



Market Analysis for Bank of Botetourt
1189 Harbour View Drive Kill Devil Hills, NC
September 9, 2010

Current Market Conditions: This market segment (Colington Harbour homes between \$160,000 and \$230,000), continues to show some signs of weakness. There are now eighteen on the market and twenty five have either sold or are under contract over the last six months. This area has one of the highest foreclosure rates of anywhere on the Outer Banks. In fact, there are two bank owned homes among the eighteen that are currently for sale in this market segment. More property is being foreclosed on here and it is likely values will continue to decline as our buying season winds down. On a more positive note, there are more people purchasing property here than there were last year.

Subject Property: This property is very well constructed by a well known builder. It was constructed with the good materials for the time and the former owner maintained the property. However, it is in need of an exterior coat of paint. It is also located on hill. This hill provides good views for the property but limits the usable space of the lot and makes the driveway perilously steep. These factors are taken into consideration in this analysis.

Sold Comparables:

#66795 1125 Harbour View Drive: This home is in a similar location to the subject property and is also on a fairly steep hill. However this home is on two lots instead of one and is almost 1000 square feet bigger than the subject property. It is also newer than the subject property. It went under contract in less than two weeks after it was listed and sold for \$219,900 in July of 2010.

#65956 106 Club View Court: This home has better views than the subject property, has more bedrooms and baths and is not on a steep lot. It is also more than ten years younger than the subject property. The first contract on this property fell through but quickly went back under contract in two weeks. It sold for \$225,000 in June of 2010. We have had some depreciation since this sale.

Your toughest competition:

#67279 104 Kitty Hawk Bay Drive: This home is similar in size to the subject property but it is over ten years younger. Also the driveway on this lot is not as steep as the subject property's driveway. However, this home has an inferior view. It has been on the market almost two months and has been priced at \$199,000 since the end of August without selling.

#63977 1205 Harbour View Drive: This home has a very similar location and view as the subject property. However it is slightly larger and newer. It also has a garage. It has been on

the market since November of 2009. The asking price was dropped to \$219,000 in late August and it still has not sold.

Summary: Due to the limited number of buyers in our market and the high level of competition among sellers, your property should be marketed for no more than \$195,000 and expect to take no less than \$185,000 for it in the next 120 days.

This market analysis is not intended for lending purposes.

Parcel Number: 028492000

Submit

Print Date: 9/9/2010

County of Dare, North Carolina

Owner Information:

BANK OF BOTETOURT
PO BOX 615
TROUTVILLE VA 24175

Parcel Information:

Parcel: 028492000 PIN: 986308972919
District: 03 - COLINGTON
Subdivision: COLINGTON HARBOR SEC N
LotBlkSect: Lot: 88 Blk: Sec: N
Multiple Lots: -
PlatCabSlide: PL: 4 SL: 10 Units: 1
Deed Date: 8/12/2010 BkPg: 1840/0232



028492-000 03-986308-RT-161
1189 HARBOUR VIEW DR

Property Use: Single Family Residential

BUILDING USE and FEATURES

Building Billing Value: \$167,900

BUSE: Single Fam Dwg

Exterior Walls Cedar Lap Siding - N/A
Interior Walls Drywall - Custom Wood
Floors Sheet Vinyl - Carpeting
Roof Cover Asphalt Composition Shingle
Roof Structure Gable or Hip
Heat-Fuel Electric
Heat-Type Forced Air / Duct
Air Conditioning Central Air

Actual Year Built: 1992
Baths: 2.5
Bedrooms: 3
FINISHED SQ FT: *please see notes below*
drawing1 = 1658

MISCELLANEOUS USE

Misc Billing Value: \$0

Muse1:
Muse2:
Muse3:
Muse4:
Muse5:

LAND USE

Land Billing Value: \$76,400

LUSE: 03-Resid Subdiv Lot
Luse2:
Luse3:
Luse4:
Luse5:
Luse6:

LAND AREA: *please see notes below 6500 Square Feet

Total Billing Value: \$244,300

*The Finished Square Footage of the building(s) and the Land Area information is based on data in the Tax Appraisal program as of February 2010, and will be updated at least twice a year.

