

**MLS #: 65642****37754 Highway 264****Presented By:** Linda Jones - C: (252) 216-9139**E-Mail:** linda@lakelandingrealty.com**Lake Landing Realty - Main: (252) 925-8200****ALL FIELDS DETAIL**

<b>MLS #</b>	65642	<b>Bedrooms</b>	3
<b>Status</b>	Active	<b>Full Baths</b>	2
<b>Type</b>	Single Family - Detached	<b>Lot Square Footage</b>	9576
<b>Address</b>	37754 Highway 264	<b>Partial Baths</b>	0
<b>City</b>	Engelhard	<b>Prop Location Soundside</b>	None
<b>State</b>	NC	<b>Waterfront Location</b>	Creekfront
<b>Zip</b>	27824	<b>Prop Location Oceanside</b>	None
<b>Area</b>	Hyde County	<b>Approx. Sq. Ft.</b>	1001-1500
<b>Class</b>	RESIDENTIAL	<b>Ann. Rental Income Range</b>	None
<b>Asking Price</b>	\$69,500		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Pin #</b>	6527	<b>County</b>	Hyde
<b>Agent</b>	Linda Jones - C: (252) 216-9139	<b>Agent License #</b>	233415
<b>Listing Office 1</b>	Lake Landing Realty - Main: (252) 925-8200	<b>Potential Short Sale</b>	No
<b>Comp BA %</b>	3	<b>Comp BA Fee/Bonus \$</b>	N/A
<b>Comp SA %</b>	3	<b>Comp SA Fee/Bonus \$</b>	N/A
<b>Listing Type</b>	Exclusive Right Sell	<b>Owner 1</b>	JOSEPH JOHNSON
<b>Listing Date</b>	3/19/2010	<b>Expiration Date</b>	9/19/2010
<b>Year Built</b>	1925	<b># of Acres</b>	0.22
<b>Zoning</b>	1	<b>Subdivision</b>	None
<b>Lot #</b>	1	<b>Deed Book</b>	185
<b>Deed Book Pg#</b>	480	<b>Directions</b>	HWY 264 WEST TO ENGELHARD, PASS ROPER LANE PROPERTY ON THE RIGHT.
<b>Asking Price Per SqFt</b>	50.07	<b>Heated Living Area Sq Ft</b>	1388
<b># of Units</b>	1	<b>VOW Include</b>	Yes
<b>VOW Address</b>	Yes	<b>VOW Comment</b>	Yes
<b>VOW AVM</b>	Yes	<b>Update Date</b>	3/25/2010
<b>Status Date</b>	3/23/2010	<b>HotSheet Date</b>	3/23/2010
<b>Price Date</b>	3/23/2010	<b>Input Date</b>	3/23/2010 2:49:00 PM
<b>Original Price</b>	\$69,500	<b>Associated Document Count</b>	0
<b>Agent Hit Count</b>	47	<b>Client Hit Count</b>	46
<b>Cumulative DOM</b>	26	<b>Days On Market</b>	26

**FEATURES**

<b>VIEW DESCRIPTION</b>	<b>ROADS</b>	<b>HEATING</b>	<b>DOCUMENTS ON FILE</b>
Creek	Paved	Gas	Deed
<b>STYLE</b>	<b>FLOOR COVERINGS</b>	Space Heater	Lead Based Pt. Dis.
Cottage	Carpet	<b>AIR CONDITIONING</b>	Res. Prop. Dis.
<b>CONSTRUCTION</b>	Vinyl	Wall Units	<b>SHOWING INSTRUCTION</b>
Wood	<b>APPLIANCES</b>	<b>WATER</b>	Call Agent
<b>EXTERIOR</b>	Dryer	Municipal	Key
Vinyl	Range/Oven	<b>SEWER/SEPTIC</b>	
<b>FOUNDATION</b>	Refrigerator	Municipal Sewer	
Masonry	Washer	<b>OPTIONAL ROOMS</b>	
		Bedroom	

**FINANCIAL**

<b>Taxes</b>	380.00	<b>Tax Year</b>	2010
<b>Association Fee Y/N</b>	No	<b>Annual Fee \$</b>	0

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**FINANCIAL**

<b>Furnishings Available Y/N</b>	Yes	<b>Bill of Sale In \$ Y/N</b>	No
<b>Yearly Income Act/Est</b>	Estimated	<b>Annual Rental Income \$</b>	5400
<b>Rental Performance Last Yr</b>	0.0000	<b>Rental Performance</b>	0.0777

**REMARKS**

Open living/kitchen area, 3 bedrooms, 2 bath, up stairs bonus room gives this home a cottage feel. Far Creek at your back door, Pamlico Sound down the road and the Outer Banks less than an hour away. Located within the county are several different locations to fish and hunt. Big Trout Marina to dock your boat and Hyde County Airport to land your plane. It doesn't get any better than this for a weekend get away.

**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is deemed reliable but not guaranteed.