

\$639,000

4104 Passerine Avenue
Wilmington, NC 28412



TOWNE BANK MORTGAGE



Intracoastal
REALTY CORPORATION

Experience the Exceptional

RISING TIDE TEAM

Property Description:

Welcome to 4104 Passerine, an impeccably maintained, move-in ready home in the heart of Del Webb at RiverLights, Wilmington's premier 55+ active adult community. Designed for effortless living, this home offers a bright & open layout.

How a 1 Year Buy down works:

- Buy down option must be paid by builder, seller or third-party
- Homebuyer's interest rate for the first year is lowered by 1%
- After one year, original interest rate continues for the life of the loan.

SQ Feet: 3,103

Bedrooms: 4

Bath: 3.00

Example Buy Down Loan Scenario

\$3,497.54 Estimated Payment
1 Year Buy down | **Year 1**

Loan Amount: \$511,200
Principal & Interest: \$2,902.54
Taxes: \$295
Homeowner's Insurance: \$300
Mortgage Insurance: \$0
Monthly Savings: \$329

\$3,826.13 Estimated Payment
1 Year Buy down | **Year 2-30**

Loan Amount: \$511,200
Principal & Interest: \$3,231.13
Taxes: \$295
Homeowner's Insurance: \$300
Mortgage Insurance: \$0
Monthly Savings: \$0

1)Monthly savings based on year 1 payments versus year 2. *Scenario shown used the 1-0 temporary buy down with a conventional 30 year mortgage. Scenario assumes a sales price of \$639,000 with \$127,800 down payment, 740+ credit score, and Annual Percentage Rate of 6.50%. Mortgage rate for this loan will be 5.50% for the first year, and 6.50% for the second year which will continue for the life of the loan thereafter. Rate pulled 07/17/2025, rates change daily. Certain loan programs do not allow buy downs, additional restrictions may apply. Savings will vary. Contact your loan officer for more details. Loans are subject to borrower qualifications, including income, property evaluation, and final credit approval. Payments shown are principal and interest. The actual payment obligation will be greater.

Contact us today to learn more.



Sherri Ingle

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