

107 N HILLSBOROUGH AVE
HILLSBOROUGH NORTH CAROLINA

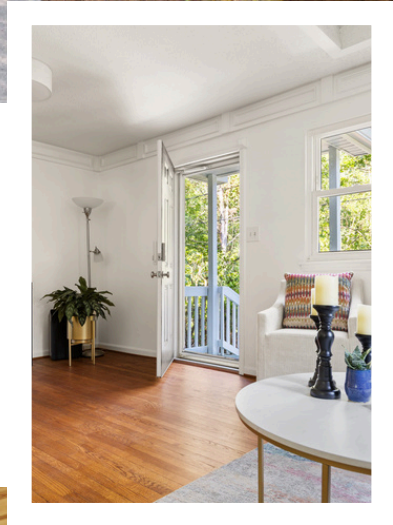


hillsborough
REAL ESTATE GROUP



107 N HILLSBOROUGH AVENUE: AN ADDRESS THAT SAYS IT ALL

This one sits tucked right into a rare and coveted location in the center of Hillsborough's Historic District — close to downtown, the shops, the library, the parks and trails that make this town so beloved; everything you need is just minutes away. The current owners bought the home in 2021 and began working on an impressive suite of upgrades.





The open space in the living room provides flexibility of use.

The sellers also invested in often-overlooked places that really matter, including a catch basin and swale to divert water from the foundation, structural repairs and a new full vapor barrier and dehumidifier in the crawlspace.





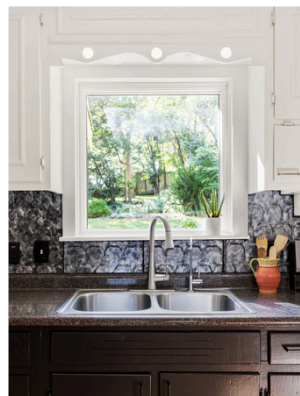
THE REAL SHOWSTOPPER.

A brand-new 190 square foot screened-in porch built with exposed rafters and a gorgeous tongue-and-groove ceiling. Fully wired, this outdoor room expands the living space for most of the year and brings a taste of the mountains into the heart of town.





Hardwood floors and tile replaced older vinyl flooring; a walk-in pantry replaced the old washing machine nook in the kitchen. A stackable W/D unit was installed in one of the three bedrooms, repurposing it as an office and laundry space.





The primary bedroom is bathed in western light.

The owners use the second bedroom as a den and exercise room.



A transom window over the shower lets the light in without sacrificing privacy.

931 SF | 2 BEDROOMS + OFFICE/FLEX | 1 BATH

The location and lot offers one of the *rare* opportunities to build a garage, an ADU, and expand the house; it's the kind of setting people wait years to find.



107 N Hillsborough Ave offers the timeless charm of Hillsborough's Historic District, a generous .28-acre lot, and a long list of major updates already checked off. Move in and enjoy it as-is, or use the extra land to expand for years to come. Homes like this — in this location, at this price — are in short supply and simply don't come along often.



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