*Finished Square Footage indicates the area of a building that is heated or unheated and has interior finish. The finished square footage is shown for up to 3 drawings per parcel from the Tax Appraisal program. Usually each drawing denotes one building. Larger, or more involved buildings sometimes require two or more drawings in the Tax Appraisal program, and in these cases the finished square footage of these drawings will need to be added together for the total finished area. The Appraisal office can confirm whether a building involves more than one drawing.

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	LISTING COUNT
LIST PRICE:	\$238,900	\$162,900	\$195,123	\$197,500	\$8,390,294	43
SOLD PRICE:	\$225,000	\$160,000	\$191,251	\$186,500	\$4,207,538	
DOM:	807	13	196	113		

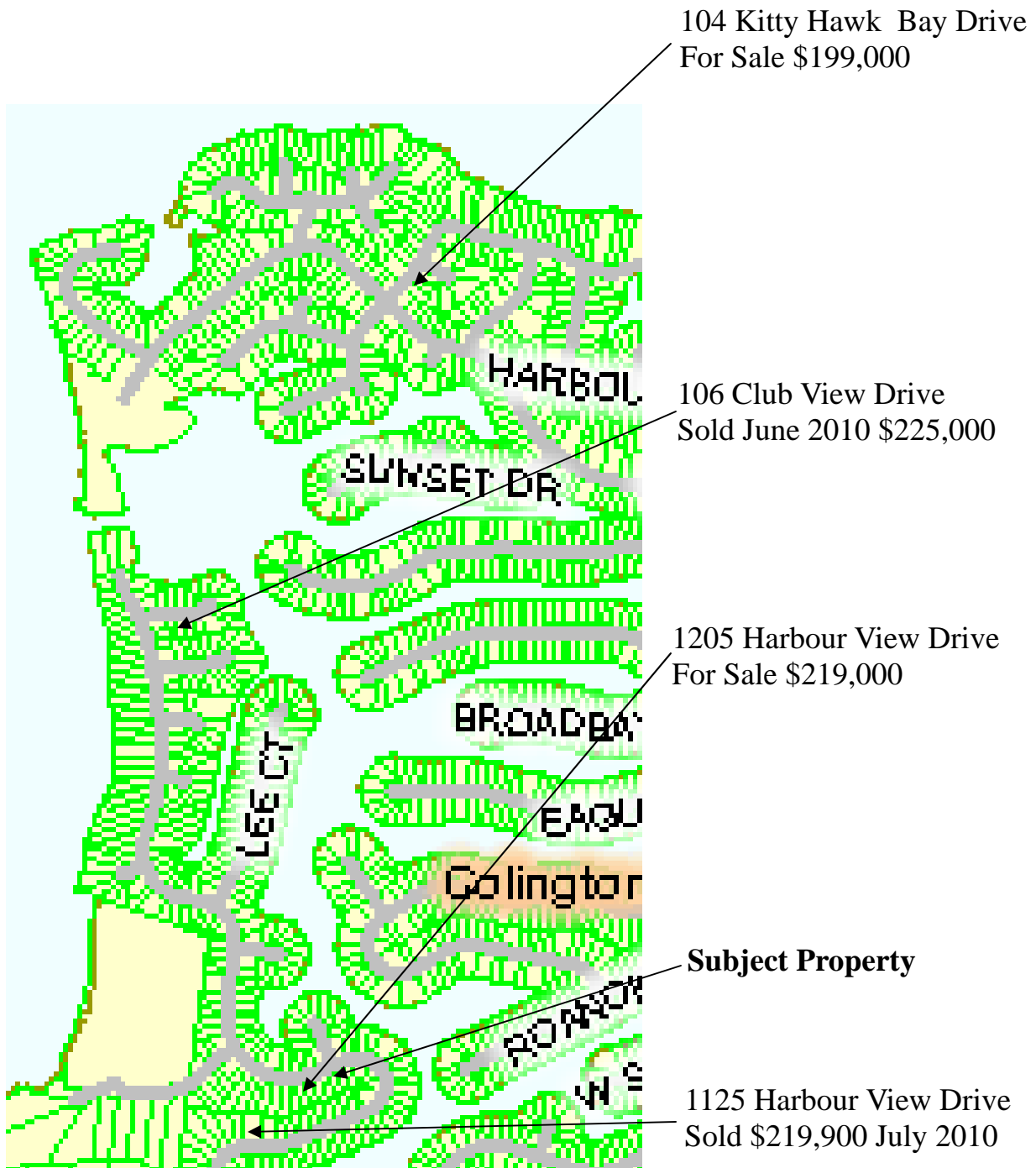
PIC	MLS #	Type	Area	Price	Address	City	Status	Beds	FBaths	PBaths	Year Built	Heated Living Area Sq Ft	Rental Inc	Subdvn
9	64184	SF	141	\$178,900	1501 Harbour View Drive	Kill Devil Hills	ACT	3	2	1	2001	1263	None	Colington Hrbr
9	60604	SF	141	\$199,500	305 Harbour View Drive	Kill Devil Hills	ACT	3	2	0	1990	1118	None	Colington Hrbr
1	62386	SF	141	\$176,000	104 Lancer Court	KILL DEVIL HILLS	ACT	3	2	0	1999	1210	10-15	Colington Hrbr
3	66838	SF	141	\$199,000	104 Colony Lane	Kill Devil Hills	ACT	3	2	1	0	1590	None	Colington Hrbr
11	65539	SF	141	\$184,900	366 Sandpiper Drive	Kill Devil Hills	ACT	3	2	0	2005	1740	None	Colington Hrbr
13	67680	SF	141	\$199,900	2208 Colington Road	Kill Devil Hills	ACT	2	2	0	1995	850	None	Colington Hrbr
9	61191	SF	141	\$199,900	117 Harbour View Drive	Kill Devil Hills	ACT	2	1	0	1996	1053	0-10	Colington Hrbr
