

Listing Facts, Q & A, Improvements

Highlights

New Deck (2 yrs old) - New Flooring - Updated Kitchen - Updated Bathrooms - Bedroom on First Floor - Community Pool - Pre Listing Home Inspection Report - Home Warranty

Q: I see that the neighborhood is located in a floodplain. Can you talk more about that?

A: Yes, all of the Brookwood Condominiums are in a flood zone. Water has never reached inside any of the units even during Chantal. That was the worst flooding in Chapel Hill history and water still didn't get inside any unit; even those located at the front of the community. As #54 is located further back in the neighborhood from the creek as compared to many other units, water levels weren't even high enough to cause damage to the outside AC condenser.

Q: Can these units be bought by investors?

A: No, they can only be owner occupied. However, an owner can rent to an immediate family member. That family member can have roommates.

Q: How far is the nearest bus stop?

A: There are actually two and both are 0.2 miles from unit #54.

Q: When was the roof last replaced?

A: The HOA manager said in 2018

Q: Are any special assessments planned or proposed?

A: No

Q: What are the comps?

A:

Unit 11 - \$280,000, 11/20/25, 3 beds / 2.5 baths

Unit 71 - \$255,000, 4/12/26, 3 beds / 2.5 baths

Unit 81 - \$250,000, 8/31/26, 3 beds / 2.5 baths