

Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 09/04/07 **Listing # 619697** **3100 Marsh Grove Ln #3216 Oak Island, NC 28465** **Listing Price: \$275,000**
County: Brunswick



[See Additional Pictures](#)

| | | | |
|-------------------|--|------------------------|--------------|
| Prop Type | Single Family | Prop Subtype(s) | Condo |
| Area | Oak Island Mainland | Subdivision | The Preserve |
| Beds | 2 | Approx Htd SF | 1401 |
| Baths(FH) | 2 (2 0) | | |
| Year Built | 2006 | | |
| PID | UNASSIGNED PID / NEW CONSTRUCTION Lot Acres (approx) | | |
| DOM/CDOM | 498/498 | | |

School District Brunswick

ELEM Southport

JRHI South Brunswick

Directions Turn Rt into Brunswick Co Airport then quick left. Follow road over bridge Bldg 3100 on left. Park in garage under bldg farthest entrance on Rt, elevator to level 2 unit 3216

Marketing Remark SHORT SALE: "All Offers and Commission Amounts are SUBJECT TO BANK APPROVAL." Beautifully Furnished, Fantastic Upscale Condo at The Preserve! Stainless appliances, granite counters, garden tub, walk-in shower, ceramic tile, master with balcony and more! Concrete and steel construction, storage units, elevators and 2 spaces for parking underneath. Spacious Verandas and private covered porches for lounging.

| | | | |
|-----------------------------|---|--------------------------|---|
| Short Sale | Yes | Annual Assoc Dues | Yes |
| Ann Asoc Dues Amount | 3420 | | |
| Lot Information | | Waterfront Type | Marsh, ICW |
| Waterfront | Yes | Water View | Yes |
| Waterfront Extras | None | Aprox Heated SqFt | 1401-1500 |
| Water View Type | Marsh, ICW | Bonus Room | 10x10 Level: |
| Home Warranty | No | Construction | Brick Veneer, Concrete/Steel |
| Appliance | Dishwasher, Range, Disposal, Refrigerator, Dryer, Washer, Microwave | Exterior Features | Handicapped Access, Irrigation System, Insulated Windows, Swimming Pool, Paved Street, Porch, Other/See Remarks, Security Light |
| Cooling System | Heat Pump | Foundation | Pilings, Concrete Slab |
| Floors | Carpet, Ceramic Tile, Hardwood | Interior Features | Bonus Room, Master Bed 1st Floor, Smoke Detector(s), Ceiling Fan(s), Washer/Dryer Connect, Decorative Lighting, Furnished |
| Heating System | Heat Pump | Roof | Composition Shingle, Metal |
| Number of Stories | 1 Story | Walls | Sheetrock |
| Storage | Extra Closet | Water/Sewer | Public Water, Public Sewer |
| Water Heater | Electric | | |

Presented By:

Discover Team

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Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 10/29/07 **Listing # 621433** **105-109 SW 9th St Oak Island, NC 28465** **Listing Price: \$999,999**
County: Brunswick



| | | | |
|-------------------|-------------------|---------------------------|--------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | Pinners Point |
| Beds | 3 | Approx Htd SF | 1201 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 29700 ((Tax Data)) |
| Year Built | 1984 | Lot Acres (approx) | 0.682 |
| PID | 234KC001 | | |
| DOM/CDOM | 445/445 | | |

[See Additional Pictures](#)

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions Oak Island Dr. turn left on SW9th, last house on the right and the 2 lots on Davis Canal below the house.

Marketing Remark A RARE FIND! 2 deep lots on DEEP WATER on the West end, Davis Canal. Both with dock, boat lifts, floating dock. Both have a bulkhead and beautiful, huge Oak trees. The 3rd lot is behind the Davis Canal lots with a 3bdm/2ba home on it with tenants in place. In excellent shape with lots of shade trees. Seller requested no signage on any of the property. Call listing agent.

| | | | |
|--------------------------|--|---------------------------|---------------------|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 255 |
| Lot Front | 120 | Lot Left | 247 |
| Lot Rear | 120 | Lot # | 7, 8 & 9 |
| Zoning | Residential | Waterfront Type | Canal |
| Waterfront | Yes | Water View | Yes |
| Waterfront Extras | Boat Lift, Sea Wall/Bulk Head, Dock, Pier | Approx Heated SqFt | 1201-1300 |
| Water View Type | Canal | Appliance | Range, Refrigerator |
| Home Warranty | No | Cooling System | Central, Heat Pump |
| Construction | Frame | Floors | Carpet, Sheet Vinyl |
| Exterior Features | Deck, Storm Windows, Storm Doors, Paved Street, Porch, Security Light | Heating System | Central, Heat Pump |
| Foundation | Crawl Space | Number of Stories | 1 Story |
| Interior Features | Master Bed 1st Floor, Cable TV, Smoke Detector(s), Utility Room, Ceiling Fan(s), Washer/Dryer Connect, Window Treatments | Storage | Outside Building |
| Roof | Composition Shingle | Water Heater | Electric |
| Walls | Sheetrock, Paneling | | |
| Water/Sewer | Public Water, Septic | | |

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Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 11/08/07 **Listing # 621619** **1923 E Pelican Dr Oak Island, NC 28465** **Listing Price: \$399,000**
County: Brunswick



[See Additional Pictures](#)

| | | | |
|-------------------|------------------|---------------------------|-----------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Beach | Subdivision | E. Long Beach |
| Beds | 4 | Approx Htd SF | 1501 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 7841 ((Survey)) |
| Year Built | 1985 | Lot Acres (approx) | 0.180 |
| PID | 235OG028 | | |
| DOM/CDOM | 435/625 | | |

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions Oak Island Dr. to L on 40th, R on Dolphin, R on 22nd Place East, L on Pelican, 2nd home on L

Marketing Remark Just for the Shell of It! Offers oceanview with easy access to ocean and scenic walk-over that crosses the canal.Sewer assessment paid! Survey on file, assumable flood \$335, Home Warranty.New carpeting, ceramic tile, refrigerator, new windows & doors, some new light fixtures and ceiling fans. Furnished w/ exceptions.Never a rental!1580 Sq. Ft. per Appraisal.

| | | | |
|--------------------------|---|---------------------------|---|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 135 |
| Lot Front | 60 | Lot Left | 135 |
| Lot Rear | 60 | Lot # | 17 |
| Zoning | Residential | Water View | Yes |
| Waterfront | No | Aprrox Heated SqFt | 1501-1600 |
| Water View Type | Ocean | Appliance | Dishwasher, Range, Refrigerator, Dryer, Washer, Microwave |
| Home Warranty | Yes | Cooling System | Electric Central, Heat Pump |
| Construction | Frame, Wood Siding | Floors | Carpet, Ceramic Tile |
| Exterior Features | Deck, Insulated Windows, Paved Street, Porch | Heating System | Heat Pump |
| Foundation | Pilings | Number of Stories | 1 1/2 Story |
| Interior Features | Attic, Cable TV, Smoke Detector(s), Ceiling Fan(s), Furnished | Storage | Attic, Toolhouse |
| Roof | Composition Shingle | Water Heater | Electric |
| Walls | Sheetrock, Paneling | | |
| Water/Sewer | Public Water, Septic | | |

Presented By:



Discover Team

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Active 12/07/07 **Listing # 622401** **7507 E Oak Island Dr Oak Island, NC 28465** **Listing Price: \$289,000**
County: Brunswick



[See Additional Pictures](#)


| | | | |
|-------------------|------------------|---------------------------|-------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Beach | Subdivision | None |
| Beds | 3 | Approx Htd SF | 1001 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 7405 ((Tax Data)) |
| Year Built | 1999 | Lot Acres (approx) | 0.170 |
| PID | 250BL011 | | |
| DOM/CDOM | 406/406 | | |

School District Brunswick **ELEM** Southport **HIGH** South Brunswick **JRHI** South Brunswick

Directions corner of 76th street & E OID

Marketing Remark Gorgeous 3BR/2BA Cottage on Corner lot. Direct Beach Access-One Block to Beach! Beautiful screened porch overlooking privacy fenced back yard. Location! Location! Location!Offers Subject to Bank Approval

| | | | |
|---------------------------|---------------------|--------------------------|--|
| NC Data Share | No | Short Sale | Yes |
| Foreclosure | Yes | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 121 |
| Lot Front | 62 | Lot Left | 121 |
| Lot Rear | 62 | Lot # | 1 |
| Zoning | Residential | Water View | No |
| Waterfront | No | Home Warranty | No |
| Approx Heated SqFt | 1001-1100 | Construction | Vinyl Siding |
| Appliance | Dishwasher, Range | Exterior Features | Fenced Yard, Porch |
| Cooling System | Central | Foundation | Concrete Slab |
| Floors | Carpet, Sheet Vinyl | Interior Features | Master Bed 1st Floor, Cable TV, Cathedral Ceiling, Utility Room, Ceiling Fan(s), Washer/Dryer Connect, Window Treatments |
| Heating System | Central | Roof | Composition Shingle |
| Number of Stories | 1 Story | Walls | Sheetrock |
| Storage | Outside Building | Water/Sewer | Public Water, Septic |
| Water Heater | Electric | | |

| | | |
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Short Sale Yes
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Active 12/31/07 **Listing # 622842** **105 SE 58th St #1305 Oak Island, NC 28465** **Listing Price: \$260,000**
County: Brunswick



| | | | |
|-------------------|------------------|---------------------------|-----------|
| Prop Type | Single Family | Prop Subtype(s) | Condo |
| Area | Oak Island Beach | Subdivision | Oceanwalk |
| Beds | 3 | Approx Htd SF | 1201 |
| Baths(FH) | 3 (2 1) | | |
| Year Built | 2006 | | |
| PID | 250AD00115 | Lot Acres (approx) | |
| DOM/CDOM | 380/380 | | |

[See Additional Pictures](#)

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions Long Beach Road, Left onto Oak Island Drive, Right onto 58th Street.

