

Elm Park

FAQs

HOW MANY HOMES ARE AVAILABLE AT ELM PARK?

A total of 63 townhomes will be available.

IS THERE A HOMEOWNER'S ASSOCIATION (HOA) AT ELM PARK?

Yes. The total Elm Park H.O.A. dues are approximately \$140/monthly with a capital contribution of \$1500 which includes common area maintenance and landscaping, entry monument maintenance and landscaping.

Charleston Management is the property management company. For more information, please visit their website: <https://charlestonmanagement.com/>

WHAT ARE THE PROPERTY TAXES AT ELM PARK?

The approximate tax rates are:

Raleigh:	\$0.4330 per \$100 of assessed value
Wake County:	\$0.6570 per \$100 of assessed value
Combined Town/County:	\$1.09 per \$100 of assessed value

WHAT SCHOOLS ARE ASSIGNED?

Wake County Public School System

Stough Magnet Elementary School
Oberlin Magnet Middle School
Broughton Magnet High School

School Assignments periodically change, for more information please contact Wake County Schools for current year base school assignments:

<https://www.wcpss.net/>

WILL THE HOMES HAVE A WARRANTY?

Yes. Tri Pointe Homes has a Comprehensive 1-2-10 New Home Warranty Protection Program. Which includes a 1-year fit and finish, 2-year mechanical operations, and a 10-year structural warranty.

WHAT IS THE DEPOSIT REQUIRED TO PURCHASE A NEW HOME AT ELM PARK?

A \$25,000 earnest money deposit is required to purchase a home at Elm Park and is due on the Purchase Agreement date. If you decide to purchase options at the Design Studio, an options deposit of 25% of the dollar amount of the options selected will be required at the time the options are selected.

Alan Fluke

NEW HOME ADVISOR

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HOMES

The priority list only affords you an opportunity to purchase a home, it does not guarantee you any right to do so. Your place on the priority list is based on multiple factors, including the date and time of your submission of a completed pre-qualification application and whether you are a contingent or noncontingent customer. We make no guarantee that a particular home or homesite will be available and reserve the right to make changes to the priority list and the terms and conditions governing the same, at any time without notice. The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area or its subsidiaries. © 2024 Tri Pointe Homes Holdings, Inc. NC Contractor's License No. 82776. NCREC License No. C30814. All rights reserved.