

30508363 Residential 713 Paisley Court, Wilmington, NC 28409 Listing Office: Wilkinson ERA Real Estate Closed Sold Price: \$224,000



Sub-Type: Single Family Residence
 County: New Hanover
 Location Type: Mainland
 Subdivision: Scottsdale
 Elem. School: Parsley
 Middle School: Myrtle Grove
 High School: Hoggard
 School District: New Hanover
 Year Built: 1998
 Zoning: R-15
 Lot Acres: 0.24
 Lot Dim: 80x135

Baths - Full: 2
 # Baths - Half: 1
 # Baths - Total: 3
 # Bedrooms: 4
 # Rooms: 7
 Master Bedroom Level: Non Primary Living Area
 SqFt - Heated: 1,978
 Stories: 2
 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 | Second Floor | 12.00 | 17.00 | 12x17 Level: Up- 2nd Floor | Living Room | First Floor | 16.00 | 19.00 | 16x19 Level: Down- 1st Floor |
| Bedroom 1 | Second Floor | 11.00 | 13.00 | 11x13 Level: Up- 2nd Floor | Dining Room | First Floor | 11.00 | 13.00 | 11x13 Level: Down- 1st Floor |
| Bedroom 2 | Second Floor | 11.00 | 13.00 | 11x13 Level: Up- 2nd Floor | Kitchen | First Floor | 13.00 | 25.00 | 13x25 Level: Down- 1st Floor |
| Bedroom 3 | Second Floor | 10.00 | 12.00 | 10x12 Level: Up- 2nd Floor | | | | | |

Attic: Floored - Partial; Stairs - Pull Down
Appliances/Equip: Dishwasher; Disposal; Microwave - Built-In
Basement: None
Construction: Wood Frame
Cooling System: Central
Dining Room Type: Formal
Exterior Finish: Brick Veneer; Vinyl
Foundation: Crawl Space
Exterior Features: Irrigation System
Terms: Cash; Conventional; FHA; VA

Flooring: Carpet; Tile; Wood
Fireplace: 1
Interior Features: Blinds/Shades; Ceiling Fan (s); Gas Logs
Garage & Parking: Attached Garage Spaces: 3; Total # Garage Spaces: 3; Driveway Spaces: 5; Other - See Remarks: Cmnt
Heated SqFt: 0 - 200; 1800 - 1999
Heated & Separate Liv Space Total SqFt: 1,978
Heating System: Electric

Porch/Balcony/Deck: Deck; Porch
Possession: At Closing
Pool/Spa: None
Showing Instructions: See Remarks
Stories/Levels: 2 Story
Electric Provider: Duke Energy
Utilities: Municipal Sewer; Municipal Water
Construction Type: Stick Built

Tax Assessed Value: \$287,585
Deed Book: 5484
Deed Page: 467

PID: R07108001029000
Tax Identifier: 314513.03.5640.000

Special Assessments: None

Marketing/Public Remarks: Located in a quiet subdivision featuring three cul-de-sacs. Trails End is about 2 miles away and provides a county boat ramp with ample parking. The location is about 15 minutes to either Wrightsville Beach to the north or Carolina Beach to the south. Monkey Junction is about 5 miles south on either S. College or Masonboro Loop. The back yard is quiet and private with a wooded view. The Seller has retained the services of an experienced Law Firm to handle the Short Sale negotiations with the Bank. The bank has established a counter offer price of \$224,000.

Agent Remarks: Fixture Exceptions: No
Legal: LT 11R SCOTTSDALE SUBD
Showing Instructions: Call Agent 910-409-0032, Lock Box has been removed
Lockbox on Property: No **Lockbox Serial #:** 0 **Sign on Property:** Yes
Directions to Property: South on College, left on Lansdowne, left on Navaho, right on S.Barksdale, left on Shetland to Paisley. Or, South on Masonboro Loop, right onto Navaho Trail, left onto S. Barksdale.

Appointment Contact Name: Call Agent for appointment **Appt. Center Phone:** (910) 409-0032

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|--|--|---|
| Auction: No | Stipulation of Sale: Short Sale | Delayed Marketing Date: 06/29/2014 |
| Days On Market: 197 | Buyer Agent Comm: 2.5% | Contingency: None |
| Owner: Lasseter, Eric F. and Aline F. | Sub Agent Comm: 2.5% | Sold Date: 04/22/2015 |
| Cumulative DOM: 197 | Variable Comm: No | Sold Price: \$224,000 |
| Effective Date: 06/29/2014 | Agreement Service: Full Service | Sold Price/SqFt: \$113.24 |
| Listing Price: \$224,000 | Agreement Type: Exclusive Right to Sell | Status Change Date: 04/23/2015 |
| List Price/SqFt: \$113.24 | Buyer Financing: Conventional | Under Contract Date: 01/12/2015 |
| Original List Price: \$259,000 | | DUC: 99 |
| Price: | | Post Closing: Seller Concessions |
| SP/LP%: 100.00% | | 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: Cynthia A Horgan | Selling Office: Realty World-Cape Fear 185124 | 910-256-3528 | 910-256-3528 | | |

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