

HOME FEATURES

1022 Delta River Way
Knightdale, NC 27545



3 beds



2 baths



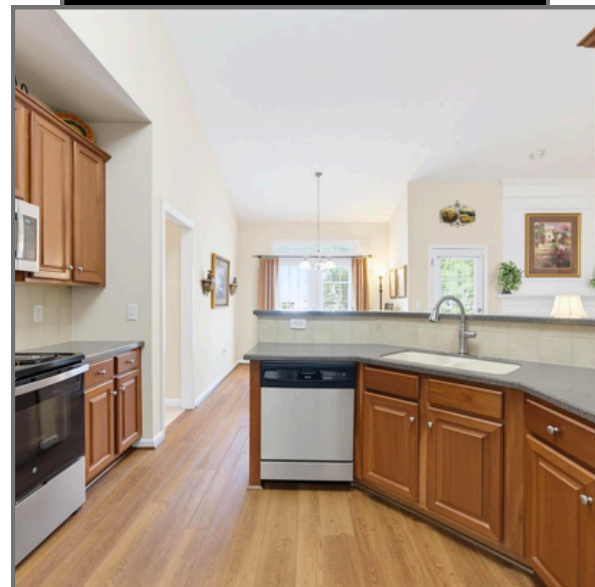
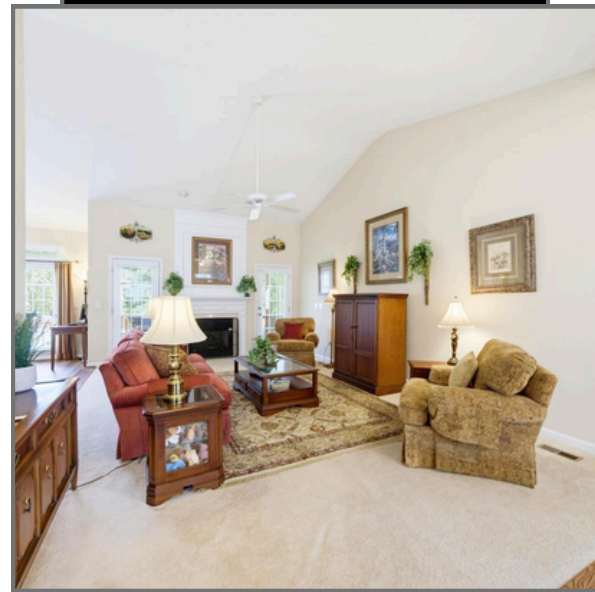
2,007 sq ft



\$385,000

FEATURES:

- Screened Porch Ceiling Fan Replaced (2026)
- Exterior Refresh (2025): Home, fence, sidewalks, and driveway professionally power washed; front porch and garage door painted; screened porch, deck, and fence stained; and new porch screening installed
- G.E. Side-by-Side Refrigerator (2025)
- Garbage Disposal Replaced (2025)
- Storm Door Replaced (2025)
- G.E. Stove (2024)
- Comprehensive Crawl Space Moisture-Control System: 20-mil vapor barrier and vent covers installed (2016); Terminix dehumidifier added (2019); and sump pump with French drain installed (2023)
- LeafFilter Gutter Protection Installed (2022)
- LVP Installed in Kitchen and Laundry Room (2021)
- Roof Replaced (March 2020)
- HVAC System Replaced (2017)
- Dedicated electric water heater beneath the primary bedroom for faster hot water delivery (2008)



OFFER INSTRUCTIONS

1022 Delta River Way, Knightdale, NC 27545

Seller Name: The Thomas W. Bogey and Nancy Carolyn Bogey Revocable Trust, dated April 13, 2007, and as amended

Listing Agent: Molly O'Reardon

Email offers to: Molly.OReardon@bhhsysu.com

Co-Listing Agent: Beatrice Mabrey-Robeson

Email: Beatrice.MabreyRobeson@bhhsysu.com

Listing Company: Berkshire Hathaway HomeServices York Simpson Underwood Realty

Office Address: 1400 Village Market Place, Morrisville, NC 27560

Agent License: 301406

Office License: C9751

Legal Description: LO39 WIDEWATERS SUB BM2003-2273

Preferred Closing Attorney: Matthew McCrystal, McCrystal Law, (919) 378-9088, 547 Keisler Dr., Suite 204, Cary ,NC 27518

What conveys: Refrigerator

When submitting your offer:

- Please make sure all information is in one email (offer, addenda, pre-approval letter/proof of funds, etc.).
- Please do not submit escalation clauses, letters to the seller, or offers with expiration deadlines.
- Home has been professionally measured.
- Please check schools for assignments/capping.