



201

Willow Ridge Dr.

A comprehensive future owners guide

Overview

201 Willow Ridge Dr, Sanford, NC 27332 - Property Specification Overview

General Information:

Address: 201 Willow Ridge Dr, Sanford, NC, 27332

MLS Number: 10006632

Listed Price: \$325,000

Closing Credit Offer: \$5,000

Price Per Sq Ft: \$139

Architectural Style: Traditional

Year Built: 2007

Lot Size: 0.32 Acres

Living Area: 2,340 SqFt

Bedrooms: 4

Bathrooms: 2 Full, 1 Partial

Garage: 2-car attached

Basement: No

Heating: HAVC

HOA Fees: \$22/Monthly

Annual Property Tax: \$3,181 apx.

Interior Features:

Flooring Type: Combination of carpet and wood.

Primary Bedroom: Luxurious with en-suite bathroom featuring a double vanity, soaking tub, and separate shower

Kitchen: Fully equipped with a pantry for additional storage

Living Spaces: Includes a living room and family room, providing ample space for entertainment and family gatherings

Laundry: Dedicated laundry room for convenience

Porch: Welcoming front porch for outdoor relaxation

Patio: Back patio ideal for entertainment

Roof: Replaced coinciding with solar panel installation

Eco-Friendly Upgrades:

Solar Panels: Premium tier-1 solar panels with black aesthetic, flush mounting, and hidden cables installed by Blue Raven Solar, expected to reduce energy bills significantly

Water Heater: New water heater installed on April 5, 2021, ensuring energy efficiency

Additional Sustainability: The solar panel system comes with a 25-year warranty and Enphase® microinverters, known for their durability and performance

Neighborhood Information:

Schools: Assigned to Lee Early College, Southern Lee High School, Sanlee Middle School, J Glenn Edwards Elementary School

Market Insights:

Equity Growth: The property is expected to continue increasing in equity through the year 2024

Comparison: The home is listed at \$15,000 above the median sold price but \$30/SqFt less than other homes in Sanford, NC

Sales Trend: More than 8 homes sold above asking price, over 21 sold below, and more than 16 sold at the asked price in January 2024

Additional Notes:

Customer Experience: Blue Raven Solar's commitment to customer satisfaction is evidenced by their numerous 5-star reviews and an A+ rating with the BBB.

Installation Process: The solar installation process includes a roof inspection, custom design, permitting, and energization, generally completed within several weeks to a couple of months.

Solar Energy in Detail

The installation performed at 201 Willow Ridge Dr, Sanford, NC, included a state-of-the-art solar panel system designed to maximize energy efficiency and minimize aesthetic disruption. Here's an expanded section for the binder:

Solar Panel System Installation Overview:

Installation Date: December, 2022

Investment: \$55,100 Total Install Cost

Contractor: Blue Raven Solar

System Size: 8.58 kW DC

Annual Production: Approximately 12,060 kWh, contributing to significant energy bill reduction.

Panel Quantity: 22 premium tier-1 panels, known for their durability and high performance.

Inverters: Enphase® microinverters installed, the longest-lasting and most reliable on the market.

Warranty: The panels come with a 25-year warranty, ensuring long-term reliability.

Design: Custom-designed by Blue Raven Solar experts to optimize production and complement the home's aesthetics.

Installation Process: The process was completed within 1-2 days, focusing on maintaining the home's appearance with black panels, flush mounting, interior conduit, and no exposed cables.

Customer Responsibility: Homeowners are responsible for the system's maintenance, with options to transfer the loan to a new owner or settle it during property transactions.

This comprehensive solar solution reflects the property's commitment to sustainability, operational efficiency, and the overall value proposition for potential homebuyers. The modern, sleek design of the solar panels not only enhances the home's exterior but also promises long-term savings and reduced carbon footprint, aligning with the growing trend of eco-friendly living.

“Lord I love this home ”

-Facebook User

Peak Season Energy Bill

During the peak month, the solar panel system at the residence significantly offset the household's energy costs while powering an array of high-demand electronics. For instance, the two freezers and fridge, which can consume approximately 300-500 kWh per month combined, operated efficiently alongside a stove, five TVs, six computers, a home lab server, and an extensive entertainment system. These latter devices could easily utilize upwards of 500-1000 kWh depending on usage. Despite this substantial energy demand, the solar system contributed a net energy return of 287 kWh back to the grid, indicating a robust energy production exceeding the home's consumption. This example demonstrates the system's capability to support a high-tech, modern lifestyle while offering eco-friendly benefits and cost savings.

