$1,595,000

7304 Incline Drive
Wake Forest, NC 27587



TOWNE BANK MORTGAGE

Kimberly CONROY
COLDWELL BANKER | HOWARD PERRY AND WALSTON

Property Description:

Enjoy resort-style living from the comfort of your very own home! Truly a home for those who enjoy living life to its fullest! The backyard saltwater pool creates the perfect outdoor oasis. Extraordinary floor plan on all levels! Expansive main floor

SQ Feet: 6,389
Bedrooms: 6
Bath: 5.00

How a 2-1 Buy down works:

- Buydown is paid by seller (or builder)
- Home buyer's interest rate is lowered by 2% and 1% in years 1 and 2, respectively
- After three years, original interest rate continues for the life of the loan

2-1 Buy Down Scenario Example:

$9,954 Estimated Payment
2-1 Buy down | **Year 1**

Loan Amount: $1,276,000
Principal & Interest: $8,955
Taxes: $699
Homeowner's Insurance: $300
Mortgage Insurance: $0
Monthly Savings: $1,677

$10,774 Estimated Payment
2-1 Buy down | **Year 2**

Loan Amount: $1,276,000
Principal & Interest: $9,775
Taxes: $699
Homeowner's Insurance: $300
Mortgage Insurance: $0
Monthly Savings: $857

$11,631 Estimated Payment
2-1 Buy down | **Year 3-30**

Loan Amount: $1,276,000
Principal & Interest: $10,632
Taxes: $699
Homeowner's Insurance: $300
Mortgage Insurance: $0
Monthly Savings: $0

1)Monthly savings based on year 1 or 2 payments versus year 3. *Scenario shown used the 2-1 temporary buy down with a conventional 30 year mortgage. Scenario assumes a sales price of $1,595,000 with $319,000 down payment, 740+ credit score, and Annual Percentage Rate of 7.625%. Mortgage rate for this loan will be 5.5% for the first year, 6.5% for the second year, and 7.5% for the third year which will continue for the life of the loan thereafter. Rate pulled 10/28/2026, rates change daily. Certain loan programs do not allow buy downs, additional restrictions may apply. Savings will vary. Contact your loan officer for more details. Loans are subject to borrower qualifications, including income, property evaluation, and final credit approval. Payments shown are principal and interest. The actual payment obligation will be greater.

Buydown amount must be considered in seller contribution limits for FMNA, FHLMC, FHA, and VA guidelines. Borrower must qualify for final note rate.

Contact us today to learn more.



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