Marketing Remark Property is Short Sale and price/commission is contingent on Seller's Lender Approval. Fully Furnished 3 Bedroom, 2.5 bath condo on Top Floor close to stairs and elevator. Outstanding views of the ocean! Stainless Appliances include refrigerator, dishwasher, range(smooth top) & microwave. Washer & dryer (white) included. Enjoy the in-ground pool or walk a half block to the beach. Convenient to Food Lion, restaurants & shops-Just a short walk! Points of interest include community center.

| | | | |
|-----------------------------|--|---------------------------|---|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | Yes |
| Ann Asoc Dues Amount | 4500 | | |
| Lot Information | | Water View | Yes |
| Waterfront | No | Aprrox Heated SqFt | 1201-1300 |
| Water View Type | Ocean | Appliance | Dishwasher, Range, Refrigerator, Dryer, Washer, Microwave |
| Home Warranty | Yes | Cooling System | Heat Pump |
| Construction | Vinyl Siding | Floors | Carpet, Sheet Vinyl |
| Exterior Features | Swimming Pool, Paved Street, Porch | Heating System | Heat Pump |
| Foundation | Pilings | Number of Stories | Other/See Remarks |
| Interior Features | Cable TV, Smoke Detector(s), Ceiling Fan(s), Washer/Dryer Connect, Window Treatments | Storage | None |
| Roof | Metal | Water Heater | Electric |
| Walls | Sheetrock | | |
| Water/Sewer | Public Water, Public Sewer | | |

| | | |
|----------------------|--|---|
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Short Sale Yes
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Active 12/31/07 **Listing # 622851** **128 NW 25th St Oak Island, NC 28465** **Listing Price: \$170,000**
County: Brunswick



[See Additional Pictures](#)

| | | | |
|-------------------|-------------------|---------------------------|--------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | Pinners Point |
| Beds | 3 | Approx Htd SF | 1201 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 13068 ((Tax Data)) |
| Year Built | 2003 | Lot Acres (approx) | 0.300 |
| PID | 234GI025 | | |
| DOM/CDOM | 380/684 | | |

Directions Oak Island Drive, right onto NW 25th Street, Home on Right.

Marketing Remark "5 YEARS YOUNG" - this lovely home sits high on two lots in a quiet, beautifully wooded, neighborhood near the end of Oak Island. Home features 3-bdrms/2-baths, living room, and kitchen/dining combo. Mature landscaping with a fenced yard, screened porch in back, and a storage building. Convenient to waterways, boat ramps, parks, beaches, and local shopping. Short Sale subject to lender approval.

| | | | |
|--------------------------|------------------------------|--------------------------|--|
| NC Data Share | No | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | | |
| Lot Front | 110 | Lot Right | 120 |
| Lot Rear | 110 | Lot Left | 120 |
| Zoning | RES | Lot # | 28&29 |
| Waterfront | No | Water View | No |
| Aprox Heated SqFt | 1201-1300 | Home Warranty | Yes |
| Appliance | Dishwasher, Range, Microwave | Construction | Vinyl Siding |
| Cooling System | Heat Pump | Exterior Features | Fenced Yard, Paved Street, Porch |
| Floors | Carpet, Sheet Vinyl | Foundation | Brick, Crawl Space |
| Heating System | Heat Pump | Interior Features | Cable TV, Ceiling Fan(s), Washer/Dryer Connect |
| Number of Stories | 1 Story | Roof | Composition Shingle |
| Storage | Outside Building | Walls | Sheetrock |
| Water Heater | Electric | Water/Sewer | Public Water, Septic |

| | | |
|--|--|--|
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Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 02/04/08 **Listing # 623915** **105 SE 58 St #3302 Oak Island, NC 28465-4900** **Listing Price: \$217,500**
County: Brunswick



| | | | |
|-------------------|------------------|---------------------------|--------------------|
| Prop Type | Single Family | Prop Subtype(s) | Condo |
| Area | Oak Island Beach | Subdivision | Oceanwalk |
| Beds | 3 | Approx Htd SF | 1201 |
| Baths(FH) | 3 (2 1) | Lot Sq Ft (approx) | 10890 ((Tax Data)) |
| Year Built | 2006 | Lot Acres (approx) | 0.250 |
| PID | 250AD00138 | | |
| DOM/CDOM | 347/347 | | |

[See Additional Pictures](#)

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions Oak Island Dr. To left on SE 58th St. condos on right.

Marketing Remark Ocean Walk Condo. 3 bedroom on top floor featuring beautiful 3rd bedroom view, SS appliances, solid surface countertops, plus great deck to enjoy the view. Subject to short sale, bank approval required.

NC Data Share Yes
Foreclosure No
Ann Asoc Dues Amount 3696

Short Sale Yes
Annual Assoc Dues Yes

Lot Information

Zoning Residential
Water View Yes
Aprox Heated SqFt 1201-1300
Appliance Dishwasher, Range, Refrigerator, Dryer, Stove Hood, Washer, Microwave

Waterfront No
Water View Type Ocean
Home Warranty Construction No
 Frame, Vinyl Siding

Cooling System Heat Pump
Floors Sheet Vinyl, Carpet
Heating System Heat Pump

Exterior Features Deck, Insulated Windows, Swimming Pool, Paved Street
Foundation Pilings
Interior Features Cable TV, Smoke Detector(s), Ceiling Fan(s), Washer/Dryer Connect, Elevator, Furnished

Number of Stories 3 Story
Storage None
Water Heater Electric

Roof Metal
Walls Sheetrock
Water/Sewer Public Water, Private Association

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Short Sale Yes
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Active 04/17/08 **Listing # 626820** **330 NE 51 St Oak Island, NC 28465** **Listing Price: \$174,900**
County: Brunswick



[See Additional Pictures](#)

| | | | |
|-------------------|-------------------|---------------------------|--------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | Pinners Point |
| Beds | 3 | Approx Htd SF | 1501 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 13200 ((Tax Data)) |
| Year Built | 1978 | Lot Acres (approx) | 0.303 |
| PID | 235LL037 | | |
| DOM/CDOM | 271/271 | | |

School District Brunswick **ELEM** Southport **HIGH** South Brunswick **JRHI** South Brunswick

Directions take E OID to 51st. House on the right near ICW

Marketing Remark OFFERS SUBJECT TO BANK APPROVAL---Location, Location, brick ranch house on 2 lots, located near commercial district, current long term rental, fireplace, large bonus room, Detached garage, screened porch, close to beach accesses

| | | | |
|--------------------------|---------------------------------|--------------------------|--|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 120 |
| Lot Front | 110 | Lot Left | 120 |
| Lot Rear | 110 | Lot # | 24 & 25 |
| Zoning | R6A | Water View | No |
| Waterfront | No | Home Warranty | No |
| Aprox Heated SqFt | 1501-1600 | Construction | Brick Veneer |
| Appliance | Dishwasher, Range, Refrigerator | Exterior Features | Paved Street |
| Cooling System | Heat Pump | Foundation | Slab/Crawl Space |
| Floors | Carpet, Ceramic Tile | Interior Features | Master Bed 1st Floor, Washer/Dryer Connect, Decorative Lighting, Other/See Remarks |
| Heating System | Heat Pump | Roof | Composition Shingle |
| Number of Stories | 1 Story | Walls | Paneling |
| Storage | Outside Building | Water/Sewer | Public Water, Septic |
| Water Heater | Electric | | |

| | | |
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Active 04/17/08 **Listing # 626823** **162 NE 8 St Oak Island, NC 28465** **Listing Price: \$176,000**
County: Brunswick



| | | | |
|-------------------|-------------------|---------------------------|--------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | Tranquil Harbor |
| Beds | 4 | Approx Htd SF | 1001 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 13200 ((Tax Data)) |
| Year Built | 1962 | Lot Acres (approx) | 0.303 |
| PID | 235ID032 | | |
| DOM/CDOM | 271/271 | | |

School District Brunswick **ELEM** Southport **HIGH** South Brunswick **JRHI** South Brunswick

Directions take E OID to 8th st, home on the right near ICW

Marketing Remark OFFERS SUBJECT TO BANK APPROVAL---This investment property sits upon 2 lots with views of ther ICW, hold now with rentals or build 2 new homes, located near new bridge, easy beach access with 9th street scenic walkover

| | | | |
|--------------------------|----------------------|--------------------------|---------------------|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 120 |
| Lot Front | 110 | Lot Left | 120 |
| Lot Rear | 110 | Lot # | 43&44 |
| Zoning | R6A | Water View | Yes |
| Waterfront | No | Aprox Heated SqFt | 1001-1100 |
| Water View Type | ICW | Appliance | Range, Refrigerator |
| Home Warranty | No | Cooling System | Electric Central |
| Construction | Vinyl Siding | Floors | Carpet |
| Exterior Features | Deck, Paved Street | Heating System | Baseboard Electric |
| Foundation | Slab/Crawl Space | Number of Stories | 1 Story |
| Interior Features | Decorative Lighting | Storage | None |
| Roof | Composition Shingle | Water Heater | Electric |
| Walls | Sheetrock | | |
| Water/Sewer | Public Water, Septic | | |

| | | |
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Short Sale Yes
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Active 04/25/08 **Listing # 626981** **3100 MARSH GROVE Ln #3408 Oak Island, NC 28465** **Listing Price: \$399,000**
County: Brunswick



| | | | |
|-------------------|---------------------|---------------------------|--------------|
| Prop Type | Single Family | Prop Subtype(s) | Condo |
| Area | Oak Island Mainland | Subdivision | The Preserve |
| Beds | 2 | Approx Htd SF | 1401 |
| Baths(FH) | 2 (2 0) | | |
| Year Built | 2007 | | |
| PID | 236KC066 | Lot Acres (approx) | |
| DOM/CDOM | 266/266 | | |

[See Additional Pictures](#)

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions Long Beach Rd. to Airport entrance. Left on Marsh Grove Lane. First building on left. Unit is on top floor.