Your usage snapshot - Continued

Current electric usage for meter number 328447986			
Location: HOUSE			
Actual reading on Sep 27		81188	
Previous reading on Aug 30		- 79166	
Energy Used		2,022 kWh	
Energy Delivered			
Actual reading on Sep 27		2920	
Previous reading on Aug 30		- 2633	
Energy delivered to grid		287 kWh	
Billed kWh	1,735.000 kWh	Measured kWh Delvrd	2,022.000 kWh
Measured kWh Recvd	287.000 kWh		

Billing details - Electric

Billing Period - Aug 30 23 to Sep 27 23	
Meter - 328447986	
Basic Customer Charge	\$14.00
Energy Charge	
1,735.000 kWh @ \$0.12918000	224.13
Storm Recovery Cost	
1,735.000 kWh @ \$0.00284000	4.93
Energy Conservation Credit	-10.65
Renewable Energy Rider	1.55
Total Current Charges	\$233.96

Your current rate is Residential Service (RES).

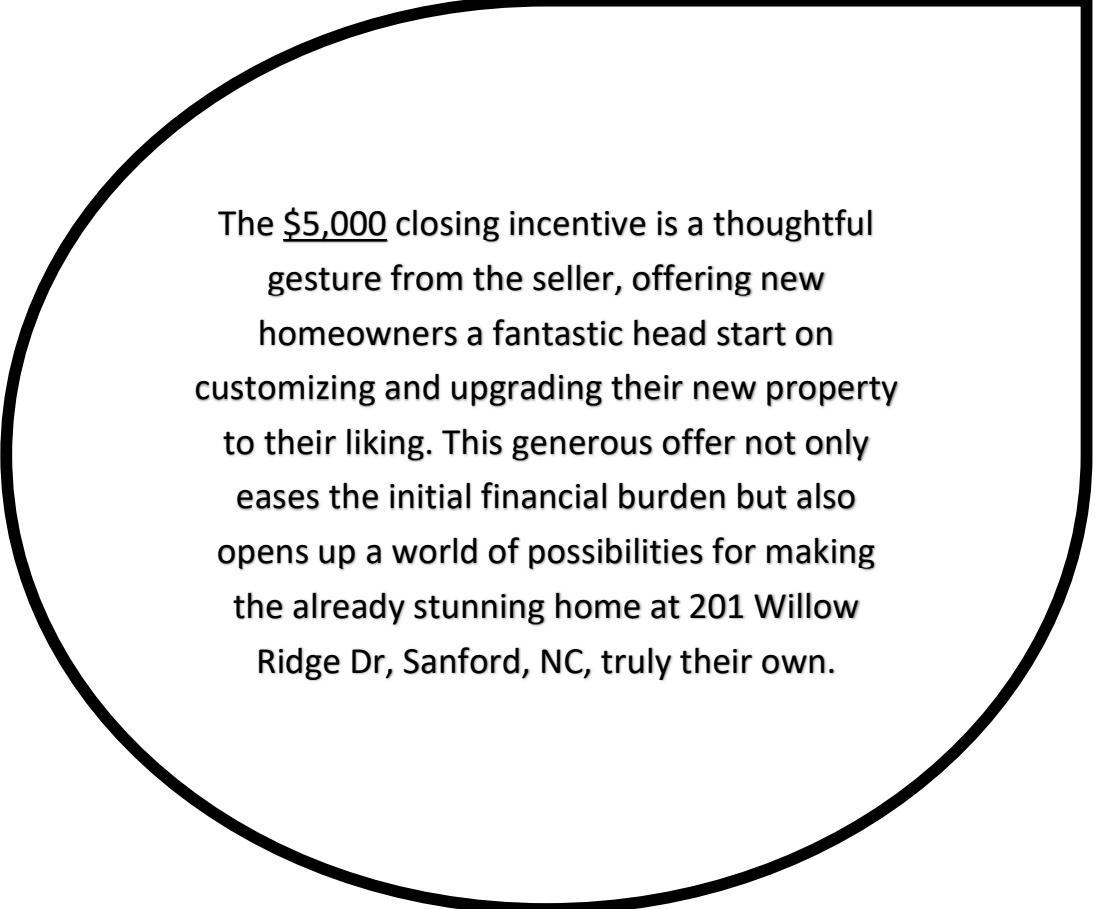
Billing details - Taxes

Sales Tax For Utility	\$16.38
Total Taxes	\$16.38

Summary

Located at 201 Willow Ridge Dr, Sanford, NC, this property stands as a beacon of prudent investment, thanks to its value-enhancing home improvements and a promising trajectory of equity growth. The solar panel system, a highlight of the home's eco-friendly stance, will be fully paid for by the seller upon closing, ensuring the new owner reaps all the benefits without the burden of additional payments. Additionally, the property features a remarkable shed that serves as a testament to the home's blend of functionality and charm, offering versatile space for hobbies, storage, or a workshop. This detail, along with the strategic upgrades, positions the house as an attractive, hassle-free asset in a thriving market.





The \$5,000 closing incentive is a thoughtful gesture from the seller, offering new homeowners a fantastic head start on customizing and upgrading their new property to their liking. This generous offer not only eases the initial financial burden but also opens up a world of possibilities for making the already stunning home at 201 Willow Ridge Dr, Sanford, NC, truly their own.



Come Join Us! This Saturday & Sunday

February 24 & 25, 2024

From 10:00 AM-1:00 PM & 12:00 PM & 2:00 PM



Open House

201 Willow Ridge Dr, Sanford, NC 27332

More Information?

Scan Here



3 bathrooms



4 bedrooms

Want to know your
homes value?

Scan Here



0.32 Acres lot



2,340 sqft



"Who helps you with your home matters"



BLUE RAVEN
SOLAR



BLUE RAVEN SOLAR

THE HOA EXPERIENCE