25	67537	SF	141	\$174,500	1007 Harbour View Drive	Kill Devil Hills	ACT	2	1	0	1986	960	10-15	Colington Hrbr
9	63977	SF	141	\$219,000	1205 Harbour View Drive	Kill Devil Hills	ACT	3	2	0	2003	1772	None	Colington Hrbr
9	64137	SF	141	\$199,999	402 Colington Drive	Kill Devil Hills	ACT	3	2	0	1990	1092	None	Colington Hrbr
20	67279	SF	141	\$199,900	104 Kitty Hawk Bay Drive	Kill Devil Hills	ACT	3	3	0	2003	1580	None	Colington Hrbr
10	57992	SF	141	\$189,500	103 Sir Hart Court	Kill Devil Hills	ACT	3	2	0	1987	1300	None	Colington Hrbr
23	67738	SF	141	\$179,000	1303 Harbour View Drive	Kill Devil Hills	ACT	3	2	0	1987	1032	10-15	Colington Hrbr
7	65934	SF	141	\$209,000	220 Broadbay Drive	Kill Devil Hills	ACT	3	2	0	1972	1270	10-15	Colington Hrbr
9	67341	SF	141	\$185,000	208 Roanoke Drive	Kill Devil Hills	ACT	3	2	0	2000	1470	None	Colington Hrbr
9	66487	SF	141	\$189,000	103 Harbour View Drive	Kill Devil Hills	ACT	3	2	1	2008	1200	None	Colington Hrbr
5	56680	SF	141	\$185,000	108 Outrigger Drive	Kill Devil Hills	ACT	3	1	0	1984	956	10-15	Colington Hrbr
6	66694	SF	141	\$197,500	203 Harbour View Drive	Kill Devil Hills	ACT	3	2	0	1989	1050	None	Colington Hrbr
9	65953	SF	141	\$199,900	104 Brigand Court	Kill Devil Hills	COP	3	3	0	2004	1654	None	Colington Hrbr
1	65822	SF	141	\$163,000	1221 Harbour View Drive	Kill Devil Hills	COP	3	2	0	1999	1272	None	Colington Hrbr
9	64898	SF	141	\$186,000	208 Colington Drive	Kill Devil Hills	COP	3	2	0	1999	1280	None	Colington Hrbr
9	64232	SF	141	\$187,000	347 Sandpiper Drive	Kill Devil Hills	COP	4	2	0	2005	1438	None	Colington Hrbr
7	64509	SF	141	\$206,000	219 Sir Chandler Drive	Kill Devil Hills	COP	3	2	2	2003	1776	None	Colington Hrbr