Marketing Remark TOP FLOOR AND COMPLETELY FURNISHED, Just Bring Your Clothes! On the Intracoastal Waterway. Oversized kitchen w/breakfast bar, open living/dining area with hardwoods, covered porch. Underground parking garage with 2 spaces each unit, granite countertops and much more! Super amenities include clubhouse, 3,000 sq.ft. pool, tennis courts, waterfront park, nature trails. Exceptional construction using post tensioned concrete. All offers contingent upon Short Sale approval.

| | | | |
|-----------------------------|---|--------------------------|---|
| Short Sale | Yes | Annual Assoc Dues | Yes |
| Ann Asoc Dues Amount | 3420 | | |
| Lot Information | | Water View | Yes |
| Waterfront | No | Aprox Heated SqFt | 1401-1500 |
| Water View Type | Marsh, ICW | Appliance | Dishwasher, Range, Disposal, Refrigerator, Dryer, Washer, Microwave |
| Home Warranty | No | Cooling System | Central |
| Construction | Concrete/Steel | Floors | Carpet, Ceramic Tile, Wood |
| Exterior Features | Handicapped Access, Irrigation System, Deck, Swimming Pool, Paved Street | Heating System | Central |
| Foundation | Other/See Remarks | Number of Stories | Other/See Remarks |
| Interior Features | Cable TV, Smoke Detector(s), Ceiling Fan(s), Washer/Dryer Connect, Decorative Lighting, Whirlpool, Window Treatments, Furnished | Storage | Extra Closet, Other/See Remarks |
| Roof | Composition Shingle | Water Heater | Electric |
| Walls | Sheetrock | | |
| Water/Sewer | Public Water, Public Sewer | | |

| | | |
|--|---|---|
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|  | Primary: 800-403-0358 Secondary: 910-201-2235 Other: E-mail: info@teamdiscover.com | 128 Country Club Drive Oak Island, NC 28465 910-201-2200 Fax : 910-201-2201 See our listings online: |
| Team Discover January 2009 | Web Page: http://www.teamdiscover.com | http://IntracoastalRealty.com |

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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

| | | | |
|------------------------|---|--|---------------------------------|
| Active 04/26/08 | Listing # 627119 County: Brunswick | 235 NE 35 St Oak Island, NC 28465 | Listing Price: \$175,000 |
|------------------------|---|--|---------------------------------|



[See Additional Pictures](#)

| | | | |
|-------------------|-------------------|---------------------------|-------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | Tranquil Harbor |
| Beds | 3 | Approx Htd SF | 1001 |
| Baths(FH) | 1 (1 0) | Lot Sq Ft (approx) | 6534 ((Tax Data)) |
| Year Built | 1974 | Lot Acres (approx) | 0.150 |
| PID | 235KI02702 | | |
| DOM/CDOM | 265/265 | | |

| | | | |
|----------------------------------|-----------------------|-----------------------------|-----------------------------|
| School District Brunswick | ELEM Southport | JRHI South Brunswick | HIGH South Brunswick |
|----------------------------------|-----------------------|-----------------------------|-----------------------------|

Directions E OID to NE 35th St-home on left
Marketing Remark Handyman special. Great location. Close to ICW.

| | |
|---|--|
| <p>Short Sale Yes</p> <p>Lot Information</p> <p>Lot Front 55</p> <p>Lot Rear 55</p> <p>Zoning Residential</p> <p>Waterfront No</p> <p>Aprox Heated SqFt 1001-1100</p> <p>Appliance Dryer, Washer</p> <p>Cooling System Window Unit(s)</p> <p>Floors Carpet, Other/See Remarks</p> <p>Heating System Baseboard Electric</p> <p>Number of Stories 1 Story</p> <p>Storage Other/See Remarks</p> <p>Water Heater Electric</p> | <p>Annual Assoc Dues No</p> <p>Lot Right 120</p> <p>Lot Left 120</p> <p>Lot # 18</p> <p>Water View No</p> <p>Home Warranty No</p> <p>Construction Wood Siding</p> <p>Exterior Features Deck, Porch</p> <p>Foundation Crawl Space</p> <p>Interior Features Attic, Cable TV, Smoke Detector(s), Washer/Dryer Connect</p> <p>Roof Composition Shingle</p> <p>Walls Sheetrock</p> <p>Water/Sewer Public Water, Septic</p> |
|---|--|

| | | |
|--|--|--|
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| January 2009 | | |

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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 05/13/08 **Listing # 627639** **123 NE 18th St Oak Island, NC 28465** **Listing Price: \$154,500**
County: Brunswick



[See Additional Pictures](#)

| | | | |
|-------------------|-------------------|---------------------------|-------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | Tranquil Harbor |
| Beds | 3 | Approx Htd SF | 1001 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 6534 ((Tax Data)) |
| Year Built | 1997 | Lot Acres (approx) | 0.150 |
| PID | 235JB012 | | |
| DOM/CDOM | 248/248 | | |

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions Long Beach Rd (Hwy 133S), R on E Oak Island Dr, R on 18th St, house on left.

Marketing Remark A rare opportunity to own that special little beach getaway. Adorable split bedroom floorplan in desirable neighborhood w/private fenced back yard. Vaulted ceiling in the great room with a ceiling fan and laminate flooring. Carpet in bedrooms & ceramic tile flooring in baths, laundry rm, & kitchen. Attached storage room. Front porch for relaxing. Short distance to Scenic Walkway and beach. **MUST SELL!** Contracts are subject to seller's lender approval

| | | | |
|-----------------------------|--------------------------------------|--------------------------|---|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 119 |
| Lot Front | 54 | Lot Left | 119 |
| Lot Rear | 55 | Lot # | 16 |
| Zoning | R 6A | Water View | No |
| Waterfront | No | Home Warranty | No |
| Aprox Heated SqFt | 1001-1100 | Construction | Frame, Vinyl Siding |
| Appliance | Dishwasher, Range, Refrigerator | Exterior Features | Paved Street |
| Cooling System | Electric Central | Foundation | Concrete Slab |
| Floors | Carpet, Laminated Wood, Ceramic Tile | Interior Features | Cable TV, Smoke Detector(s), Ceiling Fan(s) |
| Heating System | Central | Roof | Composition Shingle |
| Number of Stories | 1 Story | Storage | Other/See Remarks |
| Appt. Center Phone # | (888) 223-0076 | Water Heater | Electric |
| Walls | Sheetrock | | |
| Water/Sewer | Public Water, Septic | | |

| | | |
|---|--|---|
| Presented By:  Team Discover January 2009 | Discover Team Primary: 800-403-0358 Secondary: 910-201-2235 Other: E-mail: info@teamdiscover.com Web Page: http://www.teamdiscover.com | Intracoastal Realty Corp 128 Country Club Drive Oak Island, NC 28465 910-201-2200 Fax : 910-201-2201 See our listings online: http://IntracoastalRealty.com |
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 06/21/08 **Listing # 628940** **3100 Marsh Grove Ln #3405 Oak Island, NC 28465** **Listing Price: \$299,000**
County: Brunswick



| | | | |
|-------------------|---------------------|---------------------------|--------------|
| Prop Type | Single Family | Prop Subtype(s) | Condo |
| Area | Oak Island Mainland | Subdivision | The Preserve |
| Beds | 2 | Approx Htd SF | 1401 |
| Baths(FH) | 2 (2 0) | | |
| Year Built | 2006 | | |
| PID | 236KC063 | Lot Acres (approx) | |
| DOM/CDOM | 209/209 | | |

[See Additional Pictures](#)

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions Long Beach Rd. to Brunswick County Airport. Left onto Marsh Grove Lane. First Building on left.
Marketing Remark Beautiful, FURNISHED condo on top floor at The Preserve. Wonderful view and central location to Southport and Oak Island. SHORT SALE, All offers contingent upon Short Sale approval.

| | | | |
|-----------------------------|---|--------------------------|---|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | Yes |
| Ann Asoc Dues Amount | 3420 | | |
| Lot Information | | Water View | Yes |
| Waterfront | No | Aprox Heated SqFt | 1401-1500 |
| Water View Type | ICW | Appliance | Dishwasher, Range, Disposal, Refrigerator, Dryer, Washer, Microwave |
| Home Warranty | No | Cooling System | Central |
| Construction | Concrete/Steel | Floors | Carpet, Ceramic Tile, Wood |
| Exterior Features | Handicapped Access, Insulated Windows, Porch | Heating System | Central |
| Foundation | Pilings | Number of Stories | Other/See Remarks |
| Interior Features | Smoke Detector(s), Ceiling Fan(s), Washer/Dryer Connect, Decorative Lighting, Elevator, Furnished | Storage | Extra Closet |
| Roof | Composition Shingle, Metal | Water Heater | Electric |
| Walls | Sheetrock | | |
| Water/Sewer | Public Water, Public Sewer | | |

| | | |
|----------------------|--|---|
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 07/07/08 **Listing # 629354** **2305 Oak Island Dr W Oak Island, NC 28465** **Listing Price: \$289,900**
County: Brunswick



[See Additional Pictures](#)

| | | | |
|-------------------|-------------------|---------------------------|------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | Pinners Point |
| Beds | 3 | Approx Htd SF | 1701 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 10117 ((Survey)) |
| Year Built | New Construction | Lot Acres (approx) | 0.232 |
| PID | 234JC03201. | | |
| DOM/CDOM | 193/193 | | |

School District Brunswick

Directions Hwy. 133/Long Beach Road to East Oak Island Dr. Right onto E. Oak Island Dr. Lot on left at corner of West Oak Island Drive & 24th SW Street.