Our mission is to make homeowners' lives better by reducing their energy bills, by increasing their reliance on clean and abundant renewable energy, and by providing a world-class customer experience through a reliable sales process and a speedy, high-quality installation.



HOW WE DO IT

We value making your home look good as well as produce for itself. On all of our installs we do the following:

- Black Panels
- Flush Mounting
- Interior conduit
- No exposed cables
- 1 to 2 day installation

HOW THEY DO IT

Other solar companies don't always care about how the system looks and can leave the house with:

- Blue or Black Panels
- Raised mounting
- Exterior conduit that isn't painted
- Exposed cables
- Longer installation times

FAQ'S

Do you or the customer take care of the panels maintenance?

We require all of our customers to maintain their own systems.

What happens to the panels if a new owner moves in?

The previous owner can transfer the remaining loan to the new owner or have it paid off in the transaction.

If removal is required, can you do it?

We are able to remove panels from a home but the customer will be billed to do so. We also offer reinstallation.

Who do I reach out to for further questions?

You can reach out to a member of our HOA dept at the number/email listed below.
hoa@bluravensolar.com | 385-265-2260

Will the customer have this insured?

We help the customer finance their panels through several different financing parties that all encourage the customer purchases insurance on their system.

EQUIPMENT

PANELS

We install premium tier-1 panels to ensure outstanding system production and give our customers home a clean, modern appearance.

Our panels come with a 25-year warranty and top-rated reliability. They'll withstand the elements and the test of time.

Each panel layout is unique, specifically designed by our experts to optimize the system's production and tailored to match the look and feel of the customers home.

MICRO INVERTERS

We install premium Enphase® microinverters. In our years of experience, Enphase inverters are the longest-lasting, most reliable, and highest-performing inverter solution on the market.

Enphase microinverters have many advantages over other inverter options. They're safer, have fewer points of failure, and are easily scalable if customers want to expand their system.



HAVING CONTROL OF THE END TO END PROCESS IT MAKES SURE THAT THEY CAN GET THE QUALITY THAT THEY WANT. SO IT GIVES ME CONFIDENCE IN THE DURABILITY AND QUALITY OF THEIR WORK.

CUSTOMER REVIEWS

"On time, thorough clean and sufficient installation. Panels look nice and sleek."

