

HOMEFACTS™ REPORT

11012 Pagebrook Lane

The Landings at Catawba River · Charlotte, NC 28214

Like CarFax®. But for homes.

Every inspection, repair, warranty, and community detail on this home — verified and documented, so buyers can move forward with confidence.

LIST PRICE

\$314,900

3

BEDROOMS

2.5

BATHROOMS

1,797

SQ FT

2023

BUILT

\$175/mo

HOA

Prepared for prospective buyers by
Connie Ward · inCREDIBLE Realty Group

Report prepared July 2026

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PROPERTY SNAPSHOT

A move-in ready townhome, built in 2023

This townhome in The Landings at Catawba River pairs modern, low-maintenance living with a location that's genuinely hard to beat — minutes from the U.S. National Whitewater Center, Uptown Charlotte, and Charlotte Douglas International Airport, with easy interstate access via I-485. The open-concept main floor centers on a kitchen with quartz countertops, a farmhouse sink, and a large island; upstairs offers a primary suite with a walk-in tile shower, two additional bedrooms, and a dedicated laundry room.

3

BEDROOMS

2 Full + 1 Half

BATHROOMS

1,797

TOTAL SQ FT

2023

YEAR BUILT

1-Car

ATTACHED GARAGE

\$175/mo

HOA DUES

✓ Low-Maintenance Living, Built In

A \$175/month HOA through Superior Association Mgmt covers landscaping and exterior maintenance — mow, edge, and exterior touch-ups are already handled. That means predictable monthly costs and one less thing on the buyer's to-do list.

Superior Association Mgmt · (704) 875-7299



Kitchen — quartz countertops, farmhouse sink, large island with bar seating.

Systems inspected. Repairs completed. Warrantied.

Ahead of listing, the seller invested in third-party inspections, service, and warranty coverage so buyers aren't taking anything on faith. Every item below is backed by a paid invoice or warranty confirmation.

✓ HVAC SYSTEM

Inspected & Serviced

Morris-Jenkins · Invoice #101558438 · 7/7/2026

Full real-estate inspection: refrigerant charge, motor amperage, electrical, and drainage all checked.

Outdoor condenser chemically cleaned, filters changed, valve caps upgraded to brass.

"Everything passed inspection and system is operating and cooling properly." (\$258.72, PIF)

✓ PLUMBING

Repairs Completed

Pro-tec Plumbing and Drain · Invoice #32015

Upstairs hall bathtub diverter spout reconnected and working again.

Kitchen garbage disposal unjammed and restored to normal operation.

Billed and covered as a warranty item — \$0 cost passed to buyer.

✓ HOME WARRANTY

One Year Included

First American Home Warranty · Order #10973787801

Eagle Premier Package (\$615 value) — one full year of coverage from closing.

Includes kitchen refrigerator, clothes washer & dryer, plus a First Class Upgrade.

Activates automatically at closing.

✓ BUILDER WARRANTY

Structural Coverage Transfers

Original builder structural warranty · Built 2023

Home was built in 2023 and remains within its builder structural warranty period.

Remaining coverage is available for transfer to the new owner, per builder guidelines.

Buyer to confirm exact terms and remaining duration directly with the builder at closing.

Full documentation available on request

Original invoices and warranty confirmations for every item above can be provided to buyers or their agent.

FINANCING OPPORTUNITIES

Programs that can lower the cost of moving in

100% Financing Available

Qualified buyers may finance the full purchase price through select loan programs — no down payment required for eligible buyers.

Up to a 1% Rate Reduction

Select lender programs offer an interest rate reduction of up to 1%, lowering the monthly payment. No points required.

Up to \$15,000 in Down Payment Assistance

Available through a First Citizens Bank promotional program; reverts to a standard \$10,000 assistance amount once the promotion ends.

Program availability, terms, and eligibility are set by the lender and subject to change — buyer to verify current terms independently.

NEIGHBORHOOD HIGHLIGHTS

The Landings at Catawba River

Whitewater Center

Minutes from the U.S. National Whitewater Center for rafting, ziplining, and trails.

Uptown Charlotte

Quick access into the city center for work, dining, and entertainment.

CLT Airport

Close proximity to Charlotte Douglas International Airport for easy travel.

I-485 Access

Fast interstate access connects the community to everywhere else Charlotte has to offer.

inCREDIBLE HOMEFACTS™ REPORT

Every Fact, Verified. Every Decision, Informed.

Every fact in this report is documented, not promised — so buyers can make a confident decision on 11012 Pagebrook Lane.

Connie Ward

inCREDIBLE Realty Group

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Schedule a private showing or ask about financing
— response within one business day

Information in this report is compiled from seller-provided documents, paid vendor invoices, and warranty confirmations believed accurate as of the report date. Financing, HOA, and warranty terms are set by third parties and subject to change. Buyer is encouraged to independently verify all details prior to closing. inCREDIBLE HomeFacts™ is a proprietary reporting system of inCREDIBLE Realty Group and is not affiliated with or endorsed by CARFAX®.

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