



217 Willowbend Lane
Unit #
 Hillsborough
 NC
Zip 27278
Subdivision Willow Bend
Neighborhood
SubArea 221 - Hillsborough - Hurdle Mill
Listing Type Exclusive Right
Listings Service Other
Variable Rate No
Prospect Exempt Yes

Lot Number 1

Sold Price
 DOM 72
 CDOM 72
 Possession **At Time Of Closing**
 Contract Date
 Due Diligence Exp Date
 Closing Date
 Financial Concessions



Special Conditions No Special Conditions

Remarks

Remarks Beautiful well-built cottage style home with hardwood floors on the 1st floor and tile in the bathroom & laundry. Beautiful neighborhood! Come check it out!

Agent Remarks Please email questions and offers

Directions

From I-85: Exit 161 for US 70 E toward NC-86 N. turn right onto US-70 connector N. Turn Left onto NC-86 N. Turn right onto NC-57 N. Turn left onto Willowbend Lane. House is on the left.

Schools

ElemSch1 Orange - Cameron Park
MidSch1 Orange - Stanford
HighSch1 Orange - Orange
ElemSch2
MidSch2
HighSch2

Measurements and Rooms

Approximate Acres 0.170	0-.25 Acres	MBedFloor Second	17.3x14		
Lot Dimensions 51x130x40x109		Bedroom 2 Floor Second	14.4x14	Basement	No
Living Area Above Grade 2,635		Bedroom 3 Floor Second	11.5x13	Garage	1
Living Area Below Grade 0		Bedroom 4 Floor Second	10.6x13	Garage Floor	Main 20.4x22.6
Total Living Area SqFt 2,635		Bedroom 5 Floor		Carport Floor	
Detached Living Area SqFt		Entrance Hall Floor Main	8x15	Storage Floor	
Other Area Above Grade 0		Living Room Floor Main	17.6x18	Porch Floor Main	6.8x4
Other Area Below Grade 0		Family Room Floor		Patio Floor	
Total Other Area SqFt 0		Office/Study Floor Main	14x10.6	Deck Floor	
Bedrooms 4	Full Baths 2	Bonus Room Floor		Screened Porch Floor	
# of Rooms 8	Half Baths 1	Kitchen Floor Main	17.4x9.6		
		BRoomFloor Main	7x8		
		Dining Room Floor Main	11.4x11.8		
		Utility Room Floor			

General Information

Public Records/Tax

Home Owner Association

Builder Name
New Construction Yes Spec Home
Framed Yes
Year Built 2017
Est Fin Year 2018
Est Fin Month January
Zoning
Active Adult Community

Legal Description 1 WILLOWBEND P101 /157
Tax Map/Blk/Prc/lot
PIN #
Inside City Yes
City Limits Of Durham
Tax Value \$302,500.00
Tax Rate 0.00929
Tax Annual Amount

HOA 1 Mgmt
HOA Phone
HOA 1 Fees Required Yes
HOA 1 Fees \$ \$275.00
HOA 1 Fee Payment Annually
HOA 2 Mgmt
HOA 2 Fees Required No
HOA 2 Fees \$ \$0.00
HOA 2 Fee Payment
Total HOA Dues \$275.00
Restrictive Covenants Yes
HO Fees Include Maint Com. Area

Financing

Financing Cash, Conventional, FHA, New Needed, USDA, VA
Financial Comments

Seller Name Toledo Builders LLC
Ownership Type Other (SFH incl)
Ownership
Primary Residence
Property Leased No
Lease Expires
Oil/Gas Rights Severed?

Features

A/C Central Air, A/C Age 0-3 Years	Fireplace 1	Other Rooms Office
Construction Type Site Built	Fireplace Description Direct Vent, In Living Room, Prefab, Natural Gas	Parking Attached, DW/Concrete, Garage
Design 2 Story	Flooring Carpet, Hardwood, Tile Floor	Property Type Detached
Dining Eat-in Kitchen, Separate Dining Room	Foundation Block	Property Description Single Family
Equipment/Appliances Disposal, Gas Range, Microwave	Fuel Heat Electric Fuel, Natural Gas	Roof 25 Year Warranty, Shingle, Roof Age 0-5 Years
Exterior Finish Board/Batten, Fiber Cement, Stone Ext	Garage 1	Style Contemporary
	Green Bldg HERS Rating	Washer Dryer Location 2nd Floor, Laundry Room
	Green Cert. Uploaded	Water Heater Gas, Water Htr Age 0-3 Yrs
	Heating Forced Air, Heat Age 0-3 Yrs	Water/Sewer City Water, County Sewer
	Interior Features 9 Ft Ceiling, Tray Ceiling, Smooth Ceilings	Waterfront Access
		Waterfront Type
		Water Body Name
		Approx Ft of Wtr Frontage

Listing Agent Information

List Agent - License ID 291276
List Agent - Agent Name and Phone Ezequiel Espitia - Home: 919-423-5685
List Agent - E-mail eespitia@kw.com
Listing Office - Firm License C17523
Listing Office - Office Name and Phone Keller Williams Realty United - OFC: 919-951-1951
Co-Agent - Agent Name and Phone

Showing Information

Coming Soon? ShwExptoBe
Appointment Phone 855-870-3200
Hours Notice for Showing
Showing Instructions Combo LB

Compensation

Commission to Buyer Agent 2.5 %
Commission to Sub Agent 0 %

Selling/Closing Information

Selling Agent - License ID
Selling Office - Firm License

Sold Price	Contract Date	Contingent Addendum
Sold Price/List Price	Due Diligence Exp Date	Financial Concessions
Sold Price/Sqft	Closing Date	Other Concessions
		Selling Information
		Terms of Sale