- Kara Lew

"Blue Raven has been consistently excellent to work with. Technicians and office staff are always cheerfully helpful, and company people have periodically checked in to make sure things are going well. Installation was surprisingly straightforward and efficient. The solar panels are sleek and low-lying - and already saving me money."

- Stevan Kalmon



"We had a great experience. We had communication the entire time and everything seemed to happen very speedy. Excited to see our PGE go way down. And the panels look so sleek!"

- Jordan White

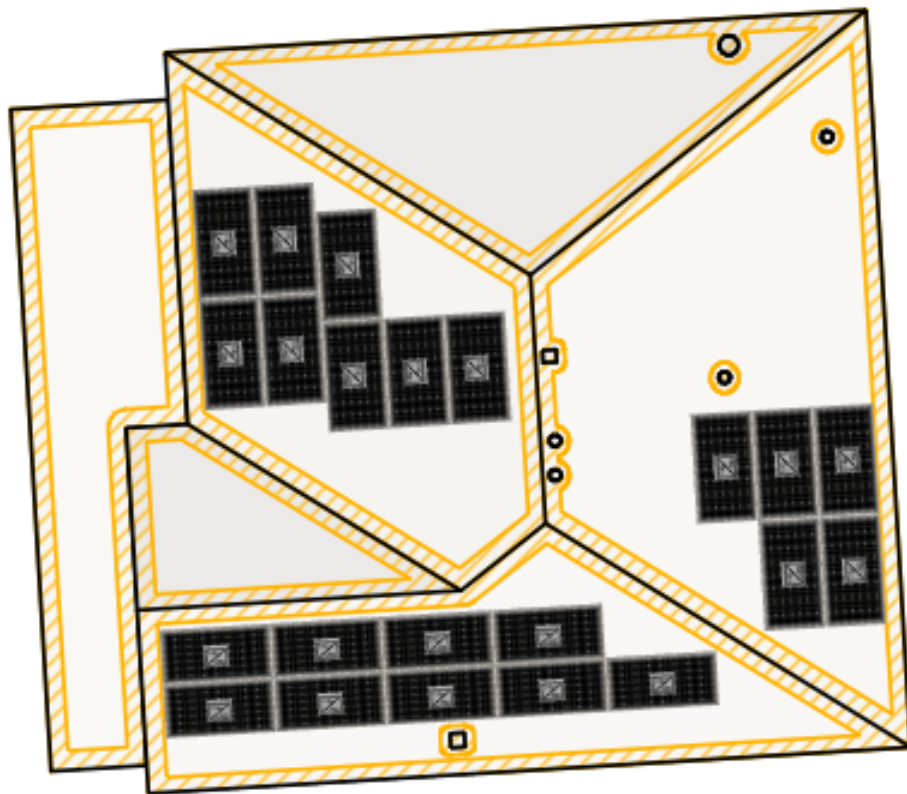
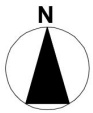
"From start to finish, we had a terrific experience. The crew that installed our panels were quick and efficient! We had over 50 panels and the crew installed them in 2 days! The panels are sleek and low profile... Anyone looking to do Solar should check out Blue Raven!"

- Tyra Kuck

"It has been a great experience and I have and would continue to recommend them for solar panel installation!!! The solar panels look sleek and I'm happy to be going greener!!!"

- Mellonee K.





1403 N Research Way, Building J
Orem, UT 84097

800-377-4480
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WITH THE SALE AND USE OF
THE RESPECTIVE
EQUIPMENT, WITHOUT THE
WRITTEN PERMISSION OF
BLUERAVENSOLAR LLC.

