

Agent Disclosures

1209 Willowbrook Drive, Cary, NC 27511

- LVP flooring in basement has some boards that have slid causing a small gap. Seller has extra flooring boards that will convey.
- 10' easement along rear edge of property. See plat map.
- Fencing may have some damage.
- Fireplace was converted from gas to wood burning. Gas line was capped off during conversion. Fireplace conveys As Is. Seller is not aware of any problems with the fireplace.
- Sunroom was added in 2011 and work was permitted. Permits were reviewed and finalized by Town of Cary in 2026. (Original permit had not been closed out.)
- Sheds convey As Is and may be close to the property line (within setbacks). Seller is not aware of any problems with the sheds.
- Light switch on carport outside storage room may not operate anything.
- Some visible cracks in the driveway concrete
- Fencing may have some damage.
- Restrictive covenants have expired.

Choice Residential does not hold EMD. Preferred closing attorney is Sterling Law.

Refrigerator, washer, and dryer convey with acceptable offer.

Please provide proof of funds or preapproval letter with offer.

Buyer Name and Date

Seller Name and Date

Buyer Name and Date

Seller Name and Date