9	61972	SF	141	\$210,000	491 Harbour View Drive	KILL DEVIL HILLS	COP	3	2	0	2000	1032	None	Colington Hrbr
5	65808	SF	141	\$176,000	121 Colleton Lane	Kill Devil Hills	COP	2	2	0	2001	1115	10-15	Colington Hrbr
3	64385	SF	141	\$170,000	224 Kitty Hawk Bay Drive	Kill Devil Hills	COP	3	2	0	2001	1208	None	Colington Hrbr
9	60306	SF	141	\$165,000	305 Colington Drive	Kill Devil Hills	COP	2	2	0	1987	832	None	Colington Hrbr
9	65956	SF	141	\$225,000	106 Club View Court	Kill Devil Hills	COP	4	3	1	2005	1680	None	Colington Hrbr
8	64690	SF	141	\$200,000	138 Lee Court	Kill Devil Hills	COP	3	2	0	1985	1144	None	Colington Hrbr
4	66425	SF	141	\$182,000	209 Broadbay Drive	Kill Devil Hills	COP	2	1	0	1985	864	None	Colington Hrbr
9	66772	SF	141	\$179,000	207 Soundview Drive	Kill Devil Hills	COP	3	2	0	1988	1041	None	Colington Hrbr
6	64747	SF	141	\$160,000	113 Mybet Court	Kill Devil Hills	COP	3	2	0	2000	1320	None	Colington Hrbr
9	63124	SF	141	\$174,500	211 Soundview Drive	Kill Devil Hills	COP	3	2	0	1985	960	10-15	Colington Hrbr
9	66795	SF	141	\$219,900	1125 Harbour View Drive	Kill Devil Hills	COP	3	3	0	1996	2450	None	Colington Hrbr
9	65684	SF	141	\$165,000	457 Harbour View Drive	KILL DEVIL HILLS	COP	3	2	0	1997	1204	None	Colington Hrbr
9	62174	SF	141	\$223,500	307 Sir Chandler Drive	Kill Devil Hills	COP	4	3	0	2005	1536	None	Colington Hrbr
9	62990	SF	141	\$223,038	232 Kitty Hawk Bay Drive	Kill Devil Hills	COP	4	3	0	2001	2638	None	Colington Hrbr
5	65314	SF	141	\$191,250	219 Kitty Hawk Bay Drive	Kill Devil Hills	SLD	4	2	1	1984	1888	20-30	Colington Hrbr
9	66403	SF	141	\$183,450	201 Kitty Hawk Bay Drive	Kill Devil Hills	SLD	3	2	0	2003	1232	10-15	Colington Hrbr
25	64606	SF	141	\$218,000	1113 Harbour View Drive	Kill Devil Hills	SLD	3	2	1	1994	1178	None	Colington Hrbr
16	67567	SF	141	\$189,900	320 Harbour View Drive	Kill Devil Hills	UC	3	3	0	2004	1584	None	Colington Hrbr
9	60318	SF	141	\$179,000	107 Harbour Court	Kill Devil Hills	UC	3	2	0	1987	1055	None	Colington Hrbr
9	65424	SF	141	\$179,000	126 Sunset Drive	Kill Devil Kills	UC	3	2	0	1987	1525	10-15	Colington Hrbr

Disclaimer

This information is deemed reliable but not guaranteed.