CONTRACTOR:
BLUE RAVEN SOLAR
800.377.4480

SITE INFORMATION:
n/a
201 Willow Ridge Dr
Sanford, NC 27330

DC SYSTEM SIZE:
8.58 kW DC

MODULE QTY:
22

ANNUAL PRODUCTION:
12,060 kWh

DATE:
August 8th, 2022

Aurora Shade Report

Customer

Address

201 Willow Ridge Dr
Sanford, NC 27330, USA

Designer

Jared Sorensen

Coordinates

(35.445110, -79.149187)

Organization

Blue Raven Solar

Date

8 August 2022

Annual irradiance



Summary

Array	Panel Count	Azimuth (deg.)	Pitch (deg.)	Annual TOF (%)	Annual Solar Access (%)	Annual TSRF (%)
1	9	177	40	99	96	95
2	8	267	30	84	99	83
3	5	87	30	80	93	74
Weighted average by panel count	-	-	-	-	96.4	86

Monthly solar access (%) across arrays

Array	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	92	98	97	97	97	97	97	97	97	98	95	87
2	99	99	99	100	99	99	99	100	99	99	99	99
3	95	93	90	89	93	94	94	93	90	93	96	97

Customer

Address

201 Willow Ridge Dr
Sanford, NC 27330, USA

Designer

Jared Sorensen

Coordinates

(35.445110, -79.149187)

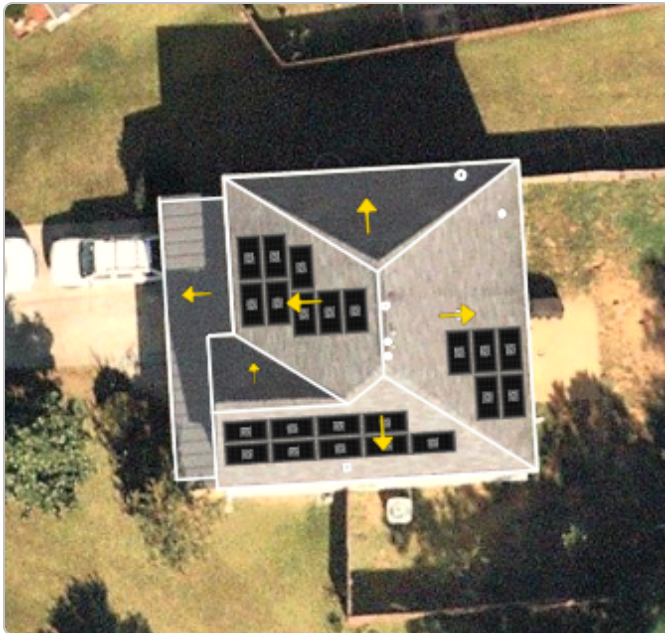
Organization

Blue Raven Solar

Date

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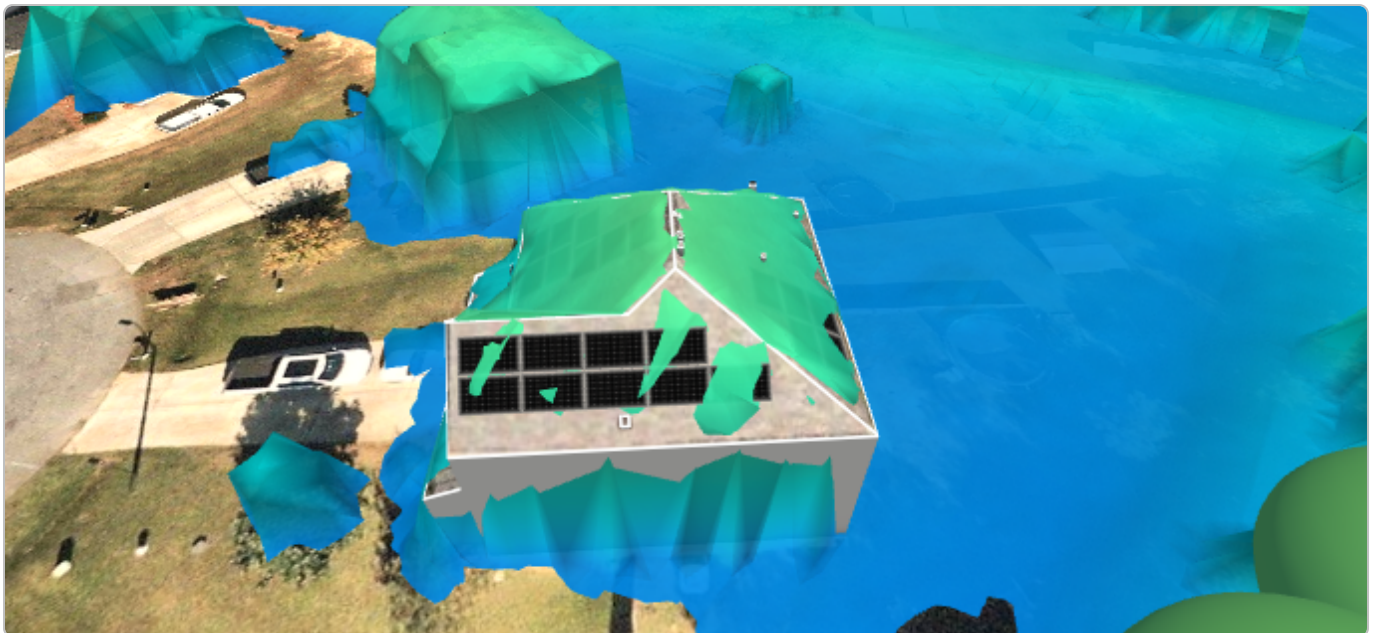
Zoomed out satellite view



