

Cross Property Agent Full

625 Spencer Farlow Drive #3-30, Carolina Beach NC 28428-3921

CMLS#:	3764035	Category:	Condo/Townhouse	Parcel ID:	R08800-005-013-(List Price: \$264,000
Status:	Active	Tax Location:	Carolina Beach	County:	New Hanover	
Subdivision:	Paradise Cove	Tax Value:	\$129,100	Zoning:	HB	
Complex:	Paradise Cove	Deed Ref:	5849-66	Plat Book/Slide:		
Legal Desc:	UNIT 3-30 PH 2 PARADISE COVE CONDO	Approx Lot Dim:		Block/Section:		
Approx Acres:				Elevation:		
Lot Desc:						



General Information

Type: **Other**
 Style:
 Construction Type: **Site Built**

<u>HLA</u>		<u>Non-HLA Sqft</u>	
Main:	1,364	Main:	0
Upper:	0	Upper:	0
Third:	0	Third:	0
Lower:	0	Lower:	0
Bsmnt:	0	Bsmnt:	0

Above Grade: **1,364**
 Total: **1,364** Total: **0**

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Bldg Information
 Beds: **2**
 Baths: **2/0**
 Year Built: **2005**
 New Const: **No**
 Prop Compl Date:
 Construct Status:
 Builder:
 Model:
 Pets:

Additional Information

Prop Fin:
 Assumable: **No** Occupant Type: **Vacant**
 Ownership: **Seller owned for less than one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

Recent: **07/19/2021 : NEWs : ->ACT**

Room Information

<u>Room Level</u>	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>
Main	2	2/0	Bathroom(s), Bedroom(s), Dining Area, Kitchen, Laundry, Living Room, Master Bedroom

Features

Parking:	Parking Space - 1		Main Level Garage: No
Laundry:	Main	Fixtures Exceptions:	No
Foundation:	Slab		
Fireplaces:			
Equip:	Electric Oven, Refrigerator		
Exterior Covering:	Vinyl		

Utilities

Sewer:	City Sewer	Water:	City Water
Wtr Htr:	Electric		
HVAC:	Central Air, Electric Hot Air		

Association Information

Subject To HOA:	Required	Subj to CCRs: Yes	HOA Subj Dues: Mandatory
HOA Management:	Premier Management NC	HOA Phone: 910-679-3012	Assoc Fee: \$350/Monthly

Condo/Townhouse Information

Ownership Type:	Condo	Unit's Level In Bldg:	3
Land Included:	No	Entry Level:	Third

Remarks

Public Remarks: **Seller now accepting offers via listing agent's website. This 3rd story condo in the desirable Paradise Cove community features 2 beds/2 baths and 1,364 sq/ft of living space. Other highlights are a vaulted ceilings, screened porch, gas fireplace, master bath garden tub, hardwood floors and the use of the community pool. Location is close enough to the beach to be SUPER convenient, but far enough away for some peace and quiet. Don't miss this opportunity! \$350/MO HOA dues cover water, sewer, trash removal, exterior maintenance, insurance, termite bond, common area maintenance, pool/poolhouse and flood insurance. Buyer and/or buyer's agent responsible for verifying all pertinent information including but not limited to square footage, lot size, condition, utilities, taxes, school zones, permitting, HOA's, etc.**

Agent Remarks: **Property is being sold on behalf of the US Marshals Service. Property is being sold "as-is." Property conveyed with special warranty deed, free of any liens or encumbrances. All property disclosures are "no representation." Seller is accepting offers via form on listing agent's website. See www.Ready2Bid.com and click "seized asset" tab to find property info and virtual walkthrough. Offer terms needed: 1) buyer name, 2) purchase price, 3) type of financing, 4) timeline to close (seller prefers 30-45 days), 5) inspection period length (no due diligence, but Seller offers up to 10 day free inspection period), 6) earnest money deposit (seller requires minimum 5% of purchase price). Call LA for more info.**

Instructions: **Lockbox/Key, Showing Service, Sign, Vacant**

Directions: **From Hwy 421, turn East onto Lewis Dr. Right onto Bridge Barrier Rd. Right onto Spencer Farlow Dr. Property is on the Right. Look for building number 3, and unit is on the top floor.**

Listing/Agent/Office Information

DOM:	0	CDOM:	0	TOM Dt:		Expiry Dt:	05/31/22
Mkt Dt:	07/19/21	UC Dt:		DDP-End Date:		With Dt:	
Agent/Own:	No			List Type:	Exclusive Right		
For Appointment Call:	800-746-9464			Agent Phone:	828-408-1651		
Listing Agent:	Zach Johnson (62482)			Office Phone:	336-751-4444		
Listing Office:	The Swicegood Group Inc (10160)			Transaction Broker:		Bonus:	
Buyer Agency:	2%	Sub Agency:	0%	Seller Name:	United States of America		
Named Prosp:	No	Dual/Var:	No	Full Service:	Yes		
Web Url:							

Prepared By: Zach Johnson

