


## Agent Detail Report

Listings as of 08/30/10 at 11:17am

<b>Active</b> 07/07/10	<b>Listing #</b> 451323 <b>County:</b> New Hanover	<b>113 Gaddy Dr Wilmington, NC 28403</b>	<b>Listing Price:</b> \$110,000
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	<b>Prop Type</b> Single Family <b>Community</b> Seagate Village Cond <b>Beds</b> 2 <b>Baths(FH)</b> 1 (1 0)  <b>Year Built</b> 1970 <b>PID</b> R05619003016017 <b>Owner Name</b> Ruffin <b>DOM/CDOM</b> 54/105	<b>Prop Subtype(s)</b> Condo-Stick Built  <b>Est. Heated SqFt</b> 900 <b>Price/Sq Ft</b> \$122.22 <b>Pool</b> No  <b>Lot Acres (approx)</b>
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<b>School District</b> New Hanover	<b>ELEM</b> Bradley Creek	<b>MIDD</b> Noble	<b>HIGH</b> Hoggard
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**Directions** Oleander to Greenville Ave to Myrtle Ave. Turn right and two blocks to Gaddy Dr.  
**Public/Internet Remarks** Fantastic location minutes from the beach, shopping and dining! 2 Bedroom, 1 Bath unit great for weekend getaway or for the college kids! Well built and a great view of Bradley Creek. Recent improvements have been a new roof, updated carpeting and tile bath. Association Fee Includes Homeowner's Insurance, Wind & Hail. Tenants are currently residing on the property and allow for easy showings.

**Legal Description** UNIT 113 PH 8 SEAGATE VILLAGE CONDO

<b>Listing Agent</b>	Tony Harrington (ID:570002664) Primary:910-612-8669 Secondary:910-798-4009 x1, FAX: 910-798-4008		
<b>Listing Office</b>	The Property Shop of the Carolinas, LLC (ID:579502039) Phone: 910-798-4009, FAX: 910-798-4008		
<b>Listing Type</b>	Excl Right To Sell	<b>Listing Date</b> 07/07/10	<b>Expiration Date</b> 01/02/11

<b>Commission</b>	<b>Sub Agent</b>	0%	<b>Buyer Agent</b> 2.5%	<b>Variable Comm No</b>
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<b>Seller Concessions</b> \$0.00	<b>Corporate Owned</b> No
<b>Potential Short Sale</b> No	
<b>Listing Broker's Information</b>	
<b>Agent's Interest</b> No	<b>Appt Contact Name</b> Wilmington Call Center
<b>Appt.Phone #</b> (888) 223-0076	<b>KeyBox Serial #</b> 51913347
<b>Shackle Code</b> 9549	<b>NC Data Share</b> Yes
<b>Address/Tax/Legal/Owner</b>	
<b>PIN Number</b> 315717.01.8296.017	<b>Zoning Authority</b> Wilmington
<b>Deed Book</b> 3658	<b>Deed Page</b> 0636
<b>Tax District</b> WM	<b>Tax Assessed Value</b> \$122973.00
<b>Additional House Information</b>	
<b>On Which Floor</b> 1	<b>Construction Status</b> Existing
<b>Keybox on Property Levels</b> 1	<b>Square Foot Range</b> 0801 - 0900
<b>Room Information</b>	
<b># Rooms</b> 4	<b>Master Bedroom</b> 13.60x11 Level: Down- 1st Floor
<b>Bedroom 2</b> 13.60x10.60 Level: Down- 1st Floor	<b>Living Room</b> 16x12 Level: Down- 1st Floor
<b>Kitchen</b> 14x10.60 Level: Down- 1st Floor	
<b>Property Description</b>	
<b>Land Dimensions</b> Condo	<b>Mo. Assoc. Fee Req</b> \$160.00
<b>Assoc Management</b> Cepco	<b>Assoc Mgt Phone</b> (910) 395-1500
<b>Assoc Fee Includes</b> Common Area Maint, Ext. Bldg Maint, Management Fee, Master Insurance, Pest Control, Sewer, Tax Comm Area, Termite Bond, Trash Removal, Water, Yard Maint, Other	
<b>Additional Property/Agent Info</b>	
<b>Possession</b> at closing	<b>Sign On Property Showing Instructions</b> Yes
<b>Alarm</b> No	Appointment Required, Tenant Occupied
<b>Public Ad Copy</b> Fantastic location minutes from the beach, shopping and dining! 2 Bedroom, 1 Bath great for weekend getaway or for the college kids!	<b>Marketing City</b> Wilmington
<b>Utilities</b>	
<b>Water</b> Municipal	<b>Electricity</b> Progress Energy
<b>Sewer</b> Municipal	<b>Natural Gas</b> No
<b>Building Style</b> Other	<b>Roof</b> Shingle
<b>Attic</b> No Access	<b>Substructure</b> Slab
<b>Construction</b> Block, Brick	<b>Exterior Finish</b> Block, Brick
<b>Cooled Areas</b> Living Quarters	<b>Cooling</b> Central Forced Air
<b>Heated Areas</b> Living Quarters	<b>Heat Source</b> Electric, Forced Air
<b>Lot Water Feat</b> Creek Front, Creek View, Water Front Comm, Water View Only	<b>Special Fld Hzrd Zn</b> No
<b>Road</b> Paved, Public	<b>Parking Description</b> Asphalt
<b>Extras</b> Blinds, Ceiling Fans, Dbl Pane Windows, Patio, Shed	<b>Appliances</b> Dishwasher, Drop-in Range/Oven, Dryer, Ice Maker, Refrigerator, Washer
<b>Flooring</b> Carpet, Ceramic Tile, Laminate	<b>Terms</b> Cash, Conventional, FHA

*Presented By: Tony Harrington Lic: A6212 / The Property Shop of the Carolinas, LLC Phone: 910-612-8669 Lic:*

The above featured property may not be listed by the office/agent presenting this brochure.

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