3D model



3D model with LIDAR overlay  20 ft



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201 Willow Ridge Dr
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Jared Sorensen

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(35.445110, -79.149187)

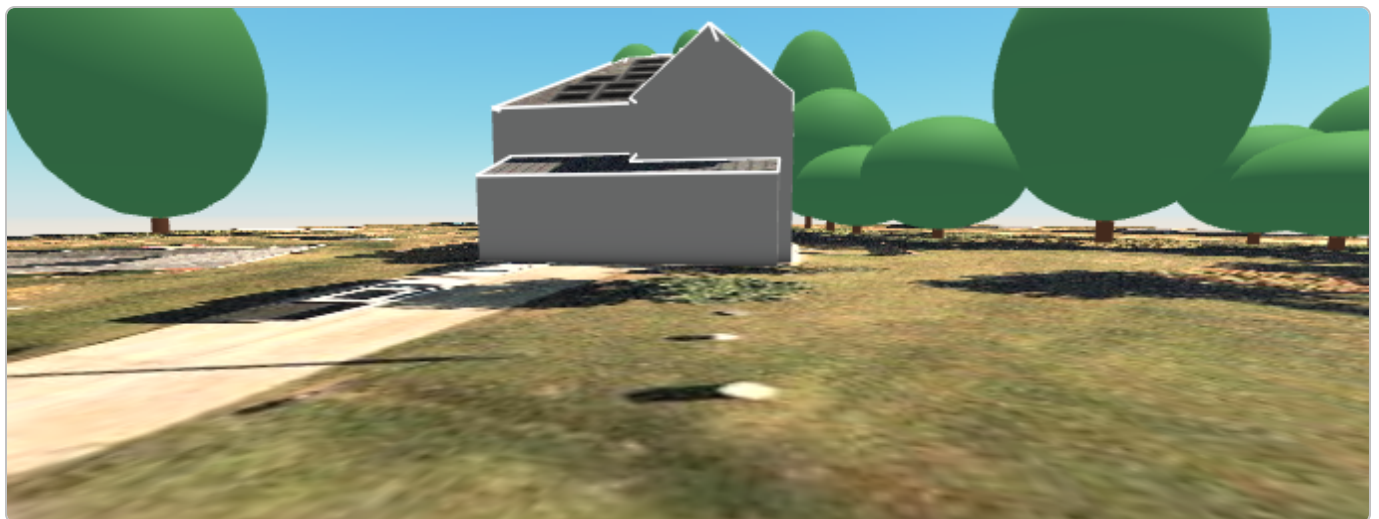
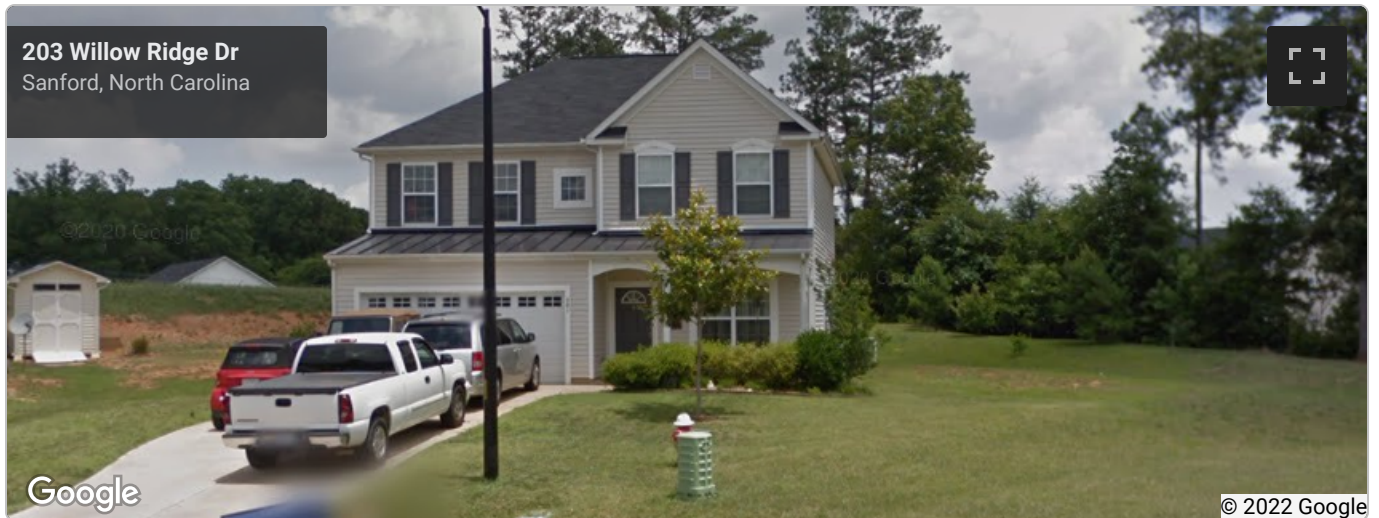
Organization

