

### Client Detail Report

Listings as of 06/27/10 at 5:18pm

<b>Active 03/12/10</b>	<b>Listing # 445875</b>	<b>1289 Wellington Ave Wilmington, NC 28401</b>	<b>Listing Price: \$74,900</b>
	<b>County: New Hanover</b>		<a href="#">See Map</a>



<b>Prop Type</b>	Single Family	<b>Prop Subtype(s)</b>	Condo-Stick Built
<b>Community</b>	Glen Villa		
<b>Beds</b>	2	<b>Est. Heated SqFt</b>	880
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$85.11
<b>Year Built</b>	1983	<b>Lot Sq Ft (approx)</b>	1146
<b>PID</b>	R06015001001044	<b>Lot Acres (approx)</b>	0.026
<b>DOM/CDOM</b>	107/107		

<b>School District</b> New Hanover	<b>ELEM</b> Sunset	<b>MIDD</b> Williston	<b>HIGH</b> New Hanover
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**Directions** South College Road - turn right on Shipyard Blvd., right on S. 17th St, left on Wellington - Glen Villa on right side of road.  
**Public/Internet Remarks** Great investment property with tenant in place. Currently rented at \$675. Bottom unit, 2 BR/2BA condo located just minutes away from NH Medical Center, downtown, and area beaches. HOA dues covers yard maintenance, exterior building maintenance, water, sewer, trash, and pest control service. Owner is willing to bundle 3 of these units together at an excellent price! Owner is a licensed realtor.

<b>Seller Concessions</b>	\$0.00	<b>Potential Short Sale</b>	No
<b>Listing Broker's Information</b>			
<b>NC Data Share</b>	Yes		
<b>Address/Tax/Legal/Owner</b>		<b>Zoning Authority</b>	New Hanover County
<b>PIN Number</b>	312614.44.4644.000	<b>Deed Book</b>	5010
<b>New Hanover County</b>	O&I	<b>Tax District</b>	WM
<b>Deed Page</b>	1767		
<b>Tax Assessed Value</b>	\$77822.00		
<b>Additional House Information</b>		<b>Construction Status</b>	Existing
<b>On Which Floor</b>	2	<b>Levels</b>	1
<b>Square Foot Range</b>	801-900		
<b>Room Information</b>		<b>Master Bedroom</b>	14x12 Level: Down- 1st Floor
<b># Rooms</b>	4	<b>Living Room</b>	15x14 Level: Down- 1st Floor
<b>Bedroom 2</b>	12x11 Level: Down- 1st Floor	<b>Dining Room Type</b>	Combination
<b>Dining Room</b>	11x7 Level: Down- 1st Floor		
<b>Kitchen</b>	9x8 Level: Down- 1st Floor		
<b>Property Description</b>		<b>Mo. Assoc. Fee Req</b>	\$193.00
<b>Land Dimensions</b>	1x1x1x1	<b>Assoc Mgt Phone</b>	(910) 395-1500
<b>Assoc Management</b>	Cepco	<b>Neighborhood Amnty</b>	Pets Ok
<b>Assoc Fee Includes</b>	Common Area Maint, Ext. Bldg Maint, Management Fee, Master Insurance, Pest Control, Sewer, Tax Comm Area, Trash Removal, Water, Yard Maint		
<b>Additional Property/Agent Info</b>		<b>Sign On Property</b>	No
<b>Possession</b>	At Closing		
<b>Public Ad Copy</b>	Great investment property with tenant in place. Currently rented at \$675. Second level, 2 BR/2BA condo located just minutes away from NH Medical Center, downtown, and area beaches.		
<b>Utilities</b>		<b>Electricity</b>	Progress Energy
<b>Water</b>	Municipal	<b>Building Style</b>	Other
<b>Sewer</b>	Municipal	<b>Attic</b>	Other
<b>Roof</b>	Shingle	<b>Construction</b>	Wood Frame
<b>Substructure</b>	Slab	<b>Cooled Areas</b>	Living Quarters
<b>Exterior Finish</b>	Wood Siding	<b>Heated Areas</b>	Living Quarters
<b>Cooling</b>	Central Forced Air, Electric	<b>Location Feat</b>	Sidewalk
<b>Heat Source</b>	Electric, Forced Air	<b>Road</b>	Paved, Public
<b>Special Fld Hzrd Zn</b>	No	<b>Extras</b>	Blinds, Cable Available, Ceiling Fans, Deck
<b>Parking Description</b>	Assigned, Off Street	<b>Flooring</b>	Carpet, Vinyl
<b>Appliances</b>	Disposal, Dryer, Freestanding Range, Refrigerator, Washer		
<b>Terms</b>	Cash, Conventional, FHA, VA		

<b>Presented By:</b>	<b>Kathy Webb</b>	<b>The Property Shop of the Carolinas, LLC</b>
	Lic: 232973 Primary: 910-279-0587 Secondary: 910-798-4009 x2 Other:	5725 Oleander Drive, Suite G1 Wilmington, NC 28403 910-798-4009 <b>See our listings online:</b>
June 2010	E-mail: kathywebbnc@gmail.com Web Page: <a href="http://www.kathywebbhomes.com">http://www.kathywebbhomes.com</a>	<a href="http://www.propertyshopofthecarolinas.com">http://www.propertyshopofthecarolinas.com</a>

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