



304 Plum Listing Facts

Features

- Attached first floor guest suite with separate entrance
- There is a primary bedroom on the second floor but the guest suite could also be the primary bedroom. First or second floor, the new owner gets to choose.
- Fenced-in back yard
- Garage with workshop + separate shed
- Tankless water heater
- Bonus Room

Facts

- A First American Home Warranty is being offered with an Eagle Premier + HVAC upgrade. Home warranty info in listing documents.
- The Ridgewood Pool is just 0.4 miles away from 304 Plum. It is the spot to be in the summer!
 - Website: <https://www.ridgewoodpool.org/>
 - Family Membership: Family dues are \$700 and are for families with 3 or more adults and/or children.
 - Couples Membership: Couple dues are \$475. Couple memberships are available for two adults or one parent and one child.
 - Single Membership: Dues for a single member are \$350.
 - One-Time Initiation Fee: \$250
- Ephesus Elementary is just 0.3 miles away from 304 Plum.

- The school system is considering closing 1-2 elementary schools for the 2027-2028 school year. It is possible that Ephesus could be one of them. Regardless of what happens, there will be redistricting throughout the entire Chapel Hill Carrboro City Schools system.
- The property has 300 ft drilled well in our backyard with a hand pump. The owners used the well to water their garden and trees. If the new owners would like to also have that as a potable option, the water quality should be tested.