Marketing Remark Beautiful, OVERSIZED lot offers enjoy space for your new "Savannah" 1,734 sq ft. home!! Builder has other house plans to choose from if you wish. Located on the corner of 24th St & West Oak Island Drive, dishing up wonderful mature trees & quiet area of the Island..Convenient to the new bridge. Adjacent lot is also available so bring the relatives that you like to build next to you!..See MLS #604854. Survey on file. Pricing reflects \$125K lot allowance. Picture is rendering of home.

| | | | |
|--------------------------|---------------------------------|--------------------------|---|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 120 |
| Lot Front | 74 | Lot Left | 121 |
| Lot Rear | 95 | Lot # | 1-R |
| Zoning | R | Water View | No |
| Waterfront | No | Home Warranty | Yes |
| Aprox Heated SqFt | 1701-1800 | Construction | Vinyl Siding |
| Appliance | Dishwasher, Range, Stove Hood | Exterior Features | Insulated Windows, Paved Street, Porch |
| Cooling System | Heat Pump | Foundation | Crawl Space |
| Floors | Carpet, Sheet Vinyl | Interior Features | Master Bed 1st Floor, Cable TV, Smoke Detector(s), Utility Room, Ceiling Fan(s), Washer/Dryer Connect |
| Heating System | Heat Pump | Roof | Composition Shingle |
| Number of Stories | 1 Story | Walls | Sheetrock |
| Storage | Extra Closet, Other/See Remarks | Water/Sewer | Assessment, Public Water, Septic |
| Water Heater | Electric | | |

| | | |
|--|--|--|
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 07/07/08 **Listing # 629357** **100 SW 24 St Oak Island, NC 28465** **Listing Price: \$282,900**
County: Brunswick



[See Additional Pictures](#)

| | | | |
|-------------------|-------------------|---------------------------|------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | Pinners Point |
| Beds | 3 | Approx Htd SF | 1501 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 10117 ((Survey)) |
| Year Built | New Construction | Lot Acres (approx) | 0.232 |
| PID | 234JC03202. | | |
| DOM/CDOM | 193/193 | | |

School District Brunswick

Directions Hwy. 133/Long Beach Road to East Oak Island Dr. Right onto E. Oak Island Dr. Lot on left at corner of West Oak Island Drive & 24th SW Street.
Marketing Remark Beautiful, OVERSIZED lot offers enjoy space for your new "Martin" 1,591 sq ft. home!! Builder has other house plans to choose from if you wish. Canal at the end of street adds to the beauty of this lot dishing up wonderful mature trees & quiet area of the Island.. Convenient to the new bridge. Adjacent corner lot is also available so bring the relatives that you like to build next to you!.. See MLS #604806. Survey on file. Pricing reflects \$125K lot allowance. Picture is rendering of home.

| | | | |
|--------------------------|---------------------------------|--------------------------|---|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 120 |
| Lot Front | 74 | Lot Left | 120 |
| Lot Rear | 74 | Lot # | 2-R |
| Zoning | R | Water View | No |
| Waterfront | No | Home Warranty | Yes |
| Aprox Heated SqFt | 1501-1600 | Construction | Vinyl Siding |
| Appliance | Dishwasher, Range, Stove Hood | Exterior Features | Insulated Windows, Paved Street, Porch |
| Cooling System | Heat Pump | Foundation | Concrete Slab |
| Floors | Carpet, Sheet Vinyl | Interior Features | Master Bed 1st Floor, Cable TV, Smoke Detector(s), Utility Room, Ceiling Fan(s), Washer/Dryer Connect |
| Heating System | Heat Pump | Roof | Composition Shingle |
| Number of Stories | 1 Story | Walls | Sheetrock |
| Storage | Extra Closet, Other/See Remarks | Water/Sewer | Assessment, Public Water, Septic |
| Water Heater | Electric | | |

| | | |
|--|--|--|
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

| | | | |
|------------------------|---|--|---------------------------------|
| Active 08/19/08 | Listing # 630673 County: Brunswick | 103 SE 74th St Oak Island, NC 28465 | Listing Price: \$599,000 |
|------------------------|---|--|---------------------------------|



[See Additional Pictures](#)

| | | | |
|-------------------|------------------|---------------------------|-----------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Beach | Subdivision | East Beach |
| Beds | 4 | Approx Htd SF | 2101 |
| Baths(FH) | 4 (3 1) | Lot Sq Ft (approx) | 6708 ((Survey)) |
| Year Built | 2007 | Lot Acres (approx) | 0.154 |
| PID | 250BL02111 | | |
| DOM/CDOM | 150/150 | | |

| | | | |
|----------------------------------|-----------------------|-----------------------------|-----------------------------|
| School District Brunswick | ELEM Southport | JRHI South Brunswick | HIGH South Brunswick |
|----------------------------------|-----------------------|-----------------------------|-----------------------------|

Directions East Oak Island Drive, Left on SE74th Street. House is located on right side. See Sign.

Marketing Remark Unique Opportunity to own this beautiful designed Charleston Style home located in one of Oak Island finest Seaside Communities. "East Beach" offers Island living enjoying the oceanviews, tropical breezes, sunrises, sunsets & ocean steps away! This plan design features 4 bedrooms 3.5 baths, granite countertops, marble vanities, hardwood & ceramic floors, designated elevator area, security system, decks to maximum your oceanviews. Walkway & gazebo to the beach is plan in the near future.

| | |
|--|---|
| <p>NC Data Share Yes</p> <p>Foreclosure No</p> <p>Ann Asoc Dues Amount 800</p> <p>Lot Information</p> <p>Lot Front 60</p> <p>Lot Rear 60</p> <p>Zoning Residential</p> <p>Waterfront No</p> <p>Water View Type Ocean</p> <p>Home Warranty No</p> <p>Construction Frame, Other/See Remarks</p> <p>Exterior Features Deck, Paved Street, Porch, Other/See Remarks</p> <p>Foundation Pilings</p> <p>Interior Features Master Bed 1st Floor, Cable TV, Smoke Detector(s), Utility Room, Ceiling Fan(s), Washer/Dryer Connect, Decorative Lighting, Other/See Remarks</p> <p>Roof Metal</p> <p>Walls Sheetrock</p> <p>Water/Sewer Public Water, Public Sewer</p> | <p>Short Sale Yes</p> <p>Annual Assoc Dues Yes</p> <p>Lot Right 101</p> <p>Lot Left 112</p> <p>Lot # 11</p> <p>Water View Yes</p> <p>Aprox Heated SqFt 2101-2200</p> <p>Appliance Dishwasher, Range, Disposal, Stove Hood, Microwave</p> <p>Cooling System Heat Pump</p> <p>Floors Carpet, Ceramic Tile, Hardwood</p> <p>Heating System Heat Pump</p> <p>Number of Stories 2 Story</p> <p>Storage Extra Closet, Other/See Remarks</p> <p>Water Heater Gas</p> |
|--|---|

| | | |
|----------------------|---|--|
| Presented By: | <p>Discover Team</p> <p>Primary: 800-403-0358</p> <p>Secondary: 910-201-2235</p> <p>Other:</p> <p>E-mail: info@teamdiscover.com</p> <p>Web Page: http://www.teamdiscover.com</p> | <p>Intracoastal Realty Corp</p> <p>128 Country Club Drive</p> <p>Oak Island, NC 28465</p> <p>910-201-2200</p> <p>Fax : 910-201-2201</p> <p>See our listings online:</p> <p>http://IntracoastalRealty.com</p> |
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 09/10/08 **Listing # 631302** **3706 E Oak Island Dr Oak Island, NC 28465** **Listing Price: \$260,000**
County: Brunswick



| | | | |
|-------------------|-------------------|---------------------------|-----------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | Tranquil Harbor |
| Beds | 3 | Approx Htd SF | 1201 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 3 ((Tax Data)) |
| Year Built | 2005 | Lot Acres (approx) | 0.000 |
| PID | 235KL00201 | | |
| DOM/CDOM | 128/128 | | |

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions Long Beach Road, Left on Oak Island Drive

Marketing Remark Almost new home located close to the beach on Oak Island Dr. Three Bedroom/two bath home, under home parking, storage and much more. Sale Price and Commission is contingent upon the approval of the Sellers Lender.

| | | | |
|--------------------------|-------------------|--------------------------|---------------------|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 133 |
| Lot Front | 60 | Lot Left | 127 |
| Lot Rear | 60 | Lot # | 3 |
| Zoning | RES | Water View | No |
| Waterfront | No | Home Warranty | No |
| Aprox Heated SqFt | 1201-1300 | Construction | Vinyl Siding |
| Appliance | Dishwasher, Range | Exterior Features | Paved Street, Porch |
| Cooling System | Electric Central | Foundation | Pilings |
| Floors | Carpet | Interior Features | Ceiling Fan(s) |
| Heating System | Heat Pump | Roof | Composition Shingle |
| Number of Stories | 1 Story | Walls | Sheetrock |
| Storage | Extra Closet | Water/Sewer | Public Water |
| Water Heater | Electric | | |

| | | |
|--|--|--|
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|  | Primary: 800-403-0358 Secondary: 910-201-2235 Other: E-mail: info@teamdiscover.com Web Page: http://www.teamdiscover.com | 128 Country Club Drive Oak Island, NC 28465 910-201-2200 Fax : 910-201-2201 See our listings online: http://IntracoastalRealty.com |
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 09/24/08 **Listing # 631587** **3100 Marsh Grove Ln #3403 Southport, NC 28461** **Listing Price: \$269,000**
County: Brunswick



| | | | |
|-------------------|---------------------|---------------------------|--------------|
| Prop Type | Single Family | Prop Subtype(s) | Condo |
| Area | Oak Island Mainland | Subdivision | The Preserve |
| Beds | 2 | Approx Htd SF | 1401 |
| Baths(FH) | 2 (2 0) | | |
| Year Built | 2006 | | |
| PID | 236KC061 | Lot Acres (approx) | |
| DOM/CDOM | 114/114 | | |


[See Additional Pictures](#)

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions Beach Road to the Air Port. Access road to The Preserve. First building on left. Park under the left side.

