

107 N HILLSBOROUGH AVE
HILLSBOROUGH NORTH CAROLINA

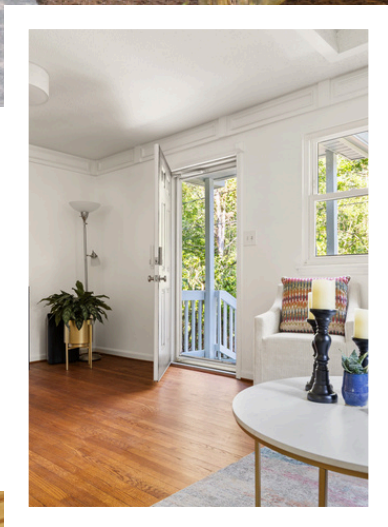


hillsborough
REAL ESTATE GROUP



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.





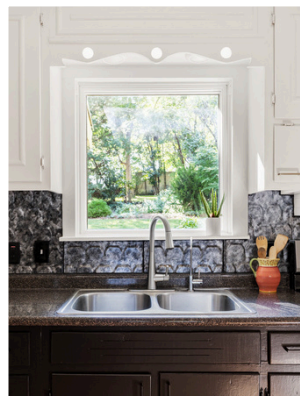
THE REAL SHOWSTOPPER.

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.

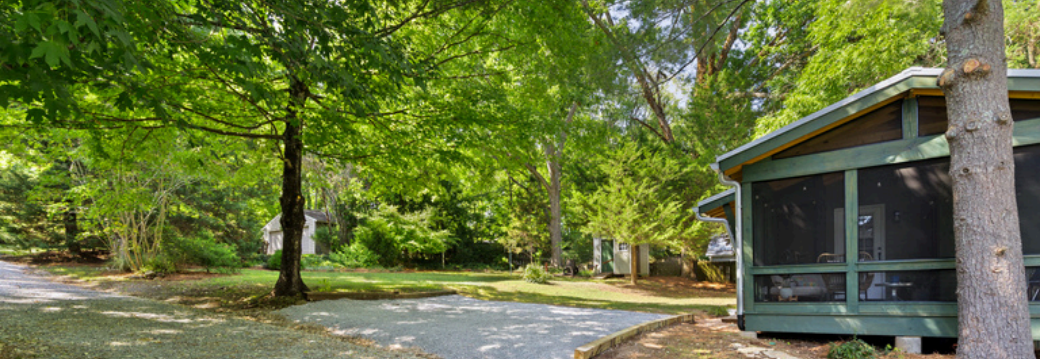
The owners use the second bedroom as a den and exercise room.



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 expand the living space and add a garage.



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 explore the possibility of expanding 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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107 N HILLSBOROUGH AVE | HILLSBOROUGH NC 27278

FEATURES | UPDATES | DETAILS

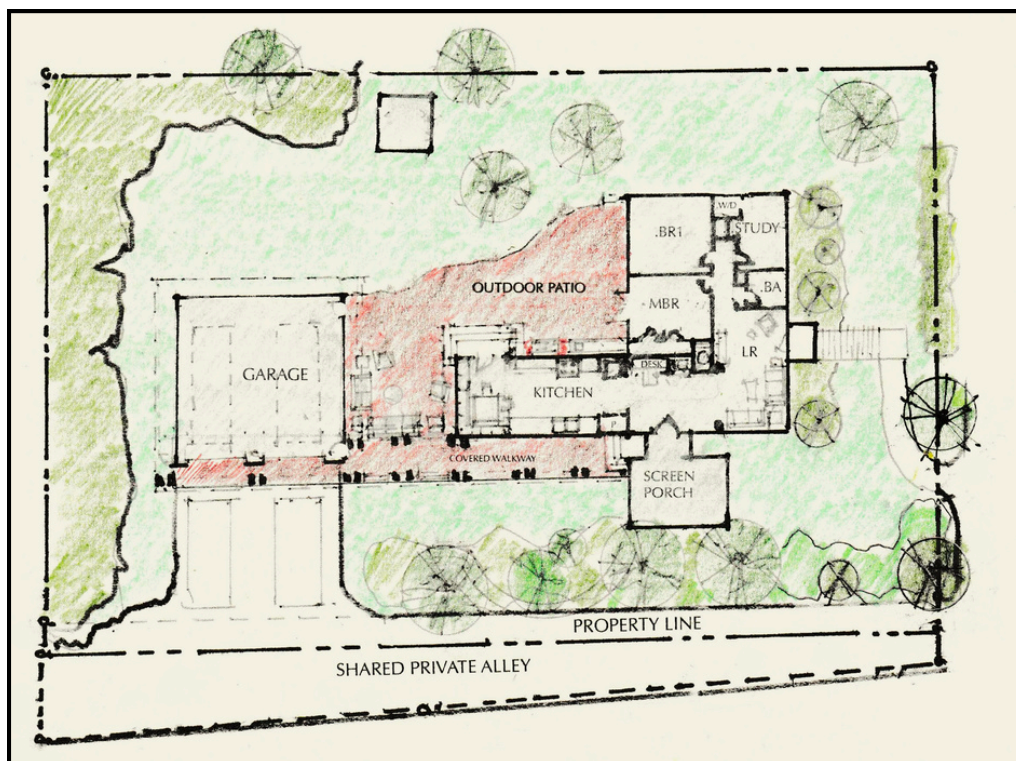
2 BEDROOMS + OFFICE | 1 FULL BATH

931 SQUARE FEET LIVING SPACE | .28 ACRE LOT

The sellers have poured care into this home, thoughtfully investing in the often-overlooked places that really matter, so you're inheriting years of smart upgrades. Some of our favorite features:

- METAL ROOF
- NEW SCREENED PORCH
- FRESHLY PAINTED INTERIOR
- NEW BATHROOM VANITY AND TILE FLOOR
- BRONDELL 3-STAGE UNDER SINK WATER FILTRATION
- WALK-IN KITCHEN PANTRY CLOSET
- WASHER/DRYER RELOCATED TO A DEDICATED CLOSET
- HEATSTAR GAS WALL BACKUP HEATER
- NEW HVAC DUCTWORK (2022)
- STRUCTURAL FLOOR REPAIRS COMPLETED
- HEAVY-DUTY VAPOR BARRIER
- ALORAIR CRAWLSPACE DEHUMIDIFIER
- MOEN FLO WHOLE-HOUSE WATER LEAK DETECTION SYSTEM
- HARDWOOD FLOORS: PARTIALLY NEW, FULLY REFINISHED
- EXTERIOR CATCH DRAIN INSTALLED

THE BEST PART?



ROOM TO GROW

The .28-acre lot leaves room to dream bigger down the road. Whether that's a future garage, an expanded footprint, or extra outdoor living space, there's undeniable flexibility here for buyers who want to grow into the property over time. Sketches of the current owners' plans for future expansion are just an example of what's possible.

