

 Welcome to Crawford Townes!

Local Amenities & Property Features • Unit F105

Thank you for visiting **918 E Green Street, Unit F105** today! This charming, move-in-ready **2-bedroom, 2.5-bathroom townhome** blends low-maintenance living with incredible proximity to Historic Downtown Franklinton and US-1.

Neighborhood & Lifestyle Convenience

Everything you need for your daily routine, morning coffee, or local shopping is just minutes away from your front door.

- **Groceries, Produce & Shopping**
 - **The Franklinton Market** – Located right down the street at 427 E Green St! This roadside, open-air farmstand features fresh seasonal produce, locally raised meats, and fresh sourdough.
 - **Franklinton Square Shopping Center** – Just a 3-minute drive (1.5 miles) away for immediate access to supermarkets, pharmacies, and casual dining.
 - **Downtown Boutiques** – Only a 3-minute drive to local mainstays like **archer + pratt** (handmade home goods) and **Grey The Brand** (on-trend clothing).
 - **Cafes & Dining**
 - **Green Hill & Co.** – Located on South Main Street for local dining, gathering, and community vibes.
 - **Packhouse Coffee Company** – Just a quick trip down the road for drive-thru specialty espresso, lattes, and smoothies.
 - **Parks & Outdoor Recreation**
 - **Franklinton Community Garden** – Located on Franklin Street, perfect for volunteering or picking up locally grown items.
 - **Woodland Park** – Close by on Purslane Drive for an easy outdoor escape.
-

Assigned School District

- **Elementary:** Franklinton Elementary School
 - **Middle:** Franklinton Middle School
 - **High:** Bunn High School
- (Buyers are encouraged to verify school assignments directly via Franklin County Schools).*
-

Premium Property Features & Upgrades

Unit F105 stands out with specialized interior additions and an optimal, functional layout:

- **Custom Built-In Cabinetry:** The owner added custom built-in cabinetry to the walk-in closets in both upstairs bedrooms, maximizing storage and organization.
 - **En-Suite Living:** Both spacious bedrooms feature private, full en-suite bathrooms for ultimate privacy.
 - **Premium Kitchen Elements:** Enjoy an open-concept main level featuring a well-appointed kitchen outfitted with soft-close cabinetry.
 - **Private Covered Patio:** Step outside to an adorable, serene covered rear patio—perfect for morning coffee or relaxing.
 - **Turnkey Negotiables:** The Whirlpool washer and dryer, along with most furnishings, are negotiable with an acceptable offer!
-

HOA & Utilities Quick Facts

- **Asking Price:** \$200,000
- **HOA Dues: \$180 monthly** (Managed by [Superior Association Management](#); covers maintenance of grounds, exterior structures, and trash removal).
- **Water/Sewer:** Public Water & Public Sewer
- **Year Built:** 2019

Utility & Home Services Reference Guide

918 E Green Street, Unit F105, Franklinton, NC 27525

Welcome to your new home! To make your upcoming move as smooth as possible, please reference this certified list of utility and service providers for the **Crawford Townes** community.

Water & Public Sewer

- **Provider:** [Franklin County Public Utilities](#)
- **Phone:** 919-556-6177
- **Office Location:** 1630 US 1 N, Youngsville, NC 27596
- **Notes:** The Town of Franklinton no longer handles municipal water routing. All accounts must be transferred or established with the county directly via their online portal or physical office.

Electricity

- **Primary Provider:** Duke Energy Progress
- **Phone:** 800-452-2777
- **Alternate Provider:** Wake Electric Membership Corp. *(Depending on exact grid division)*
- **Phone:** 919-554-6300

Trash Collection & Recycling

- **Provider:** Included in your HOA!
- **Details:** Trash pickup and community grounds maintenance are completely covered under the **\$180 monthly HOA fee** managed by [Superior Association Management](#). Local municipal bulk item and brush removal is routed through the [Town of Franklinton Public Works](#).

High-Speed Internet & Cable

- **Fiber & Broadband Options:**
 - [Spectrum](#) – Cable / High-Speed Broadband
 - Brightspeed – High-Speed Fiber Internet

Home Mechanical Systems Quick Facts

- **Heating & Cooling:** High-efficiency Electric Heat Pump System (Central Air).
- **Water Heater:** Energy-efficient Electric Water Heater.
- **Gas:** No natural gas hooks required; all unit appliances are fully electric.