Marketing Remark Wonderfully built, top floor condo with terrific view of the ICW. Concrete and steel construction. It features 2 bedroom, two baths and a bonus room that could be a third bedroom. Granite counter tops, stainless steel appliances. The Preserve features a clubhouse, pool, walking trail, storage unit, elevators. Furnishings remain except TV's. This is a "SHORT SALE" subject to lender approval. Subject to NC Vacation Rental Act.

| | | | |
|-----------------------------|--|--------------------------|---|
| Short Sale | Yes | Annual Assoc Dues | Yes |
| Ann Asoc Dues Amount | 3420 | | |
| Lot Information | | Water View | Yes |
| Waterfront | No | Aprox Heated SqFt | 1401-1500 |
| Water View Type | ICW | Appliance | Dishwasher, Range, Disposal, Refrigerator, Dryer, Washer, Microwave |
| Home Warranty | No | Cooling System | Heat Pump |
| Construction | Concrete/Steel | Floors | Carpet, Ceramic Tile |
| Exterior Features | Handicapped Access, Irrigation System, Insulated Windows, Swimming Pool, Paved Street, Porch, Security Light | Heating System | Heat Pump |
| Foundation | Pilings, Concrete Slab | Number of Stories | 1 Story |
| Interior Features | Cable TV, Smoke Detector(s), Ceiling Fan(s), Washer/Dryer Connect, Elevator, Window Treatments, Furnished | Storage | Other/See Remarks |
| Roof | Composition Shingle, Metal | Water Heater | Electric |
| Walls | Sheetrock | | |
| Water/Sewer | Public Water, Public Sewer | | |

| | | |
|--|--|--|
| Presented By: | Discover Team | Intracoastal Realty Corp |
|  | Primary: 800-403-0358 Secondary: 910-201-2235 Other: | 128 Country Club Drive Oak Island, NC 28465 910-201-2200 Fax : 910-201-2201 |
| Team Discover January 2009 | E-mail: info@teamdiscover.com Web Page: http://www.teamdiscover.com | See our listings online: http://IntracoastalRealty.com |

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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 10/06/08 **Listing # 632040** **2503 W dolphin Dr W Oak Island, NC 28465** **Listing Price: \$439,000**
County: Brunswick



[See Additional Pictures](#)

| | | | |
|-------------------|------------------|---------------------------|-------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Beach | Subdivision | W. Long Beach |
| Beds | 3 | Approx Htd SF | 2001 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 7500 ((Tax Data)) |
| Year Built | 1996 | Lot Acres (approx) | 0.172 |
| PID | 2340A02601 | | |
| DOM/CDOM | 102/102 | | |

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions Beach drive to Pelican drive (house fronts Dolphin) but driveway on Pelican Drive.

Marketing Remark 3 br, 2 bath third row home, beautiful marsh view and plus ocean view, in good neighborhood, ready to enjoy. Tax Value \$603,640.00. SUBJECT TO SHORT SALE, BANK APPROVAL REQUIRED. "As is".

| | | | |
|--------------------------|---|--------------------------|---|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 150 |
| Lot Front | 50 | Lot Left | 150 |
| Lot Rear | 50 | Lot # | 1/2 lot 2 |
| Zoning | residential | Water View | Yes |
| Waterfront | No | Aprox Heated SqFt | 2001-2100 |
| Water View Type | Marsh, Ocean | Appliance | Dishwasher, Range, Dryer, Washer, Microwave |
| Home Warranty | No | Cooling System | Heat Pump |
| Construction | Vinyl Siding | Floors | Carpet, Sheet Vinyl |
| Exterior Features | Storm Doors, Insulated Windows, Paved Street, Porch | Heating System | Central |
| Foundation | Pilings | Number of Stories | 1 1/2 Story |
| Interior Features | Cable TV, Smoke Detector(s), Washer/Dryer Connect, Window Treatments, Furnished, Great Room | Storage | Extra Closet |
| Roof | Composition Shingle | Water Heater | Electric |
| Walls | Sheetrock | | |
| Water/Sewer | Assessment, Septic, Private Water | | |

Presented By:

Discover Team

Primary: 800-403-0358
 Secondary: 910-201-2235
 Other:
 E-mail: info@teamdiscover.com
 Web Page: <http://www.teamdiscover.com>

Intracoastal Realty Corp

128 Country Club Drive
 Oak Island, NC 28465
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January 2009

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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

| | | | |
|------------------------|---|--|---------------------------------|
| Active 10/15/08 | Listing # 632338 County: Brunswick | 103 NW 10th St Oak Island, NC 28465 | Listing Price: \$275,000 |
|------------------------|---|--|---------------------------------|



[See Additional Pictures](#)


| | | | |
|-------------------|-------------------|---------------------------|-------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | Pinners Point |
| Beds | 3 | Approx Htd SF | 1401 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 6970 ((Tax Data)) |
| Year Built | 2005 | Lot Acres (approx) | 0.160 |
| PID | 234FD00101 | | |
| DOM/CDOM | 93/93 | | |

| | | | |
|----------------------------------|-----------------------|-----------------------------|-----------------------------|
| School District Brunswick | ELEM Southport | JRHI South Brunswick | HIGH South Brunswick |
|----------------------------------|-----------------------|-----------------------------|-----------------------------|

Directions Oak Island Dr. West, turn right on NW 10th, home on left.

Marketing Remark SHORT SALE..ALL OFFERS MUST BE APPROVED BY MORTGAGE COMPANIES. Beach Bargain! 1400+sf-- just 3 minutes to the beach and the new bridge at Middleton. Large living/family room, nice screened porch in rear. Large storage room. Outside shower.

| | | | |
|--------------------------|---------------------------------|--------------------------|---|
| Short Sale | Yes | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 120 |
| Lot Front | 55 | Lot Left | 120 |
| Lot Rear | 55 | Lot # | 6 |
| Zoning | Residential | Water View | No |
| Waterfront | No | Home Warranty | No |
| Aprox Heated SqFt | 1401-1500 | Construction | Frame, Vinyl Siding |
| Appliance | Dishwasher, Range, Refrigerator | Exterior Features | Deck, Insulated Windows, Paved Street, Porch |
| Cooling System | Heat Pump | Foundation | Pilings |
| Floors | Carpet, Ceramic Tile | Interior Features | Cable TV, Smoke Detector(s), Ceiling Fan(s), Washer/Dryer Connect |
| Heating System | Heat Pump | Roof | Composition Shingle |
| Number of Stories | 1 Story | Walls | Sheetrock |
| Storage | Outside Building | Water/Sewer | Public Water, Septic |
| Water Heater | Electric | | |

| | | |
|---|--|---|
| Presented By:  Team Discover January 2009 | Discover Team Primary: 800-403-0358 Secondary: 910-201-2235 Other: E-mail: info@teamdiscover.com Web Page: http://www.teamdiscover.com | Intracoastal Realty Corp 128 Country Club Drive Oak Island, NC 28465 910-201-2200 Fax : 910-201-2201 See our listings online: http://IntracoastalRealty.com |
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 10/30/08 **Listing # 632677** **105 SE 58th St #7104 Oak Island, NC 28465** **Listing Price: \$220,000**
County: Brunswick



| | | | |
|-------------------|------------------|---------------------------|-----------|
| Prop Type | Single Family | Prop Subtype(s) | Condo |
| Area | Oak Island Beach | Subdivision | Oceanwalk |
| Beds | 3 | Approx Htd SF | 1201 |
| Baths(FH) | 3 (2 1) | | |
| Year Built | 2006 | | |
| PID | 250AD-100 | Lot Acres (approx) | |
| DOM/CDOM | 78/103 | | |

[See Additional Pictures](#)

Directions Oak Island Dr..left on 58th SE..Ocean Walk is on the right.turn into Complex..right to building 7000 .
Marketing Remark New!!Has never been occupied!!!All kitchen appliances and a Washer dryer combo included..A Beautiful 3 bedroom 2 and half bath with spacious living for you to enjoy or rent..Use the elevator instead of the steps to your 1st floor condo.Swim in the Pool or take a short walk to the Beach....Subject to short sale,bank approval required.

| | | | |
|-----------------------------|---|--------------------------|---|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | Yes |
| Ann Asoc Dues Amount | 4500 | | |
| Lot Information | | Water View | Yes |
| Waterfront | No | Aprox Heated SqFt | 1201-1300 |
| Water View Type | Ocean | Appliance | Dishwasher, Range, Refrigerator, Dryer, Washer, Microwave |
| Home Warranty | No | Cooling System | Heat Pump |
| Construction | Vinyl Siding | Floors | Carpet, Sheet Vinyl |
| Exterior Features | Deck, Swimming Pool, Paved Street | Heating System | Heat Pump |
| Foundation | Pilings | Number of Stories | 3 Story, Other/See Remarks |
| Interior Features | Cable TV, Smoke Detector(s), Ceiling Fan(s), Washer/Dryer Connect | Storage | None |
| Roof | Metal | Water Heater | Electric |
| Walls | Sheetrock | | |
| Water/Sewer | Public Water, Public Sewer | | |

| | | |
|---|--|---|
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 10/25/08 **Listing # 632603** **2904 W Oak Island Dr Oak Island, NC 29465** **Listing Price: \$229,900**
County: Brunswick



| | | | |
|-------------------|-------------------|---------------------------|-------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | Pinners Point |
| Beds | 3 | Approx Htd SF | 1201 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 7260 ((Tax Data)) |
| Year Built | 2004 | Lot Acres (approx) | 0.167 |
| PID | 234GN003 | | |
| DOM/CDOM | 80/80 | | |

[See Additional Pictures](#)

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions go west on Oak Island Dr. cross Middleton St. house is at 2904 W. Oak Island Dr. on the right.

