

4082 Old Franklinton Rd, Franklinton

Additional Information

- **Sellers Names:** Kristen Gowan Wilder, Blake Malone Wilder
- **Preferred closing attorney:** Amanda Buryn at Capital City Law In Wake Forest. amanda@capitalcitylawnc.com
- **Desired Settlement Date:** As soon as possible. No lease back needed.
- **No items leased or not owned.**
- **Other items that do NOT convey:** Safe, Playset, Fridge, TV mounts & Brackets.
- **Items to convey/Personal Property:** 2 outdoor sheds, Ring doorbell & outdoor cameras. *Washer & Dryer with acceptable offer.*
- **What Is Important to sellers for an offer/contract:** No contingency.
- No HOA. No fuel tank on the property.
- **Utilities:** Wake Electric & Spectrum

Listing agent Information for offer:

Fathom Realty NC LLC

Firm license #: C23310

1 glenwood Ave, STE 500 Raleigh NC 27603

Jaimee Wilder

Listing Agent License #: 293112

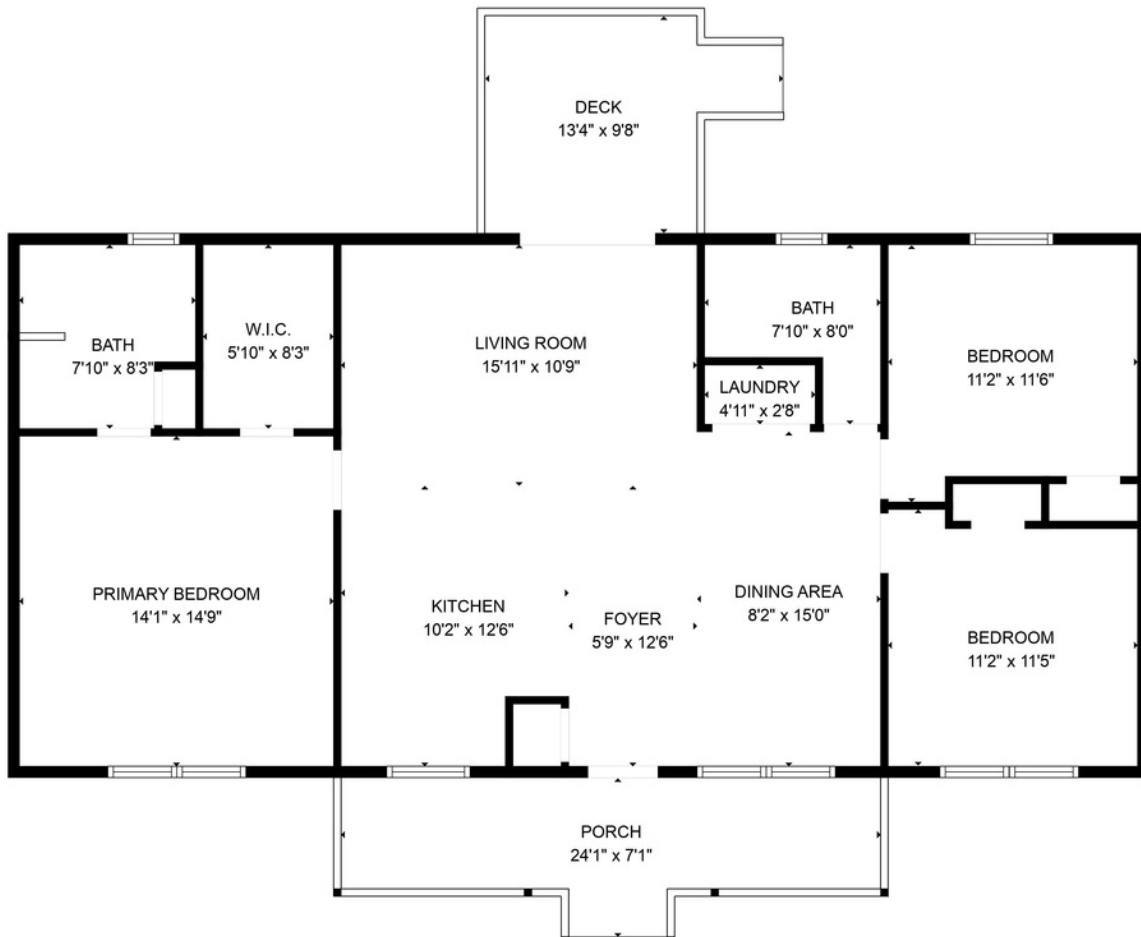
919-675-5071

Jaimeerealtor@gmail.com

- The shower door for the primary Bathroom to be Installed prior to closing. Date = TBD
- Listing agent Is related to the sellers.
- This home had a pre-listing Inspection done In January 2025. Some of the Items from the report have been fixed. Report and Repair List to be sent upon request. Buyer's are encouraged to get their own inspections done during DD.
- If you submit an offer, please send to Jaimeerealtor@gmail.com (please make sure to spell my name right. Copy & paste) Follow up with a text or a call so I can confirm receipt. Call or text: 919-675-5071

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ESTIMATED AREAS

GLA FLOOR 1: 1240 sq. ft EXCLUDED AREAS 233 sq. ft
Total GLA 1240 sq. ft, total area 1473 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.