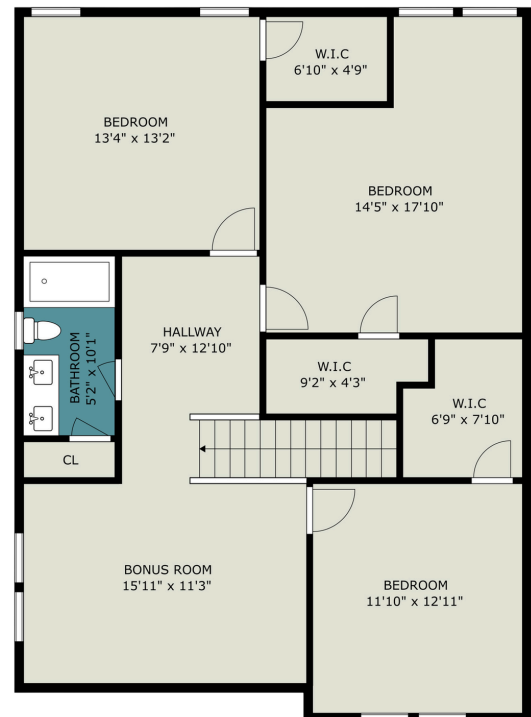


712 Twin Star Lane KNIGHTDALE, NC

First Floor



Second Floor



Approximate Square Footage:

1,741.78 sf (1st floor) + 1,175.50 sf (2nd floor)

= Total: 2,917.28 sf

Jennifer Coleman
919.415.1322
www.jcolemanrealty.com
jennifer@jcolemanrealty.com



Information has not been verified, is not guaranteed, and is subject to change.



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KNIGHTDALE, NC



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**COLDWELL
BANKER
ADVANTAGE**



712 Twin Star Lane KNIGHTDALE, NC

FEATURES AND UPDATES

KNIGHTDALE STATION LIFESTYLE & PRIME LOCATION

- 71-Acre Park Access: Steps from Knightdale Station Park, featuring a 2,000-sq-ft splash pad, inclusive playground, 9-hole disc golf course, and community food truck nights/movies at the amphitheater.
- Local Craft & Dining Destinations: Minutes to Oak City Brewing Company (located right at the edge of the park with a pet-friendly beer garden and food trucks), Lassiter Distilling Company, and world-class barbecue at Prime Barbecue.
- Greenway & Trail Connections: Direct access to the Mingo Creek Greenway Trail, which connects directly into the 27+ mile Neuse River Greenway Trail for endless miles of paved biking and running paths.
- Pet & Community Amenities: Access to the Ashley Wilder Dog Park & minutes from tennis/pickleball courts at nearby Harper Park.
- Everyday Shopping: Just 3 to 5 minutes to Target, Lowe's, Home Depot, Kohl's, & local dining at the Shoppes at Midway Plantation.
- Unbeatable Raleigh Access: Slower-paced sanctuary offering a seamless, straight 15 to 20-minute commute into Downtown Raleigh.

SYSTEMS & SOLAR PERFORMANCE

- 30 Paid-in-Full Solar Panels: The home features a 30-panel solar array that is completely paid off, bringing the average monthly electric usage to \$0. (For the past 3 years, there has been \$0 cost for electric usage, even with charging an EV at home. The solar has been generating electricity above that used in the home. There is no charge for electricity, but there is still a min account fee of just under \$17/month currently.)
- Dual EV Charging Capability: Equipped with 2 Tesla chargers pre-installed in the 2-car garage.
- Smart Climate Controls: Smart thermostats installed for efficient, effortless temperature regulation.
- Smart Home Devices: Integrated smart lighting. (The smart front door lock was removed and is in one of the upstairs closets if the new owner wants to reinstall it.)
- Existing Camera Hardware: Exterior cameras installed by prior owner remain on site (ready for future configuration).
- Transferable Home Warranty: Included Choice Home Warranty coverage fully transferable at zero cost through 06/20/2027.
- Modern Systems: Zoned heat pump HVAC system, natural gas water heater, and fiber cement siding.