Marketing Remark Walk to the fishing T at the end of Oak Island Dr. from this home "The Islander" is a popular floor plan, nice big living room with hardwoods, new carpet in bedrooms. 2 guest bedrooms in the front of house, master bedroom/bath in the back. All appliances stay. Lots of parking underneath and a huge storage room.

| | | | |
|--------------------------|--|--------------------------|--|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 121 |
| Lot Front | 60 | Lot Left | 121 |
| Lot Rear | 60 | Lot # | 3 |
| Zoning | Residential | Water View | No |
| Waterfront | No | Home Warranty | No |
| Aprox Heated SqFt | 1201-1300 | Construction | Frame, Vinyl Siding |
| Appliance | Dishwasher, Range, Refrigerator, Microwave | Exterior Features | Insulated Windows, Paved Street, Porch |
| Cooling System | Central, Heat Pump | Foundation | Pilings, Concrete Slab |
| Floors | Carpet, Hardwood | Interior Features | Master Bed 1st Floor, Cable TV, Smoke Detector(s), Cathedral Ceiling, Utility Room, Ceiling Fan(s), Washer/Dryer Connect, Decorative Lighting, Window Treatments |
| Heating System | Central, Heat Pump | Roof | Composition Shingle |
| Number of Stories | 1 Story | Walls | Sheetrock |
| Storage | Extra Closet | Water/Sewer | Public Water, Septic |
| Water Heater | Electric | | |

| | | |
|--|---------------------------------------|--------------------------------------|
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| Team Discover | Secondary: 910-201-2235 | Oak Island, NC 28465 |
| January 2009 | Other: | 910-201-2200 |
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

| | | | |
|------------------------|---|--|---------------------------------|
| Active 11/09/08 | Listing # 632992 County: Brunswick | 2100 Marsh Grove Ln #2404 Southport, NC 28461 | Listing Price: \$285,000 |
|------------------------|---|--|---------------------------------|



[See Additional Pictures](#)

| | | | |
|-------------------|---------------------|---------------------------|--------------|
| Prop Type | Single Family | Prop Subtype(s) | Condo |
| Area | Oak Island Mainland | Subdivision | The Preserve |
| Beds | 1 | Approx Htd SF | 1201 |
| Baths(FH) | 2 (1 1) | | |
| Year Built | 2006 | | |
| PID | 236KB034 | Lot Acres (approx) | |
| DOM/CDOM | 68/68 | | |

| | | | |
|----------------------------------|-----------------------|-----------------------------|-----------------------------|
| School District Brunswick | ELEM Southport | JRHI South Brunswick | HIGH South Brunswick |
|----------------------------------|-----------------------|-----------------------------|-----------------------------|

Directions Long Beach Road toward Oak Island. Turn right at the airport just before the bridge. Make an immediate left and follow road to The Preserve.
Marketing Remark WATERFRONT CONDOMINIUM, on the Intracoastal Waterway. Luxurious one-bedroom with large den which could be second bedroom. Fantastic view. Resort style living with fantastic clubhouse and pool, fitness center, walking trails and much more. Concrete and steel construction, storage units, elevators, granite countertops in kitchen and baths, ceramic tile and stainless steel appliances. A great opportunity! THIS IS A SHORT SALE.

| | |
|--|--|
| <p>NC Data Share No Foreclosure No Ann Asoc Dues Amount 3420</p> <p>Lot Information Waterfront Yes Waterfront Extras None Water View Type Marsh, ICW Home Warranty No Construction Brick Veneer, Stucco/Synthetic, Concrete/Steel Exterior Features Handicapped Access, Irrigation System, Insulated Windows Foundation Concrete Slab Interior Features Master Bed 1st Floor, Cable TV, Smoke Detector(s), Utility Room, Ceiling Fan(s), Washer/Dryer Connect, Decorative Lighting Roof Composition Shingle, Metal Walls Sheetrock, Other/See Remarks Water/Sewer Public Water, Public Sewer</p> | <p>Short Sale Yes Annual Assoc Dues Yes</p> <p>Waterfront Type ICW Water View Yes Aprox Heated SqFt 1201-1300 Appliance Dishwasher, Range, Disposal, Stove Hood, Microwave Cooling System Central, Electric Central, Heat Pump Floors Carpet, Laminated Wood, Ceramic Tile Heating System Central, Heat Pump Number of Stories 1 Story Storage Extra Closet, Other/See Remarks Water Heater Electric</p> |
|--|--|

| | | |
|----------------------|--|---|
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 11/10/08 **Listing # 633002** **3100 Marsh Grove Ln #3308 Southport, NC 28461** **Listing Price: \$282,000**
County: Brunswick



| | | | |
|-------------------|---------------------|---------------------------|--------------|
| Prop Type | Single Family | Prop Subtype(s) | Condo |
| Area | Oak Island Mainland | Subdivision | The Preserve |
| Beds | 2 | Approx Htd SF | 1401 |
| Baths(FH) | 2 (2 0) | | |
| Year Built | 2006 | | |
| PID | 236KC047 | Lot Acres (approx) | |
| DOM/CDOM | 67/67 | | |


[See Additional Pictures](#)

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions From Long Beach Road toward Oak Island, turn right at the airport just before the bridge. Make an immediate left and follow road to The Preserve on the right.

Marketing Remark WATERFRONT CONDOMINIUM ON THE INTRACOASTAL WATERWAY! Luxurious two bedroom with den. Resort style living complete with a fantastic Clubhouse featuring fitness center, game rooms, full kitchen & more. Swimming pool and walking trails for exciting community living! Concrete and steel construction, storage unit, elevators, & parking underneath. Each condo offers granite countertops in kitchens & baths, ceramic tile, stainless steel appliances & spacious veranda. THIS IS A SHORT SALE.

| | | | |
|------------------------------|---|---------------------------|---|
| NC Data Share | No | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | Yes |
| Ann Assoc Dues Amount | 3420 | | |
| Lot Information | | Waterfront Type | Marsh, ICW |
| Waterfront | Yes | Water View | Yes |
| Waterfront Extras | None | Approx Heated SqFt | 1401-1500 |
| Water View Type | Marsh, ICW | Appliance | Dishwasher, Range, Disposal, Refrigerator, Dryer, Stove Hood, Washer, Microwave |
| Home Warranty | No | Cooling System | Central, Electric Central, Heat Pump |
| Construction | Brick Veneer, Stucco/Synthetic, Concrete/Steel | Floors | Carpet, Laminated Wood, Ceramic Tile |
| Exterior Features | Handicapped Access, Irrigation System, Insulated Windows, Paved Street, Porch, Security Light | Heating System | Central, Heat Pump |
| Foundation | Concrete Slab | Number of Stories | 1 Story |
| Interior Features | Master Bed 1st Floor, Cable TV, Smoke Detector(s), Ceiling Fan(s), Decorative Lighting | Storage | Extra Closet, Other/See Remarks |
| Roof | Composition Shingle, Metal | Water Heater | Electric |
| Walls | Sheetrock, Other/See Remarks | | |
| Water/Sewer | Public Water, Public Sewer | | |

| | | |
|--|---|---|
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| | Other: | 910-201-2200 |
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 11/21/08 **Listing # 633310** **1623 E Beach Dr Oak Island, NC 28465** **Listing Price: \$649,000**
County: Brunswick



[See Additional Pictures](#)

| | | | |
|-------------------|------------------|---------------------------|------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Beach | Subdivision | None |
| Beds | 4 | Approx Htd SF | 1601 |
| Baths(FH) | 2 (2 0) | | |
| Year Built | 1981 | | |
| PID | 235OF016 | Lot Acres (approx) | |
| DOM/CDOM | 56/259 | | |

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions Oak Island drive to NE40th. Left on Beach drive, house on left "Brenda's Sea"

Marketing Remark Awesome Price on this Oceanfront Home. Urgent, Must Sell immediately. This is a Short Sale and is Subject to Lender Approval.

| | | | |
|-----------------------------|------------------------------------|--------------------------|---|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 250 |
| Lot Front | 51 | Lot Left | 250 |
| Lot Rear | 51 | Lot # | 12 |
| Zoning | Residential | Waterfront Type | Ocean |
| Waterfront | Yes | Water View | Yes |
| Waterfront Extras | None | Aprox Heated SqFt | 1601-1700 |
| Water View Type | Ocean | Bonus Room | 8x11 Level: Second Floor |
| Home Warranty | No | Construction | Vinyl Siding |
| Appliance | Range, Refrigerator, Dryer, Washer | Exterior Features | Deck, Paved Street, Porch, Security Light |
| Cooling System | Central | Foundation | Pilings |
| Floors | Carpet, Sheet Vinyl | Interior Features | Cable TV, Cathedral Ceiling, Ceiling Fan(s), Washer/Dryer Connect, Window Treatments, Furnished |
| Heating System | Heat Pump | Roof | Composition Shingle |
| Number of Stories | 2 Story | Storage | Other/See Remarks |
| Appt. Center Phone # | (888) 223-0076 | Water Heater | Electric |
| Walls | Sheetrock | | |
| Water/Sewer | Public Water, Septic | | |

| | | |
|--|---|---|
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Client Detail - 2 Column Report

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Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 11/17/08 **Listing # 633326** **3100 Marsh Grove Ln #3107 Oak Island, NC 28465** **Listing Price: \$269,000**
County: Brunswick



| | | | |
|-------------------|---------------------|---------------------------|--------------|
| Prop Type | Single Family | Prop Subtype(s) | Condo |
| Area | Oak Island Mainland | Subdivision | The Preserve |
| Beds | 2 | Approx Htd SF | 1501 |
| Baths(FH) | 2 (2 0) | | |
| Year Built | 2006 | | |
| PID | 236KC007 | Lot Acres (approx) | |
| DOM/CDOM | 60/60 | | |

[See Additional Pictures](#)

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions Long Beach Road to airport entrance. Immediately turn left onto Marsh Grove. Unit 3107 is in building 3100 on left.
Marketing Remark Preserve condo at a Great Price! Tenant occupied thru May 2009 at \$800/month. Sale contingent upon short sale approval from sellers bank.

| | | | |
|-----------------------------|---|-----------------------------|---|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | Yes |
| Ann Asoc Dues Amount | 3420 | | |
| Lot Information | | Water View | Yes |
| Waterfront | No | Aprox Heated SqFt | 1501-1600 |
| Water View Type | Marsh, ICW | Appliance | Dishwasher, Range, Disposal, Refrigerator, Dryer, Washer, Microwave |
| Home Warranty | No | Cooling System | Central |
| Construction | Concrete/Steel | Floors | Carpet, Ceramic Tile, Hardwood |
| Exterior Features | Handicapped Access, Irrigation System | Heating System | Central |
| Foundation | Other/See Remarks | Number of Stories | Other/See Remarks |
| Interior Features | Cable TV, Smoke Detector(s), Washer/Dryer Connect | Appt. Center Phone # | (910) 457-7676 |
| Roof | Composition Shingle, Metal | Walls | Sheetrock |
| Storage | Extra Closet | Water/Sewer | Public Water, Public Sewer |
| Water Heater | Electric | | |

| | | |
|--|---|---|
| Presented By: | Discover Team | Intracoastal Realty Corp |
|  | Primary: 800-403-0358 | 128 Country Club Drive |
| | Secondary: 910-201-2235 | Oak Island, NC 28465 |
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 11/24/08 **Listing # 633334** **129 NW 17th St Oak Island, NC 28465** **Listing Price: \$269,000**
County: Brunswick



[See Additional Pictures](#) [See Virtual Tour](#)


| | | | |
|-------------------|-------------------|---------------------------|-----------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | Pinners Point |
| Beds | 3 | Approx Htd SF | 1801 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 6970 ((Survey)) |
| Year Built | 1995 | Lot Acres (approx) | 0.160 |
| PID | 234FK013 | | |
| DOM/CDOM | 53/53 | | |

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions West Oak Island Dr. to right on NW 17th Street. House on left at 129.

