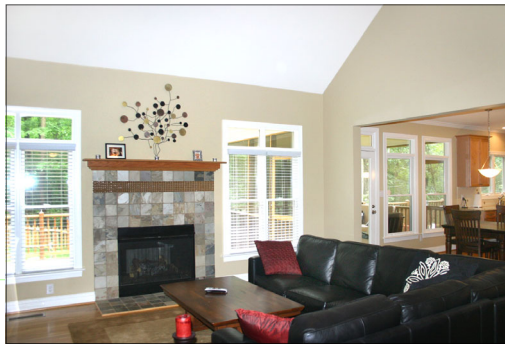
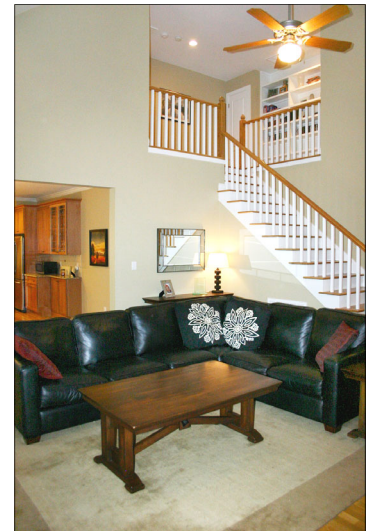
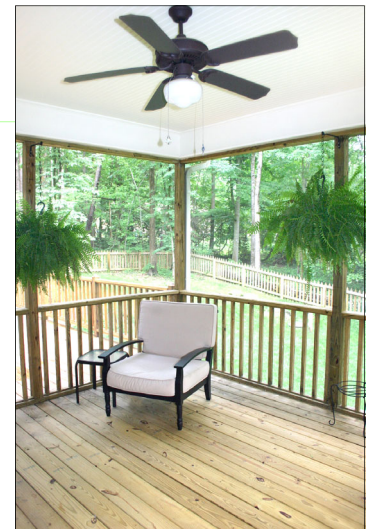


102 Olive Creek Court



\$409,500



- Quality construction by G. Crabtree Home Building, like new only with added enhancements
- Appealing Arts & Crafts "Bungalow" design features an inviting front porch deep enough to accommodate a swing, with authentic features including pier-style porch columns, transoms over main level windows and shake exterior
- Spacious interior has open floor plan, 9' and expanded ceilings, and lots of windows and light; oak floors throughout main level including Master Bedroom and stair treads; tile flooring in both Full Baths
- Foyer has large cased opening with embedded columns to Dining Room and has French doors to Study or Parlor
- Big Family Room features gas log fireplace with tile surround and mantle of ample proportions, and an expansive ceiling soaring up to hall railing above
- Gorgeous Kitchen has maple cabinets with self-closing drawers, granite counter tops & tile backsplash, a quality appliance package, and big walk-in Pantry; opens to large Breakfast Area which joins the Family Room
- Coffered tray ceiling graces large Master Bedroom; fully tiled luxury Bath has large shower, garden tub, double sink vanity and water closet; a large walk-in closet completes the master retreat
- Back Entry from garage includes coat hooks and bench, and adjacent Laundry Room with sink
- 3 Bedrooms upstairs include an extra large one with vaulted ceiling which can serve as a Bonus Room, and another with high-square window allowing furniture placement beneath while receiving additional daylight
- Extra details include built-in book cases in main level Study and lining the upstairs hallway, a Butler's Pantry with wine rack beside the Dining Room, and a skylight which brightens the Hall Bath upstairs
- Plenty of easy-access Storage on second level includes 2 large unfinished walk-in storage areas, plus additional eave storage with its own access door
- Screened Porch with ceiling fan separates the large Deck from the grilling deck; all invite outdoor living and overlook fenced private backyard with wooded borders
- On a 1.93 acre lot in "Olive Creek", a small cul-de-sac neighborhood with no through traffic, close to Hillsborough city limits and convenient to I-85 and I-40, RTP & "The Triad", Duke and Chapel Hill