FRESH INTERIOR COMFORTS & UPDATES

- New Carpeting (2024): Fresh, high-grade carpeting recently installed across the entire upper level.
- Fresh Paint (2023): Crisp, clean neutral paint scheme applied throughout living zones.
- Window Coverings & Ceiling Fans: Blinds and ceiling fans installed throughout the home for instant turn-key comfort.
- Updated Lighting Fixtures: Modern light fixtures installed to complement the home's abundance of natural light.
- Dedicated Sunroom: Cozy space off the main floor providing a bright nook for relaxation.
- Gas-Log Fireplace: Warm focal point set in the open living room.

KITCHEN & UTILITY UPGRADES

- Conveying Personal Property: Refrigerator, washer, dryer, laundry room stick vacuum and backyard pergola all convey with the home.
- Laundry Storage Addition: Added custom pantry cabinetry in the laundry area for maximum efficiency.
- Kitchen Finishes: Granite countertops, stainless steel appliances, and a natural gas range.

LAYOUT & LIVING

- Main-Level Primary Suite: Quiet first-floor retreat complete with a soaking tub, tiled shower & expansive walk-in closet.
- Abundant Storage: Walk-in closets featured in all four bedrooms.
- Flexible 2-Story Floor Plan: 4 bedrooms and 2.5 bathrooms designed with open-concept flow.

OUTDOOR LIVING

- Shaded Pergola: Generous backyard pergola creating comfortable shade for outdoor dining and entertaining.
- Fully Fenced Yard: Enclosed 0.21-acre lot offering immediate privacy and outdoor security.
- Covered Porches: Welcoming covered front porch and covered back porch.

**Lender closing credit incentive of up to \$5,000 available to the buyer with use of a preferred lender
- Jason Harris with Advantage Lending.**

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Solar Power. Real Savings.

30 FULLY PAID-OFF SOLAR PANELS

More energy than this home uses — and \$0 electric usage for the past 12 months.



30 SOLAR PANELS

Fully paid off — no additional cost to the buyer!



\$0 ELECTRIC USAGE COST

For the past 12 months, even with charging an EV at home.



EV FRIENDLY

Power your electric vehicle at home with no additional cost.



GENERATES MORE THAN WE USE

The solar system produces more electricity than the home uses.



LOW MONTHLY FEE

Just under \$17/month minimum account fee.



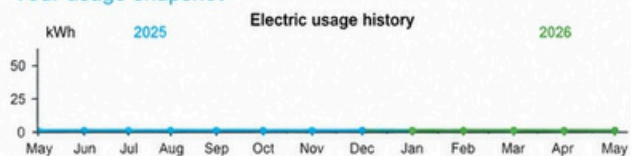
Your Energy Bill

Bill date May 8, 2026
For service Apr 8 - May 6
29 days

Billing summary

Previous Amount Due	-\$36.71
Payment Received	0.00
Current Electric Charges	15.81
Taxes	1.11
Credit Amount, Do Not Pay	-\$19.79

Your usage snapshot



For the past 12 months, our electric usage has been ZERO.



ESTIMATED ANNUAL SAVINGS

\$2,000+

COMPARED TO THE TYPICAL ANNUAL ELECTRIC BILL IN OUR AREA!*

*Good for Your Wallet.
Good for the Planet.*



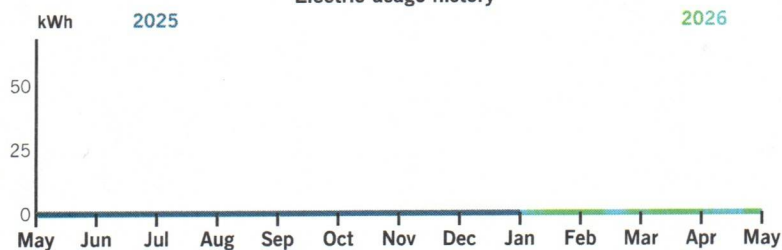
Page 1 of 3

Bill date May 8, 2026
For service Apr 8 - May 6
29 days

Account number **9101 5636 0196**

Previous Amount Due	\$-36.71
<i>Payment Received</i>	0.00
Current Electric Charges	15.81
Taxes	1.11
Credit Amount, Do Not Pay	\$-19.79

Electric usage history



Average temperature in degrees

69° 78° 80° 74° 70° 59° 51° 41° 38° 43° 58° 65° 56°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	0	N/A	0
12-month usage based on most recent history				

Late payments are subject to a 1.0% late charge.