Marketing Remark SHORT SALE OPPORTUNITY! Priced below tax assessed value. Enjoy the quiet end of the Island. Only a short distance to the beach or the waterway. Newly refurbished 1 1/2 story home on high lot. NEW laminate wood flooring, ceramic tile, carpet and paint. Ready to move in condition! 3 Bedroom plus bonus room, 2 + Bath, fireplace, screened-in porch off master bedroom on beautiful wooded yard. Lot next door also available, see MLS# 633336.

| | | | |
|-----------------------------|---|--------------------------|--|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 120 |
| Lot Front | 55 | Lot Left | 120 |
| Lot Rear | 55 | Lot # | 19 |
| Zoning | Residential | Water View | No |
| Waterfront | No | Home Warranty | No |
| Aprox Heated SqFt | 1801-1900 | Construction | Frame, Vinyl Siding |
| Appliance | Dishwasher, Range, Dryer, Washer, Microwave | Exterior Features | Porch |
| Cooling System | Heat Pump | Foundation | Crawl Space |
| Floors | Carpet, Laminated Wood, Ceramic Tile, Sheet Vinyl | Interior Features | Master Bed 1st Floor, Cable TV, Smoke Detector(s), Ceiling Fan(s), Washer/Dryer Connect, Whirlpool, Great Room |
| Heating System | Heat Pump | Roof | Composition Shingle |
| Number of Stories | 1 1/2 Story | Storage | Attic, Outside Building |
| Appt. Center Phone # | (910) 520-5569 | Water Heater | Electric |
| Walls | Sheetrock | | |
| Water/Sewer | Public Water, Septic | | |

| | | |
|--|--|---|
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 01/05/09 **Listing # 633990** **104 SE 23rd St Oak Island, NC 28465** **Listing Price: \$169,000**
County: Brunswick



| | | | |
|-------------------|-------------------|---------------------------|-------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | None |
| Beds | 4 | Approx Htd SF | 1101 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 7316 ((Tax Data)) |
| Year Built | 1985 | Lot Acres (approx) | 0.168 |
| PID | 235JL023 | | |
| DOM/CDOM | 11/11 | | |


[See Additional Pictures](#)

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions Oak Island Drive to SE 23rd Street. Turn south. House is second on the left.

Marketing Remark Short sale. All offers must be bank approved or lease purchase with no bad credit & no down payment. Owner is broker's son. Four bedroom plus 4-car garage with workshop area make this property ideal for your home business or to entertain. Few houses on street adds privacy. Only a few steps to the Davis Canal to a favorite fishing hole. Brief walk to ocean via scenic walkover to dip your toes in the surf. Hear the surf, feel the ocean breezes from the front or rear deck. Currently rented \$925.

| | | | |
|--------------------------|--------------------------------------|--------------------------|---|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 119 |
| Lot Front | 62 | Lot Left | 118 |
| Lot Rear | 61 | Lot # | 8 |
| Zoning | Res | Water View | No |
| Waterfront | No | Home Warranty | No |
| Aprox Heated SqFt | 1101-1200 | Construction | Wood Siding |
| Appliance | Dishwasher, Range, Stove Hood | Exterior Features | Deck, Paved Street |
| Cooling System | Electric Central | Foundation | Pilings, Other/See Remarks |
| Floors | Carpet, Laminated Wood, Ceramic Tile | Interior Features | Cable TV, Smoke Detector(s), Ceiling Fan(s), Washer/Dryer Connect |
| Heating System | Gas Pak | Roof | Composition Shingle |
| Number of Stories | 1 Story | Walls | Sheetrock, Paneling |
| Storage | Workshop, Other/See Remarks | Water/Sewer | Public Water, Septic |
| Water Heater | Electric | | |

| | | |
|--|--|--|
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 01/05/09 **Listing # 633997** **232 NE 74th St Oak Island, NC 28465** **Listing Price: \$129,000**
County: Brunswick



| | | | |
|-------------------|-------------------|---------------------------|-------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | Tranquil Harbor |
| Beds | 2 | Approx Htd SF | 901 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 6600 ((Tax Data)) |
| Year Built | 1970 | Lot Acres (approx) | 0.152 |
| PID | 236OD021 | | |
| DOM/CDOM | 11/11 | | |

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions East Oak Island Drive to NE 74th. House on right near marsh.

Marketing Remark This is a short sale. Adjoining lot (MLS#634007) is also for sale for \$59,000. 2 bonus rooms to accomodate large family and guests. Septic lines encroach on adjoining lot. All offers subject to bank approval. Property sold as is.

| | | | |
|--------------------------|---------------------|--------------------------|--------------------------------------|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 120 |
| Lot Front | 55 | Lot Left | 120 |
| Lot Rear | 55 | Lot # | 85 |
| Zoning | Res | Water View | No |
| Waterfront | No | Home Warranty | No |
| Aprox Heated SqFt | 901-1000 | Construction | Wood Siding |
| Appliance | Range, Refrigerator | Exterior Features | Porch |
| Cooling System | Window Unit(s) | Foundation | Crawl Space |
| Floors | Carpet, Sheet Vinyl | Interior Features | Ceiling Fan(s), Washer/Dryer Connect |
| Heating System | Baseboard Electric | Roof | Composition Shingle |
| Number of Stories | 1 Story | Walls | Paneling |
| Storage | None | Water/Sewer | Public Water, Septic |
| Water Heater | Electric | | |

| | | |
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Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 01/05/09 **Listing # 634006** **126 NE 72nd St Oak Island, NC 28465** **Listing Price: \$139,000**
County: Brunswick



[See Additional Pictures](#)

| | | | |
|-------------------|-------------------|---------------------------|-------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | Tranquil Harbor |
| Beds | 3 | Approx Htd SF | 1101 |
| Baths(FH) | 1 (1 0) | Lot Sq Ft (approx) | 5170 ((Tax Data)) |
| Year Built | 1961 | Lot Acres (approx) | 0.119 |
| PID | 250BE031 | | |
| DOM/CDOM | 11/11 | | |

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions Oak Island Drive to NE 72nd. Turn north toward marsh. House is short distance down on the right.

Marketing Remark Short sale. Bank approval on all offers or lease purchase before short sale with no/bad credit or down payment possible. Location. Ocean is only 1 1/2 blocks away. Renovated for minimum upkeep and ready to enjoy. Ceramic tile throughout. Walk down the street and dip your toes in the Atlantic. Feel the ocean to marsh breeze while you sit on the screen porch or enjoy added privacy on the back porch and courtyard. Bring all offers. Owner is agent's son. Call for details.

| | | | |
|--------------------------|------------------------------------|--------------------------|--|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 110 |
| Lot Front | 47 | Lot Left | 110 |
| Lot Rear | 47 | Lot # | 63 |
| Zoning | Res | Water View | No |
| Waterfront | No | Home Warranty | No |
| Aprox Heated SqFt | 1101-1200 | Construction | Block Masonry |
| Appliance | Range, Refrigerator, Dryer, Washer | Exterior Features | Fenced Yard, Insulated Windows, Paved Street, Porch |
| Cooling System | Heat Pump | Foundation | Concrete Slab |
| Floors | Ceramic Tile | Interior Features | Cable TV, Smoke Detector(s), Ceiling Fan(s), Window Treatments, Great Room |
| Heating System | Heat Pump | Roof | Tar/Gravel |
| Number of Stories | 1 Story | Walls | Paneling, Other/See Remarks |
| Storage | Other/See Remarks | Water/Sewer | Public Water, Septic |
| Water Heater | Electric | | |

| | | |
|--|--|---|
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 01/05/09 **Listing # 634012** **247 NE 63rd St Oak Island, NC 28465** **Listing Price: \$149,000**
County: Brunswick



[See Additional Pictures](#)

| | | | |
|-------------------|-------------------|---------------------------|-------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | Tranquil Harbor |
| Beds | 3 | Approx Htd SF | 901 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 6600 ((Tax Data)) |
| Year Built | 1962 | Lot Acres (approx) | 0.152 |
| PID | 236PI015 | | |
| DOM/CDOM | 11/11 | | |

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions Oak Island Drive to NE 63rd. House on left before Yacht.

