

30516176
Residential

230 Brightwood Road , Wilmington, NC 28409
Lot # 4597

Closed
Sold Price: \$300,000

Listing Office: Wilkinson ERA Real Estate



Sub-Type: Single Family
Residence
County: New Hanover
Location
Type: Mainland
Subdivision: Wood Acres
Marketing
City: Wilmington
Elem. School: Holly Tree
Middle School: Roland Grise
High School: Hoggard
School District: New Hanover
Year Built: 1956
Zoning: R-15
Lot Acres: 0.76
Lot Dim: 337x28x122x284x73

Baths - Full: 4
Baths - Half: 0
Baths - Total: 4
Bedrooms: 6
Rooms: 13
Master Bedroom Level: Primary Living Area
SqFt - Heated: 2,848
Stories: 1
New Construction: No
Presale: No
HOA: No
Sign on Property: Yes

Room Name	Room Level	Length	Width	Remarks	Room Name	Room Level	Length	Width	Remarks
Master Bedroom	First Floor	13.00	11.00	13x11 Level: Down- 1st Floor	Living Room	First Floor	15.00	14.00	15x14 Level: Down- 1st Floor
Bedroom 1	First Floor	14.00	10.00	14x10 Level: Down- 1st Floor	Dining Room	First Floor	9.00	9.00	9x9 Level: Down- 1st Floor
Bedroom 2	First Floor	11.00	10.00	11x10 Level: Down- 1st Floor	Kitchen	First Floor	14.00	9.00	14x9 Level: Down- 1st Floor
Bedroom 3	First Floor	12.00	8.00	12x8 Level: Down- 1st Floor	Add Quarters Attached	First Floor	16.00 x 11	11.00	16x11 Level: Down- 1st Floor
Bedroom 4	First Floor	16.00 x 8.	8.00	16x8 Level: Down- 1st Floor	Add Quarters Attached	First Floor	16.00 x 11	11.00	16x11 Level: Down- 1st Floor
Bedroom 5	First Floor	16.00 x 11	11.00	16x11 Level: Down- 1st Floor	Add Quarters Detached	First Floor	10.00 x 12	12.00	10x12 Level: Down- 1st Floor
					Family/Den	First Floor	20.00 x 12	12.00	20x12 Level: Down- 1st Floor

Appliances/Equip: Dishwasher
Basement: None
Construction: Wood Frame
Cooling System: Central
Dining Room Type: Formal
Exterior Finish: Brick Veneer
Foundation: Crawl Space
Terms: Cash; Conventional; FHA

Flooring: Wood
Fuel Tank Ownership: Leased
Fireplace: 3+
Garage & Parking: Driveway Spaces: 2; Other - See Remarks: Cmnt
Heated SqFt: 2800 - 2999
Heated & Separate Liv Space Total SqFt: 2,848
Heating System: Electric; Forced Air

Parking/Driveway: Off Street; Paved
Possession: At Closing
Pool/Spa: In Ground
Roof: Shingle
Road Type/Frontage: Public (City/Cty/St)
Showing Instructions: Appt Required; Call Listing Office; Lockbox
Stories/Levels: 1 Story
Separate Living Spcs: Addl Main Bldg Desc: 16x11 Level: Down- 1; Addl Sep Bldg Desc: 10x12 Level: Down- 1
Electric Provider: Duke Energy
Utilities: Community Water; Municipal Sewer
Construction Type: Stick Built

Tax Assessed Value: \$233,300
Deed Book: 5456
Deed Page: 2211

PID: R06116001018000
Tax Identifier: 3146-05-0467.000

Special Assessments: None
Lot #: 4597

Marketing/Public Remarks: Beautiful home in desired school district, Holly Tree, Roland Grise and Hoggard. This well maintained yard sits on .76 acres and features an in ground salt water pool and a large rear deck. The rear of the property is wooded and very private. The original home was constructed in 1956. In 2006 a 1,300 addition was added to the rear of the home to provide space for a returning child. The addition has its own entrance at the front of the home and consists of a living room with a fireplace, full bath, kitchen and 3 bedrooms. The design of the addition allows for an natural flow from the original home. A door could be added to the addition that could turn the quarters into a 1 bedroom apartment instead of three. The total home has 3 fireplaces, 6 bedrooms, 2 kitchens and 4 baths. This is

Agent Remarks: Fixture Exceptions: No
Legal: 15 WOOD ACRES
Showing Instructions: Showtime
Lockbox on Property: Yes **Lockbox Serial #:** 31544598 **Sign on Property:** Yes
Directions to Property: From Oleander turn onto Pine Grove. Just before the Greenville Loop intersection turn right onto Brightwood. The home will be on your left.

Appointment Contact Name: Brad Van Amberg 910-409-0032 **Appt. Center Phone:** (910) 409-0032
Auction: No
Days On Market: 88
Owner: Pridgen, Cherrie E & Rev Trust
Cumulative DOM: 88
Effective Date: 01/14/2015
Buyer Agent Comm: 2.5%
Sub Agent Comm: 2.5%
Variable Comm: No
Agreement Service: Full Service
Agreement Type: Exclusive Right to Sell
Buyer Financing: Conventional
Delayed Marketing Date: 01/14/2015
Contingency: None
Sold Date: 05/14/2015
Sold Price: \$300,000
Sold Price/SqFt: \$105.34
05/15/2015

Listing Price: \$320,000
List Price/SqFt: \$112.36
Original List Price: \$320,000
SP/LP%: 93.75%

Status Change Date:
Under Contract Date: 04/12/2015
DUC: 32
Post Closing: Proposed Closing Date: 05/19/2015; Seller Concessions Y/N: No

	Name	Office	Primary	Other Office	E-mail	Other Email
Listing Member:	Brad Van Amberg	Listing Office: Wilkinson ERA Real Estate C12909	910-799-3533	910-799-3533		
Selling Member:	Erik B Hoffacker	Selling Office: RE/MAX Essential C22381	910-431-3539	910-777-2700	erik@WilmingtonRealEstateInfo.com	

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