

May 2, 2024

Dear Potential Buyer,

Although this was my sellers dream home, their circumstances have recently changed and they are unfortunately having to move. This was the perfect home, yard, and location for them, but lucky for you, you now have the opportunity to make it yours!

You will see that we have included all of the previous inspections (from June 2023) for you to review to make your decision much easier for you to purchase this amazing home!

In the disclosures, you'll find:

- Home Inspection Report
- Radon Report
- Pest/Termite Inspection and Report
- Past Survey (from previous owners)

In addition to this, I would like to share rezoning proposal that may affect this property.

[New Bern Planning](#)

There is an area along the eastern downtown section that is being rezoned to create a denser corridor and would affect some lots on Idlewild Ave. closer to New Bern and Edenton. The housing could be more dense along that corridor. If you ask me, this can be good for property values/access to transportation as that area gets further developed and desirable , causing property values to increase in the future.

[Map of Rezoning](#)

117 Idlewild is the last lot included to the North of Edenton rezoning proposal and has requested not to be a part of the rezoning area, by the previous owners. If you as a buyer want to be part of that rezoning, you can easily cancel that request.

Please let me know if you have any questions concerning this, and I'll be happy to help you!

Lisa



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