Marketing Remark Short sale with bank approval or before short sale may lease to own with no/bad credit and no down payment possible. Broker owned. \$50,000+ in 2005 renovations. Bring all offers. New wiring, new kitchen cabinets, new appliances, new ceramic tile throughout, new paint, new roof, new windows, outside storage plus attic. View of ICW. Direct beach access. 3 short blocks to the beach.

| | | | |
|--------------------------|---|--------------------------|---|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 120 |
| Lot Front | 55 | Lot Left | 120 |
| Lot Rear | 55 | Lot # | 24 |
| Zoning | Res | Water View | No |
| Waterfront | No | Home Warranty | No |
| Aprox Heated SqFt | 901-1000 | Construction | Block Masonry |
| Appliance | Dishwasher, Range, Refrigerator, Dryer, Stove Hood, Washer, Microwave | Exterior Features | Deck, Storm Windows, Fenced Yard, Storm Doors, Paved Street, Porch, Security Light |
| Cooling System | Heat Pump | Foundation | Concrete Slab |
| Floors | Cement | Interior Features | Attic, Pull Down Stairs, Cable TV, Smoke Detector(s), Ceiling Fan(s), Washer/Dryer Connect, Decorative Lighting |
| Heating System | Heat Pump | Roof | Composition Shingle |
| Number of Stories | 1 Story | Walls | Sheetrock |
| Storage | Attic | Water/Sewer | Public Water, Septic |
| Water Heater | Electric | | |

| | | |
|----------------------|--|--|
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 01/14/09 **Listing # 634262** **119 SE 72nd St Oak Island, NC 28465** **Listing Price: \$699,000**
County: Brunswick



[See Additional Pictures](#)


| | | | |
|-------------------|------------------|---------------------------|---------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Beach | Subdivision | St James By The Sea |
| Beds | 5 | Approx Htd SF | 2101 |
| Baths(FH) | 4 (3 1) | Lot Sq Ft (approx) | 6670 ((Tax Data)) |
| Year Built | 2002 | Lot Acres (approx) | 0.153 |
| PID | 250BL02304 | | |
| DOM/CDOM | 2/2 | | |

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions Oak Island Drive to SE72nd Street Turn Left last home on right with white fence

Marketing Remark SHORT SALE. Reduced for quick sale. PREMIER golf membership at St James available with this home. Would be an excellent rental

| | | | |
|-----------------------------|---|--------------------------|--|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | Yes | Annual Assoc Dues | Yes |
| Ann Asoc Dues Amount | 300 | | |
| Lot Information | | Lot Right | 115 |
| Lot Front | 58 | Lot Left | 115 |
| Lot Rear | 58 | Lot # | 3 |
| Zoning | residential | Water View | Yes |
| Waterfront | No | Aprox Heated SqFt | 2101-2200 |
| Water View Type | Ocean | Appliance | Dishwasher, Range, Disposal, Stove Hood, Microwave |
| Home Warranty | No | Cooling System | Central, Heat Pump |
| Construction | Vinyl Siding | Floors | Carpet, Sheet Vinyl |
| Exterior Features | Irrigation System, Deck, Fenced Yard, Insulated Windows, Paved Street, Porch | Heating System | Central, Heat Pump |
| Foundation | Pilings | Number of Stories | 2 Story |
| Interior Features | Master Bed 1st Floor, Cable TV, Smoke Detector(s), Cathedral Ceiling, Utility Room, Ceiling Fan(s), Washer/Dryer Connect, Central Vacuum, Elevator, Window Treatments | Storage | Outside Building, Other/See Remarks |
| Roof | Composition Shingle | Water Heater | Electric |
| Walls | Sheetrock | | |
| Water/Sewer | Public Water, Public Sewer | | |

| | | |
|--|---------------------------------------|--------------------------------------|
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 01/15/09 **Listing # 634308** **109 NW 27th St Oak Island, NC 28465-7518** **Listing Price: \$239,900**
County: Brunswick




| | | | |
|-------------------|-------------------|---------------------------|------------------|
| Prop Type | Single Family | Prop Subtype(s) | Site Built |
| Area | Oak Island Wooded | Subdivision | None |
| Beds | 3 | Approx Htd SF | 1101 |
| Baths(FH) | 2 (2 0) | Lot Sq Ft (approx) | 10890 ((Survey)) |
| Year Built | New Construction | Lot Acres (approx) | 0.250 |
| PID | 234GL006 | | |
| DOM/CDOM | 1/1 | | |

School District Brunswick **ELEM** Southport **JRHI** South Brunswick **HIGH** South Brunswick

Directions From Hwy. 211, Turn Onto Long Beach Rd. Turn Onto Oakisland Dr., Right Onto Nw 27th St.
Marketing Remark The Alexander on Pilings is a spectacular 3 bedroom, 2 bath split bedroom floor plan. The living room & kitchen is one large great room with a dining bar dividing the two. You will be sure to enjoy the master suite. The front covered and rear screened porches are great for relaxing and grilling out.

| | | | |
|--------------------------|------------------------------|--------------------------|--|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | No |
| Lot Information | | Lot Right | 120 |
| Lot Front | 55 | Lot Left | 120 |
| Lot Rear | 55 | Lot # | 9 |
| Zoning | Res. | Water View | No |
| Waterfront | No | Home Warranty | Yes |
| Aprox Heated SqFt | 1101-1200 | Construction | Vinyl Siding |
| Appliance | Dishwasher, Range, Microwave | Exterior Features | Porch, Paved Street, Insulated Windows, Deck |
| Cooling System | Heat Pump | Foundation | Pilings |
| Floors | Ceramic Tile, Carpet | Interior Features | Utility Room, Ceiling Fan(s), Washer/Dryer Connect |
| Heating System | Heat Pump | Roof | Composition Shingle |
| Number of Stories | Other/See Remarks | Walls | Sheetrock |
| Storage | Extra Closet | Water/Sewer | Septic, Public Water |
| Water Heater | Electric | | |

| | | |
|---|---------------------------------------|--------------------------------------|
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 01/08/09 **Listing # 634329** **3100 Marsh Grove Ln #3218 Southport, NC 28461** **Listing Price: \$240,000**
County: Brunswick




| | | | |
|-------------------|---------------------|---------------------------|--------------|
| Prop Type | Single Family | Prop Subtype(s) | Condo |
| Area | Oak Island Mainland | Subdivision | The Preserve |
| Beds | 2 | Approx Htd SF | 1501 |
| Baths(FH) | 2 (2 0) | | |
| Year Built | 2007 | | |
| PID | 236KC038 | Lot Acres (approx) | |
| DOM/CDOM | 8/153 | | |

[See Additional Pictures](#)

Directions From NC 211 turn onto Long Beach Rd (towards Oak Island) Long Beach to the Brunswick Co Airport, turn into airport make quick left onto Marsh Grove Ln...follow to 3100 Marsh Lane

Marketing Remark Beautiful corner unit! Community features clubhouse, swimming pool, tennis courts, walking trails and more. This unit offers a bonus room. Stainless steel appliances, granite counters, showers and tub surrounds. Nice views!

| | | | |
|--------------------------------|--|--------------------------------|--|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | Yes |
| Ann Asoc Dues Amount | 3420 | | |
| Lot Information | | Water View | Yes |
| Waterfront | No | Aprox Heated SqFt | 1501-1600 |
| Water View Type | Marsh, ICW | Bonus Room Construction | 10x10 Level: Brick Veneer, Concrete/Steel |
| Home Warranty Appliance | No | | |
| Appliance | Dishwasher, Range, Disposal, Refrigerator, Dryer, Freezer, Washer, Microwave | Exterior Features | Irrigation System, Deck, Insulated Windows, Swimming Pool, Paved Street, Porch, Security Light |
| Cooling System | Central, Heat Pump | Foundation | Pilings, Concrete Slab |
| Floors | Carpet, Ceramic Tile, Wood | Interior Features | Bonus Room, Cable TV, Smoke Detector(s), Ceiling Fan (s), Decorative Lighting |
| Heating System | Central, Heat Pump | Roof | Composition Shingle, Metal |
| Number of Stories | 1 Story | Walls | Sheetrock |
| Storage | Extra Closet | Water/Sewer | Public Water, Public Sewer |
| Water Heater | Electric | | |

| | | |
|--|---------------------------------------|--------------------------------------|
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Client Detail - 2 Column Report

Property Type Single Family **Areas** Oak Island Wooded, Oak Island Mainland, Oak Island Beach **Statuses** Active, Active Contngnt Sale, Active Contngnt Other
Short Sale Yes
 Listings as of 01/16/09 at 9:32am

Active 01/08/09 **Listing # 634330** **3100 Marsh Grove Ln #3118 Southport, NC 28461** **Listing Price: \$240,000**
County: Brunswick



| | | | |
|-------------------|---------------------|---------------------------|--------------|
| Prop Type | Single Family | Prop Subtype(s) | Condo |
| Area | Oak Island Mainland | Subdivision | The Preserve |
| Beds | 2 | Approx Htd SF | 1501 |
| Baths(FH) | 2 (2 0) | | |
| Year Built | 2007 | | |
| PID | 236KC018 | Lot Acres (approx) | |
| DOM/CDOM | 8/286 | | |

[See Additional Pictures](#)

Directions From NC 211 turn onto Long Beach Rd (towards Oak Island) Long Beach to the Brunswick Co Airport, turn into airport make quick left onto Marsh Grove Ln...follow to 3100 Marsh Lane

Marketing Remark Beautiful 1st floor unit! Community features clubhouse, swimming pool, tennis courts, walking trails and more. This unit offers a bonus room which could be used as a third bedroom. Stainless steel appliances, granite counters, showers and tub surrounds. Great nature views!

| | | | |
|-----------------------------|--|--------------------------|--|
| NC Data Share | Yes | Short Sale | Yes |
| Foreclosure | No | Annual Assoc Dues | Yes |
| Ann Asoc Dues Amount | 3420 | | |
| Lot Information | | Water View | Yes |
| Waterfront | No | Aprox Heated SqFt | 1501-1600 |
| Water View Type | Marsh, ICW | Bonus Room | 10x10 Level: |
| Home Warranty | No | Construction | Brick Veneer, Concrete/Steel |
| Appliance | Dishwasher, Range, Disposal, Refrigerator, Dryer, Freezer, Washer, Microwave | Exterior Features | Irrigation System, Deck, Insulated Windows, Swimming Pool, Paved Street, Porch, Security Light |
| Cooling System | Central, Heat Pump | Foundation | Pilings, Concrete Slab |
| Floors | Carpet, Ceramic Tile, Wood | Interior Features | Bonus Room, Cable TV, Smoke Detector(s), Ceiling Fan (s), Decorative Lighting |
| Heating System | Central, Heat Pump | Roof | Composition Shingle, Metal |
| Number of Stories | 1 Story | Walls | Sheetrock |
| Storage | Extra Closet | Water/Sewer | Public Water, Public Sewer |
| Water Heater | Electric | | |

| | | |
|--|---------------------------------------|--------------------------------------|
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