

100166443 Residential 303 Ravenswood Road , Hampstead, NC 28443 Lot # 310 Active Current Price: \$549,000

Listing Office: Coastal Realty Associates LLC



Sub-Type: Single Family # Baths - Full: 4  
 Residence # Baths - Half: 1  
 County: Pender # Baths - Total: 5  
 Location Type: Mainland # Bedrooms: 3  
 Subdivision: Olde Point # Rooms: 9  
 Secondary Subdivision: N/A Master Bedroom Level: Primary Living Area  
 City Limits: No SqFt - Heated: 3,700  
 Marketing City: Hampstead Stories: 1  
 Elem. School: Topsail Waterfront: No  
 Middle School: Topsail Waterview: No  
 High School: Topsail New Construction: No  
 School District: Pender HOA: Yes  
 Year Built: 2005 HOA Annual Amt: \$50  
 Zoning: PD HOA Company: OPPOA  
 Lot Acres: 0.52 HOA Phone: use email  
 Lot Dim: 00x00 Sign on Property: Yes

Room Name	Room Level	Length	Width	Remarks	Room Name	Room Level	Length	Width	Remarks
Master Bedroom	Main Level	17	18		Dining Room	Main Level	13	14	
Bedroom 1	Main Level	13	15		Kitchen	Main Level	15	19	
Bedroom 2	Main Level	11	14		Laundry	Main Level	11	12	
					Sunroom	Main Level	16	16	
					Fnshd Room over Garage	Second Floor	23	23	
					Great Room	Main Level	19	21	

**Handicap Accessible:** None  
**Attic:** Floored; Walk-In  
**Appliances/Equip:** Cooktop - Gas; Dishwasher; Disposal; Double Oven; Dryer; Microwave - Built-In; Refrigerator; Washer  
**Basement:** None  
**Construction:** Wood Frame  
**Cooling System:** Central; Zoned  
**Dining Room Type:** Formal  
**Exterior Finish:** Brick Veneer; Vinyl  
**Exterior Structures:** Shower; Workshop  
**Foundation:** Crawl Space; Raised  
**Exterior Features:** Gas Grill; Gas Logs; Irrigation System; Outdoor Shower; Storm Doors; Thermal Windows  
**Terms:** Cash; Conventional  
**Fuel Tank:** Propane Buried  
**Flooring:** Carpet; Tile; Wood  
**Fencing:** None  
**Fuel Tank Ownership:** Leased  
**Fireplace:** 1  
**Interior Features:** 1st Floor Master; Blinds/Shades; Ceiling - Trey; Ceiling Fan(s); Foyer; Gas Logs; Pantry; Skylights; Smoke Detectors; Walk-in Shower; Walk-In Closet; Wet Bar; Workshop  
**Green Bldg Certify:** None  
**Garage & Parking:** Attached Garage Spaces: 2; Detached Garage Spaces: 0; Total # Garage Spaces: 2; Total Carport Spaces: 0; Driveway Spaces: 2  
**HOA and Neigh Amenities:** Cable; Golf Course; Maint - Comm Areas; Marina; Pool-Community; Ramp; Restaurant; Tennis  
**Heated SqFt:** 3500 - 3999  
**Heated & Separate Liv Space Total SqFt:** 3,700  
**Heating System:** Electric; Heat Pump; Zoned  
**Lot Description:** Corner Lot; Cul-de-Sac Lot; Dead End; Golf Course Lot; Wooded  
**Laundry Location:** Room  
**Porch/Balcony/Deck:** Covered; Enclosed; Screened  
**Parking/Driveway:** On Site; Paved  
**Possession:** At Closing  
**Pool/Spa:** None  
**Roof:** Composition  
**Road Type/Frontage:** Public (City/Cty/St)  
**Showing Instructions:** Appt Required; Lockbox; Occupied  
**Stories/Levels:** 1.5 Stories  
**Water Heater:** Propane  
**Utilities:** Municipal Water Available; Septic Off Site  
**Construction Type:** Stick Built

<b>Tax Assessed Value:</b>	\$480,582	<b>Plat Book:</b>	13	<b>Plat Page:</b>	69
<b>Cobra Zone:</b>	No	<b>PID:</b>	3293-72-7103-0000	<b>Total Real Estate Property Taxes:</b>	\$4,413
<b>Total City Real Estate Property Tax:</b>	\$4,413	<b>Tax Identifier:</b>	3293-72-7103-0000	<b>Special Assessments:</b>	none
<b>Deed Book:</b>	2477			<b>Tax Year:</b>	2018
<b>Deed Page:</b>	263			<b>Lot #:</b>	310

**Marketing/Public Remarks:** No privacy fence needed for this amazing home. Sitting on over half an acre surrounded by trees with a golf course view. The landscaping is all natural with no lawn to cut freeing up your weekends in this boating, fishing, golf and tennis community. This home is the culmination of the owners wish list for a home. Starting with the skylight lit gourmet kitchen that features two ovens, built in microwave, gas stove top, two entertainment islands, a wet bar with a wine cooler, and a large walk in pantry with a floor to ceiling wine rack. The kitchen is flanked by a formal dining room, sun room and an enclosed porch that can be heated and cooled for year-round use. The master bedroom is what you would expect. The room is extra large and the trey ceiling features subtle mood lighting.

**Agent Remarks:** Please make all appointments through Showing Time.

**Legal:** LT 310 PB 13/69 OLDE POINT

**Showing Instructions:** Home is occupied. Try to give a reasonable notice.

**Lockbox on Property:** Yes **Type of Lockbox:** Supra **Lockbox Serial #:** 31538030 **Where Located?:** Front Door **Sign on Property:** Yes

**Directions to Property:** Home is north of Hwy 210. Turn right at Exxon Station - Country Club Rd. First right Ravenswood Rd. go about .07 miles home on left corner of Wedge. Driveway on Wedge.

**Appointment Contact Name:** Showing Time **Appt. Center Phone:** 855-957-1637

<b>Auction:</b> No	<b>Prospect Exempt:</b> No	<b>Status Change Date:</b> 05/20/2019
<b>Days On Market:</b> 0	<b>Stipulation of Sale:</b> None	
<b>Owner:</b> Richard & Peggy Falkenstein	<b>Buyer Agent Comm:</b> 2.5%	
	<b>Sub Agent Comm:</b> 2.5%	

<b>Broker Owner:</b>	No	<b>Variable Comm:</b>	No
<b>Cumulative DOM:</b>	19	<b>Agreement Service:</b>	Full Service
<b>Expiration Date:</b>	11/20/2019	<b>Agreement Type:</b>	Exclusive Right to Sell
<b>Effective Date:</b>	05/20/2019		
<b>Listing Price:</b>	\$549,000		
<b>List Price/SqFt:</b>	\$148.38		
<b>Original List Price:</b>	\$549,000		

	Name	Office	Primary	Other Office	E-mail	Other Email
<b>Listing Member:</b>	Brad Van Amberg 160424	<b>Listing Office:</b> Coastal Realty Associates LLC C24571	910-409-0032	910-270-4444	brad.vanamberg@gmail.com	

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