Springs Road, this home puts schools, restaurants, parks, and downtown Holly Springs within easy reach. The location is hard to beat. Enjoy an easy walk to nearby elementary and high schools, restaurants, shops, and downtown Holly Springs, plus two wonderful parks—Bass Lake Park, Womble Athletic Park, and Jones Park—for outdoor recreation, walking trails, fishing, and more.

Inside, the open, **split-bedroom floor plan** provides an easy and comfortable flow for everyday living. The spacious kitchen features **granite counter tops**, s**tainless-steel appliances**, and 42-inch cabinetry, while **Brand New LPV flooring** extends throughout the main living areas and the bedrooms feature **BRAND NEW CARPET**. Crown molding adds a finished touch throughout the home. *Plus the interior has just been painted!*

The flexible family/rec room can easily adapt to your needs—use it as a TV room, home office, study, playroom, or additional gathering space. The spacious primary suite offers a large walk-in closet and private en-suite bath, while the split-bedroom design provides added privacy.

Step outside and discover what makes this property truly special. The large, **fully fenced backyard** offers plenty of room for play, pets, gardening, entertaining, or simply enjoying the wooded views. Gather around the **fire pit** on the gravel patio, relax on the deck, or enjoy your morning coffee on the welcoming covered front porch. Two large sheds provide exceptional storage, with the shed adjoining the home offering exciting possibilities as a workshop, hobby space, studio, or personal retreat. A second shed provides convenient storage for lawn and garden equipment.

**Major updates provide additional peace of mind, including the new carpet in bedrooms, new LPV floors throughout elsewhere, the new interior paint, a new refrigerator (2024), new water main to the house (2025), and electric water heater (2021). ***Come see the new floors!!*

Measurements and Rooms

Lot Size Acres: 0.43 **Lot Size Sqft:** 18,731 sq.ft

Lot Size Dimensions 157 x 165 x 85 x 180

Above Grade Finished Area 1,447
Below Grade Finished Area 0
Living Area 1447
Detached Living Area
Below Grade Unfinished Area 0 **Above Grade Unfinished Area** 0
Total Unfinished Area 0
Building Area Total 1,447

Bedrooms Total 3 **Bathrooms Full** 2
Rooms Total 9 **Bathrooms Half** 0

Primary Bedroom	16'x11.3'
Breakfast Room	11.4" x 7.5"
Family Room	15.6' x 10.4'
Kitchen	11.7' x 11.4'
Living Room	19' x 11.2'
Bedroom 2	12.9' x 11.6'
Bedroom 3	11.3' x 10.2'



General Information

Builder Name

New Construction YN No
Year Built 1976
Property Framed Y/N
Zoning SR
Zoning Desc
Senior Community YN No
Senior Community Name

Owner Name Jon & Ashley Payne
Ownership Type
Ownership
Primary Residence YN No
Property Leased YN No
Estimated Completion Date

School Information

ElemSch Wake - Holly Springs Elementary

MidSch Wake - Holly Ridge Middle

HighSch Wake - Holly Springs High

***** NOTE: The same new LPV shown on this page has been replaced on all the floors except where there is new carpet in the bedrooms***



Financing

Current Financing Conventional

Financial Remarks Bring pre-qualification that shows credit and employment have been checked



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Public Records/Tax

City Limits Y/N Yes
City Limits of Holly Springs
Tax Map Num 15A

These photos below were taken before new LVP floors were added!!
Come see the new floors!!

Tax Assessed Value $324,382.00
Tax Ann Amount $2,876.51

Parcel Num 065917125317000 0373690

Tax Legal Description Lo15a Signature Building LLC Bm2009-00736







Features

Architectural Style Ranch
Cooling Central Air, Electric
Structure Type House
Levels One
Exterior Features Fenced Yard, Fire Pit, Private Yard
Construction Materials Masonite
Patio And Porch Features Rear Deck, Front Porch, Patio with Fire Pit
Porch Dimensions 18 x 11.9
Deck Dimensions 16 x 14.3

Property Sub Type Single Family Residence
Direction Faces West

Flooring Carpet, Laminate, Vinyl
Foundation Details Block
Heating Heat Pump
Interior Features Ceiling Fan(s), Granite Counters, Kitchen/Dining Combo, Open Floorplan

Roof Shingle
Laundry Features Laundry Room, Main Level
Water Source Public
Sewer Public Sewer









The photos on this page were taken before new LVP floors were added!! ***Come see the new floors!!***

Listing Agent Information

Listing Agent 1 - Agent Name and Phone Norman Block - 919-459-6300 44148
Listing Agent 1 - E-mail NBlock@BlockRealty.com
Listing Office 1 - Office Name and Phone Block & Associates Realty - 919-459-6300
Listing Agent 2 - Agent Name and Phone Taylor Farley 919-630-3074
TFarley@BlockRealty.com





Showing Information

Showing Instructions Please be sure all doors are locked and lights are off when leaving! *Thank you!*





