

100103637 Residential 207 Waters Point Court, Wilmington, NC 28412 Lot # 254 Closed Sold Price: \$217,000

Listing Office: Coastal Properties



**Sub-Type:** Single Family  
**County:** New Hanover  
**Location Type:** Mainland  
**Subdivision:** Rivers Edge  
**City Limits:** Yes  
**Marketing City:** Wilmington  
**Elem. School:** Williams Middle  
**School:** Myrtle Grove  
**High School:** New Hanover  
**Year Built:** 1999  
**Zoning:** MF-M  
**Lot Acres:** 0.19  
**Lot Dim:** 34x101x131x144  
**# Baths - Full:** 2  
**# Baths - Half:** 0  
**# Baths - Total:** 2  
**# Bedrooms:** 3  
**# Rooms:** 5  
**Master Bedroom Level:** Primary Living Area  
**SqFt - Heated:** 1,738  
**Stories:** 1  
**Waterfront:** No  
**Waterview:** No  
**New Construction:** No  
**HOA:** Yes  
**HOA Annual Amt:** \$941.52  
**HOA Company:** CAMS  
**HOA Phone:** 910-256-2021  
**Sign on Property:** Yes

| Room Name      | Room Level | Length | Width | Remarks | Room Name   | Room Level | Length | Width | Remarks |
|----------------|------------|--------|-------|---------|-------------|------------|--------|-------|---------|
| Master Bedroom | Main Level | 16     | 15    |         | Living Room | Main Level | 25     | 21    |         |
| Bedroom 1      | Main Level | 14     | 11    |         | Kitchen     | Main Level | 17     | 12    |         |
| Bedroom 2      | Main Level | 14     | 10    |         |             |            |        |       |         |

**Handicap Accessible:** Bathroom; Ramp  
**Attic:** Stairs - Pull Down  
**Appliances/Equip:** Cooktop - Electric; Dishwasher; Dryer; Refrigerator; Washer  
**Construction:** Wood Frame  
**Cooling System:** Central  
**Dining Room Type:** Kitchen  
**Exterior Finish:** Brick; Vinyl  
**Foundation:** Slab  
**Exterior Features:** Gas Logs; Thermal Windows  
**Terms:** Cash; Conventional; FHA; VA  
**Fuel Tank:** None  
**Flooring:** Carpet; Laminate  
**Fencing:** Rear Only; Vinyl  
**Fireplace:** 1  
**Interior Features:** Blinds/Shades; Ceiling - Vaulted; Gas Logs; Walk-in Shower  
**Garage & Parking:** Attached Garage Spaces: 2; Detached Garage Spaces: 0; Total # Garage Spaces: 2; Total Carport Spaces: 0  
**HOA and Neigh Amenities:** Maint - Comm Areas; Maint - Grounds; Mgmt Fee  
**Heated SqFt:** 1600 - 1799  
**Heated & Separate Liv Space Total SqFt:** 1,738  
**Heating System:** Forced Air  
**Lot Description:** Cul-de-Sac Lot  
**Laundry Location:** Closet  
**Porch/Balcony/Deck:** Patio; Porch  
**Parking/Driveway:** On Site  
**Possession:** At Closing  
**Roof:** Shingle  
**Road Type/Frontage:** Paved; Public (City/Cty/St)  
**Showing Instructions:** Appt Required; Lockbox; Show Anytime; Vacant  
**Stories/Levels:** 1 Story  
**Electric Provider:** Duke Progress Energy  
**Water Heater:** Electric  
**Utilities:** Municipal Sewer; Municipal Water  
**Construction Type:** Stick Built

**Tax Assessed Value:** \$190,700  
**Cobra Zone:** No  
**Total City Real Estate Property Tax:** \$2,009  
**Deed Book:** 6087  
**Deed Page:** 2281  
**Plat Book:** 6087  
**PID:** R07010-002-064-000  
**Tax Identifier:** R07010-002-064-000  
**Plat Page:** 2281  
**Special Assessments:** 0  
**Tax Year:** 2017  
**Lot #:** 254

**Marketing/Public Remarks:** Great location being on a small cul-de-sac and just minutes to Carolina Beach and Wilmington's newest shopping mall. This is one of the most popular home styles with 3 bedrooms and one story living. Small enclosed patio surrounded by vinyl fencing and a large side yard for the kids. HOA does all the grass cutting. Walk-in shower in master. Handycap ramp installed in garage.  
**Agent Remarks:** Home is vacant. Plans are to power wash the exterior. Set appointment and then show. Gas fireplace is currently shut off. Piedmont provides gas, no propane tank. Earnest money must be held by closing attorney or buyer's agent firm. Coastal Properties does not hold EM.  
**Legal:** LOT 254 PH 2 RIVERS EDGE

**Lockbox on Property:** Yes **Type of Lockbox:** Supra **Lockbox Serial #:** 31544936 **Where Located?:** Front Door **Sign on Property:** Yes  
**Directions to Property:** Take Independence toward River Road. Just past the Echo Farms golf course is your turn into Rivers Edge on the left. Take first left and follow to Rounding Bend on your right. First right turn is Waters Point Ct.

**Appointment Contact Name:** Showtime **Appt. Center Phone:** 855-957-1637  
**Auction:** No  
**Days On Market:** 27  
**Owner:** Edward Fehring III Irrev. Trust  
**Broker Owner:** No  
**Cumulative DOM:** 27  
**Effective Date:** 03/03/2018  
**Listing Price:** \$229,000  
**List Price/SqFt:** \$131.76  
**Original List Price:** \$229,000  
**SP/LP%:** 94.76%  
**Prospect Exempt:** No  
**Stipulation of Sale:** None  
**Buyer Agent Comm:** 2.5%  
**Sub Agent Comm:** 2.5%  
**Variable Comm:** No  
**Agreement Service:** Full Service  
**Agreement Type:** Exclusive Agency  
**Buyer Financing:** Conventional  
**Sold Date:** 05/08/2018  
**Sold Price:** \$217,000  
**Sold Price/SqFt:** \$124.86  
**Status:** 05/08/2018  
**Change Date:** 03/30/2018  
**Under Contract:** 39  
**DUC Post Closing:** Due Diligence Date: 04/30/2018; Proposed Closing Date: 05/08/2018; Seller Concessions Y/N: No

**Name:** Brad VanAmberg **Office:** Listing Office: Coastal Properties **Primary:** 910-256-8171 **Other Office:** 910-256-8171 **E-mail:** **Other Email:**

C11672

**Selling Member:** [A Non Member](#)

**Selling Office:** A Non Member  
NonMemberLicense

[admin@ncrmls.com](mailto:admin@ncrmls.com)

**Confidential - May Only Be Distributed To MLS Participants**

Information is deemed to be reliable, but is not guaranteed. Data may have come from public tax records. © 2019 MLS and FBS. Prepared by Brad Van Amberg on Monday, May 27, 2019 10:14 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.