

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 Master Bedroom Primary Living
 Subdivision: N/A Level: Area
 City Limits: No SqFt - Heated: 3,620
 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: Flooded; 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: 7,220
HSF Range Sep Living Space: 3,600
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

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

Marketing/Public Remarks: You must see this amazing home that sits on over half an acre of all-natural landscaping with mature trees and a golf course view. With no grass to maintain, your weekends will be free to enjoy all this boating, golf, tennis and fishing community offers. The home has all the gracious amenities one might want, beginning with a gourmet kitchen featuring all Jenn-air appliances, including two ovens, a built-in microwave, 5-burner gas cooktop, beautiful wood cabinets, two entertainment islands, a wet bar with built-in wine cooler and a large walk-in pantry with floor to ceiling wine rack. The kitchen flows into a large, comfortable living room. It is flanked by a formal dining room, large sunroom and an enclosed porch that can be heated and cooled for year-round use.

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

Auction: No

Prospect Exempt: No

Status Change Date: 05/20/2019

Days On Market: 4

Stipulation of Sale: None

Owner:

Buyer Agent Comm: 2.5%

Broker Owner:	Richard & Peggy Falkenstein	Sub Agent Comm:	2.5%			
Cumulative DOM:	No	Variable Comm:	No			
Expiration Date:	11/20/2019	Agreement Service:	Full Service			
Effective Date:	05/20/2019	Agreement Type:	Exclusive Right to Sell			
Listing Price:	\$549,000					
List Price/SqFt:	\$76.04					
Original List Price:	\$549,000					
Listing Member:	Name Brad Van Amberg 160424	Office Listing Office: Coastal Realty Associates LLC C24571	Primary 910-409-0032	Other Office 910-270-4444	E-mail brad.vanamberg@gmail.com	Other Email

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