Blue Raven Solar

Date

8 August 2022

Street view and corresponding 3D model



I, **Jared Sorensen**, certify that I have generated this shading report to the best of my abilities, and I believe its contents to be accurate.

CUSTOMER INFORMATION:

NAME: ÜÖÖœĐVÖÖ
PROJECT ID: 588684
ADDRESS: 201 Willow Ridge Dr
SANFORD, North Carolina 27332
PHONE #: (180)872-2379

SYSTEM INFORMATION:

DC SYSTEM SIZE: 8.58 kW DC
MODULE TYPE: (22) Trina 390W TSM-DE09C.07
INVERTER: Enphase IQ8PLUS-72-2-US
MONITORING: Enphase IQ Combiner 4 X-IQ-AM1-240-4
PV METER: Not Required

PROJECT INFORMATION:

NUMBER OF STORIES: 1
CONDUIT RUN: Interior
ROOF TYPE: Comp Shingle
ATTACHMENT: SFM Infinity Switchblade Flashkit
RACKING: Unirac SFM Infinity
@ 48" OC Portrait / 72" OC Landscape
NUMBER OF ATTACHMENTS: 16
FRAMING TYPE: Manufactured Truss

ECOBEE: 1
LIGHT BULBS: 18

UTILITY COMPANY: Duke Energy NC
PERMIT ISSUER: City of Sanford NC

INSTALLATION NOTES:

MODULE PLACEMENT NOTES:
None

ELECTRICAL NOTES:
Supply Side Breaker, Exterior POI

STRUCTURAL NOTES:
MP1 needs blocking

SITE VISIBILITY NOTES:
None

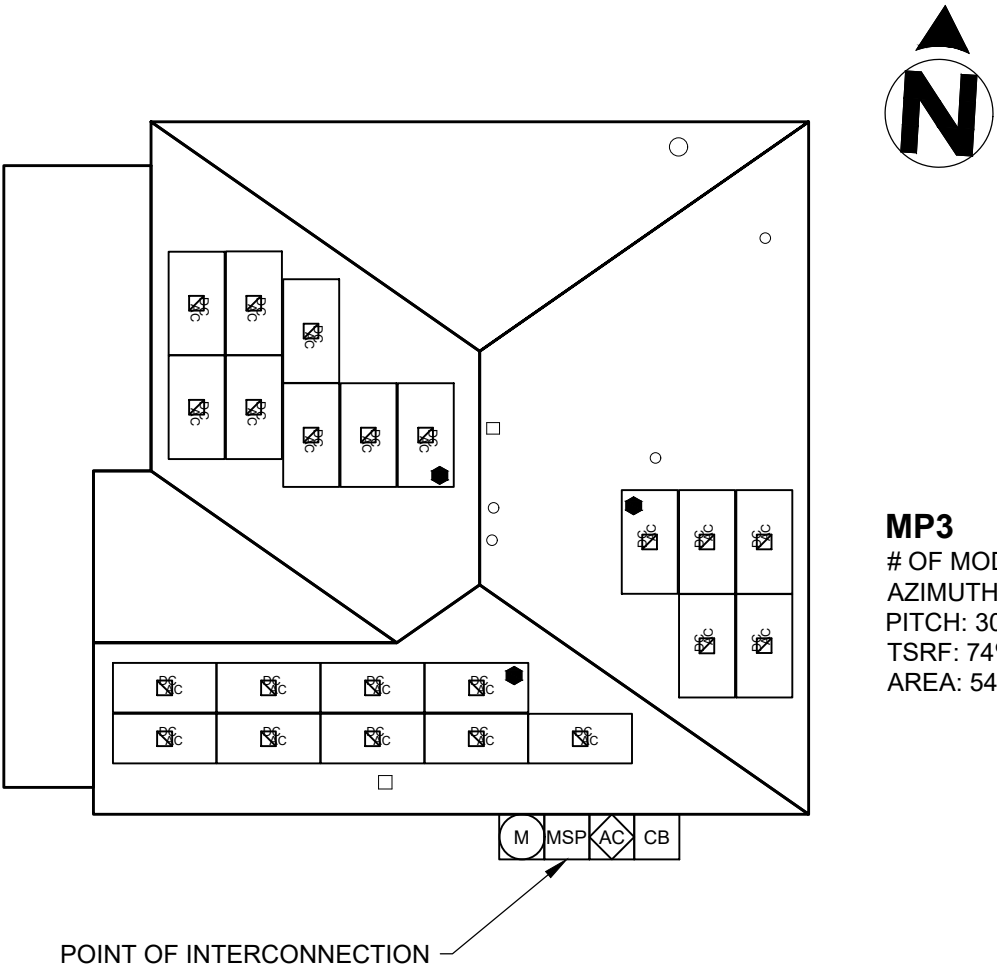
FRONT OF HOME

MP2

OF MODULES: 8
AZIMUTH: 267
PITCH: 30
TSRF: 83%
AREA: 393 ft.²

MP1

OF MODULES: 9
AZIMUTH: 177
PITCH: 40
TSRF: 95%
AREA: 428 ft.²



Annual irradiance



Summary

Array	Panel Count	Azimuth (deg.)	Pitch (deg.)	Annual TOF (%)	Annual Solar Access (%)	Annual TSRF (%)
1	9	177	40	99	96	95
2	8	267	30	84	99	83
3	5	87	30	80	93	74
Weighted average by panel count	-	-	-	-	96.4	86

LEGEND

- JUNCTION BOX
- UTILITY METER
- MAIN SERVICE PANEL
- AC DISCONNECT
- COMBINER BOX
- LOAD CENTER
- SUBPANEL
- PV METER
- TRANSFER SWITCH
- SUNPOWER ESS
- SUNPOWER HUB+
- REMOTE POWER OFF
- FIRE SETBACK
- TRENCHING
- PROPERTY LINE

NOT TO SCALE



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PV INSTALLATION
PROFESSIONAL
Scott Gurney
#PV-011719-015866

CONTRACTOR:
BRS FIELD OPS
800-377-4480

CUSTOMER INFORMATION:

201 Willow Ridge Dr
SANFORD, North Carolina 27332
DC SYSTEM SIZE: 8.58 kW DC

DRAWING BY:
Ben Denhalter

PLOT DATE:
August 11, 2022

PROJECT NUMBER:
588684

SHEET NAME:
INSTALL SHEET

REVISION: 0
PAGE NUMBER: INS1

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CONTACT US

If you have any further questions or concerns feel free to call or email us at the following email, phone, and website pages:

hoa@bluravensolar.com

385.265.2260

<https://blueravensolar.com/contact/>