

100152599 Land L 5438/100 Sloop Point Loop Road , Hampstead, NC 28443 Closed
 Listing Office: Coastal Realty Associates LLC Sold Price: \$55,000



Sub-Type: Wooded
City Limits: Yes
County: Pender
Location Type: Mainland
Marketing City: Hampstead
Modifier #: 38/100
Subdivision: Bent Tree
Secondary Subdivision: N/A
Elem. School: North Topsail
Middle School: Topsail
High School: Topsail
School District: Pender

HOA: Yes
HOA Annual Amt: \$415
HOA Company: Bent Tree at Middle
HOA Phone: midpt1@gmail.com
Zoning: R20C
Acres - Total: 0.66
Deed Restriction: Yes
Lot SqFt: 28,750
Total Road Frontage: 300
Waterfront: No
Waterview: No

Bldgs on Property: None
Environmental Hazard: No
Fuel Tank: None

HOA and Neigh Amenities: Dock; Ramp
Lot Description: Corner Lot
Lot Water Features: Boat Ramp

Possession: At Closing
Road Type/Frontage: Public (City/Cty/St)
Soil Evaluation: Soil Evaluation - No
Showing Instructions: Show Anytime
Service Providers: Electric Provider: Duke Energy
Topography: Level; Wooded
Electric Provider: Duke Energy
Utilities: Community Sewer; Community Water

Cobra Zone: No
Total City Real Estate Property Tax: 480
Deed Book: 3188
Deed Page: 69

Tax Identifier: 4204-91-7088-000
Plat Book: 3188

Plat Page: 69
Total Real Estate Property Taxes: 480
Special Assessments: none
Tax Assessed Value: \$55,000
Tax Year: 2018

Marketing/Public Rem: Great location across the street from Kiwanis Park and near N. Topsail Elementary School. This .66 acre lot comes with deeded access to the Bent Tree HOA community boat ramp and pier that is shared with the Windward HOA. The ramp and pier are located off Middle Point road just past the school. Turn left on Windward Landing.

Agent Remarks: Vacant lot. Great location across the street from Kiwanis Park and a short walk to N. Topsail Elementary School. The .66 acre lot comes with deeded access to the Bent Tree HOA community boat ramp and fishing pier located on the Intracoastal Waterway. To get to the pier go past the school and turn right on Middle Point Rd and then left on Windward Landing. The property is on the corner of Country Club and Sloop Point Loop Rd.

Legal: L 54 , 38/100 Bent Tree, Phase I

Directions to Property: Take Hwy 17 north of the main Hampstead shopping area. Turn right at the BP gas station, Sloop Point Loop Rd. Property will be on the right just past Kiwanis Park.

Agreement Service: Full Service	Effective Date: 03/01/2019	Sold Date: 05/03/2019
Agreement Type: Exclusive Agency	Listing Price: \$60,000	Sold Price: \$55,000
Auction: No	Original List Price: \$60,000	Sold Price/Acre: \$83,333.33
Owner: Donald W. O'Neil and Sandra W. O'Neil	SP/LP%: 91.67%	Status: Closed
Broker Owner: No	Prospect Exempt: No	Status Change Date: 05/03/2019
Buyer Agent Comm: 2.5%	Stipulation of Sale: None	Under Contract Date: 04/10/2019
Cumulative DOM: 40	Sub Agent Comm: 2.5%	Contract Date: 04/10/2019
Days On Market: 40	Variable Comm: No	DUC: 23
Expiration Date: 06/14/2019	Buyer Financing: Cash	Post Closing: Due Diligence Date: 04/20/2019; Proposed Closing Date: 04/24/2019; Seller Concessions Y/N: No
Listing Price: \$60,000		
List Price/Acre: \$90,909.09		

	Name	Office	Primary	Other Office	E-mail	Other Email
Listing Member:	Brad Van Amberg 160424	Listing Office: Coastal Realty Associates LLC C24571	910-409-0032	910-270-4444	brad.vanamberg@gmail.com	
Selling Member:	REACH Properties, Formerly Stephanie Gasparovic Team	Selling Office: Keller Williams Realty C26008	910-264-0585	910-777-2200	info@REACHprop.com	

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