Please return this portion with your payment. Thank you for your business.



Account number
9101 5636 0196

\$0.00

No payment is required at this time.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

DENNIS STEVENS
712 TWIN STAR LN
KNIGHTDALE NC 27545-6647

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891015636019600055000000000000000000169200000000005



duke-energy.com
800.452.2777

Account number **9101 5636 0196**

Your usage snapshot - Continued

Net Metering summary

Previous Carried Forward Balance	5,010
<i>Carried Forward Reset</i>	-6,121
<i>Current Carried Forward</i>	1,111
Carried Forward Balance	0 kWh

Current electric usage for meter number 338581323

Location: HOUSE-NET METERING CUST

Actual reading on May 6	69801
Previous reading on Apr 8	- 69714

Energy Used 87 kWh

Location: HOUSE-NET METERING CUST

Energy Delivered

Actual reading on May 6	42477
Previous reading on Apr 8	- 41279

Energy delivered to grid 1198 kWh

Billed kWh 0.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

This account is currently on the Net Metering rider for Solar Interconnection.

Billing details - Electric

Billing Period - Apr 08 26 to May 06 26

Meter - 338581323

Basic Customer Charge	\$14.00
Clean Energy Rider	1.81
Storm Recovery Charge	0.00
Total Current Charges	\$15.81

Your current rate is Residential Service (RES).

For a complete listing of all North Carolina rates and riders, visit duke-energy.com/rates

A rider is a mechanism used to recover costs or credit customers for programs, purchases or regional policy initiatives that are outside of standard base rates. **The Summary of Rider Adjustments** line item found in the Billing Details includes, but is not limited to: fuel- related costs, demand-side management, energy efficiency program costs, generation assets, and the competitive procurement of renewable energy. For additional detail, please visit duke-energy.com/rates to view the Summary of Rider Adjustments tariff found within the **Index of Rate Schedules** tab. Each of the individual rider tariffs are located under the Retail Riders heading.

Billing details - Taxes

Sales Tax For Utility	\$1.11
Total Taxes	\$1.11

712 TWIN STAR LANE, KNIGHTDALE, NC 27545

4 BD | 2.5 BA | 2,926 SQ. FT | 9,147 SQ. FT LOT



JENNIFER COLEMAN

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AREA REPORT



CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within **2** miles.



ATM
0.7 MI



GAS
0.7 MI



GYM
0.8 MI



PHARMACY
1.4 MI



CLEANERS
1.4 MI



MEDICAL
1.5 MI



GROCERIES
1.6 MI



COFFEE
2.7 MI



MOVIE THEATER
8.5 MI

MOST
SERVICES
WITHIN

2
MILES

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There is also **1** private school and **1** charter school within **5** miles.

5
RATING

PK-5
LOCKHART
ELEMENTARY SCHOOL
ASSIGNED

5
RATING

6-8
NEUSE RIVER MIDDLE
SCHOOL
ASSIGNED

4
RATING

9-12
KNIGHTDALE HIGH
SCHOOL
ASSIGNED



OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



GOLF COURSE
WIL-MAR GOLF CLUB
(3.3 MILES)



HIKING
NEUSE RIVER GREENWAY
TRAIL
(5.7 MILES)



PARK
GREEN ROAD COMMUNITY
CENTER
(7.8 MILES)



FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **16** moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

AMERICAN	3	FAST FOOD	2
ASIAN	3	CHINESE	1
PIZZA	3	BARBECUE	1
SEAFOOD	3	MEXICAN	1

17
★★★★+
WITHIN 5 MILES



**712 Twin Star Lane
Knightdale, NC 27545**

**Preferred Lender Incentive
Up to \$5000 in Lender Paid Closing Cost!**

Some restrictions may apply. Not to be combined with any other offer.



CONTACT

JASON HARRIS | NMLS #61906

DIRECTOR OF MORTGAGE LENDING

JHARRIS@ADVANTAGELENDING.COM

919.649.4659

WWW.ADVANTAGELENDING.COM



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(www.nmlsconsumeraccess.org). 3c8j8y9 (3c8j8y9)