Great Triangle Homes

Connie Shuping

(919) 270-2346 (direct/vm)

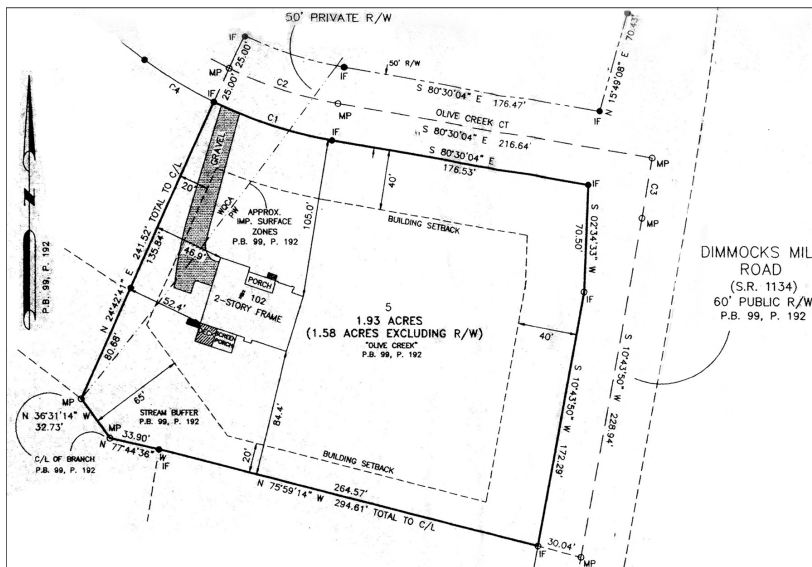
www.GreatTriangleHomes.com

102 Olive Creek Court

DETAILS:	
Living Area:	2,728± sq. ft.
Lot Size:	1.93± acre
Year Built:	2007
Heat/Cooling:	Dual Zone Heat Pump
Water/Sewer:	Well/Septic
Water Heater:	Electric
Schools:	Grady Brown Elementary, AL Stanback Middle, Cedar Ridge High
Possession:	At Closing
HOA dues:	\$230/year

FIXTURES & PERSONAL PROPERTY TO CONVEY:

Stainless steel appliances include gas cook top & gourmet hood, double wall ovens — self cleaning electric & microwave, dishwasher with stainless-steel interior & refrigerator; gas logs, 6 ceiling fans and garage door opener.



Survey for illustration purposes only.

ROOM SIZES*:	
Entry Hall:	12 x 7 M
Dining Room:	12 x 12 M
Family Room:	18 x 17 M
Kitchen:	13 x 12 M
Breakfast:	13 x 12 M
Study or Parlor:	12 x 12 M
Laundry Room:	9 x 6 M
Master Bedroom:	17 x 13 M
Master Bath:	11 x 11 M
Bedroom #2:	12 x 12 S
Bedroom #3:	12 x 12 S
Bedroom #4/Bonus:	15 x 14 S
Walk-in Storage #1:	12 x 8 S
Walk-in Storage #2:	9 x 7 S
Front Porch:	19 x 8 M
Screened Porch:	14 x 12 M
Deck:	25 x 12 M
Grilling Deck:	12 x 10 M
Garage:	24 x 21 M

*Measurements are approximate



The Historic Preservation Society of Durham has recognized G. Crabtree Home Building for their "Arts & Crafts" style homes on Knox Street.

DIRECTIONS:

From I-40, exit #261, head North on Old 86. Turn Left on Oakdale, Left on Orange Grove Rd., Right on New Grady Brown School Rd., Left on Dimmocks Mill Rd., Right on Olive Creek Court.
OR from I-40 take the 'Hillsborough' exit #261 (OLD Hwy 86) and head South (if heading west, turn Left). Turn Right on Davis Rd., Right on Orange Grove Rd., Left on Dimmocks Mill Rd., then Left on Olive Creek Court. House on Left.

*Measurements are approximate. Great Triangle Homes, The Shuping Advantage, Inc. & Connie Shuping believe all material to be correct, but assume no liability for its accuracy.