

Facts + Q & A

2214 Pathway Dr.
Chapel Hill, NC 27516
3 Bed/3.5 Bath 1,779 sqft
\$420,000

2026

- Pre-listing Home Inspection report

2025

- New water heater
- New roof
- New vapor barrier
- New crawl space insulation
- Entire exterior siding painted

Recent townhome sales in the Fair Oaks Neighborhood

2208 Pathway: \$445,000 7/17/2025
3bed/3bath

2222 Pathway: \$425,000 8/15/2025
3bed/3.5bath

Q: Have any items been addressed off of the home inspection report?

A: Yes, all the items that are marked with a yellow highlight in the report have been repaired. Report available at www.2214pathway.com

Q: There is no HOA on these townhomes? What if the roof or siding needs to be replaced?

A: Correct. While they are a part of the larger Fairoaks HOA, there is not one that governs these townhomes. The roof was replaced over this home and the neighboring one last year. The entire exterior was painted last year as well. Anything future improvements or repairs would have to be worked out with the neighbor. The sellers have always been on good terms with the owner/occupier next door and they were in agreement to make those improvements last year.

Q: Who owns and maintains the green space next to the home?

A: The Fairoaks HOA. While anyone can technically use this space, the sellers have always used it as an extended yard.

