

6016 Brass Lantern

~Answers to Common Questions~

- **Average Monthly Utilities:**

- ☐ Electric (Duke Energy) - \$151/mo. avg.
- ☐ Internet & Streaming (AT&T Fiber) - \$90/mo for greatest speed pkg.
- ☐ Seller does not use a trash/recycling service

- **The Tax Rate is .64% - 2026 tax bill is ~\$3,470**

- **The seller has invested over \$255,000 in improvements to this home, including:**

- ☐ **Garage** - Added a 34' x 24' double-height garage with integrated entertaining space (see more details below)
- ☐ **Stormwater Management System** - Installed a stormwater management system to increase impervious surface allowance (see more details below)
- ☐ **Landscaping** - Hired Preston Montegue, who designed an installation at Dix Park and specializes in local flora, to create a full landscape design
- ☐ **Front Porch** - Rebuilt supports for the front porch in accordance with the structural inspection. Poured a new concrete floor
- ☐ **Laundry Room** - Removed side door, rewired electrical, and properly insulated. Retroactively obtained the proper permit
- ☐ **Deck** - Built a raised deck with Fiberon composite decking. Added PVC-composite and aluminum rails, as well as deck lighting. Fully permitted

- ❑ **Shed** - Added a metal roof, a lean-to w/ concrete slab, light fixtures and a heat-activated exhaust fan. Rewired all electrical. Retroactively obtained the proper permit
- ❑ **Attic** - Installed new attic pull-down stair system
- ❑ **Crawlspace** - Fully sealed & conditioned the crawlspace. According to the seller, these upgrades not only improve energy efficiency but also make floors warmer in the winter and cooler in the summer.
- ❑ **Well** - Purchased a new well pump in 2025 and a new pressure tank in 2023. Rebuilt the well head while adding proper insulation. Corrected the plumbing and wiring
- ❑ **Septic** - Performed all repairs and maintenance recommended by the septic tank inspector. Note: Amendment permit to relocate the septic repair area to accommodate the construction of the detached garage.
- ❑ **Access** - Moved the H2O heater, pressure tank, sedimentation filter, and H2O softener from the crawlspace to the attached shed
- ❑ **Paint** - Removed most popcorn from ceilings and repainted the interior

- **Additional details relating to the New Garage**

- ❑ The garage was thoughtfully designed for both functionality and visual appeal, drawing inspiration from the seller's visit to the Meadows at Firefly Farm Preserve in Raleigh, NC.
- ❑ Fully permitted with Wake County in 2024
- ❑ Built with incredible insulation w/ R-38 vinyl-backed insulation for the roof and R-19 vinyl-backed insulation for the walls
- ❑ Three tri-fold doors with outstanding energy, UV, and wind-resistance features
- ❑ Two 30-amp dedicated circuits installed for car lifts
- ❑ 6" of 4000 psi concrete to support car lifts
- ❑ Fully heated and cooled with a Daikin mini-split system

- **Additional details relating to the Stormwater Management System:**

- When the seller purchased this home, the property was limited to ~4,800 sf of impervious surface (due to its proximity to the Neuse River). Since ~4,700 sf of this allowance was already in use, the seller needed to increase the allowance to add a garage. He installed a stormwater management system, which changed the limit from ~4800 sf to ~8900 sf. Note: ~1,300 sf is still available for the buyer to use in the future.
- The system was built as designed by Agri-Waste Technologies in 2024
- The Rhombus Control Panel has a 5-year limited warranty
- The Zoeller Cistern Pump has a 3-year limited warranty
- The system is intended to run itself. The owner of this home will need to perform an annual inspection and submit a form to the county confirming that the system continues to perform as intended.