Comparable Map for
1189 Harbour View Drive
Kill Devil Hills, NC



Comparable Report



MLS #	Subj Prop Temp- 11394	65956	66795
Address	1189 Harbour Bay Drive	106 Club View Court	1125 Harbour View Drive
Status	Subject Property	Sold CO OP by Member	Sold CO OP by Member
Bedrooms	3	4	3
Full Baths	2	3	3
Partial Baths	1	1	0
Heated Living Area Sq Ft	1658	1680	2450
Year Built	1992	2005	1996
Closing Date		6/18/2010	7/28/2010
Days On Market		70	49
Asking Price		\$238,900	\$219,900
Sold Price		\$225,000	\$219,900
Adjustments:			
Location	\$0	(\$10,000)	\$0
Bedroom & Bath	\$0	(\$10,000)	(\$5,000)
Age	\$0	(\$10,000)	(\$2,500)
Depreciation	\$0	(\$2,500)	\$0
View	\$0	(\$7,500)	\$7,500
Size	\$0	\$0	(\$20,000)
Lot size	\$0	\$0	(\$15,000)
Adjusted Price	\$0	\$185,000	\$184,900

RESIDENTIAL Summary Statistics

	High	Low	Average	Median
LP:	\$238,900	\$219,900	\$229,400	\$229,400
SP:	\$225,000	\$219,900	\$222,450	\$222,450

ALL FIELDS CUSTOMIZABLE



MLS #	66795	Bedrooms	3
Status	Sold CO OP by Member	Full Baths	3
Type	Single Family - Detached	Lot Square Footage	17000
Address	1125 Harbour View Drive	Partial Baths	0
Unit/Lot #	Lot 107 &108	Waterfront Location	None
City	Kill Devil Hills	Approx. Sq. Ft.	2001-2500
State	NC	Ann. Rental Income Range	None
Zip	27948		
Area	Colington Harbour		
Class	RESIDENTIAL		
Asking Price	\$219,900		
Sale/Rent	For Sale		

GENERAL

Pin #	986308877710	County	Dare
Listing Date	6/9/2010	Year Built	1996
Zoning	res	Subdivision	Colington Hrbr
Full Subdivision Name	Colington Harbor	Lot #	107 & 108
Section	N	Deed Book	1834
Deed Book Pg#	0093	Directions	Turn left onto Harbourview after guard gate. Home about 1.5 mi on left. Cannot see house from rd
Heated Living Area Sq Ft	2450	# of Units	1
Update Date	7/29/2010	Status Date	7/29/2010
HotSheet Date	7/29/2010	Price Date	6/9/2010
Input Date	6/9/2010 1:50:00 PM	General Date	7/28/2010
Associated Document Count	0	HOA Contact Name	Cape Management
HOA Contact Phone	252-480-2700	Days On Market	49
Days On MLS	49		

FEATURES

FINANCING OPTIONS

Bank Owned

FINANCIAL

Taxes	1317.62	Tax Year	2009
Association Fee Y/N	Yes	Annual Fee \$	207
Furnishings Available Y/N	No	Bill of Sale In \$ Y/N	No
Bill of Sale Amount \$	0	Yearly Income Act/Est	Actual
Annual Rental Income \$	0		

SOLD STATUS

How Sold	FHA	Contract Date	6/21/2010
Closing Date	7/28/2010	Sold Price	\$219,900

REMARKS

Foreclosure in Colington on 2 lots. Nestled in the trees on top of the hill, this home has a very unique, private setting. Three Bedroom Three Bath, three levels. Entire third floor is master suite with a great master bath with two headed glass and tile shower. Home offered in As Is condition. This is a Fannie Mae HomePath property. HomePath Mortgage financing available. For more information about HomePath financing and incentives, please visit www.HomePath.com.

BROKERS NOTES

Property to convey by Special Warranty Deed. Fannie Mae addendum will be required. Pre Qualification or Proof of Funds required to submit offer. Earnes Money to be held by listing firm.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable but not guaranteed.

PROPERTY HISTORY DETAIL

Address

1125 Harbour View Drive
 Lot 107 & 108
 Kill Devil Hills, NC 27948

TAX #986308877710

MLS #66795



MLS # 66795		Class	RESIDENTIAL	List Date	6/9/2010	CDOM	49	DOM	49
Chg Date	Chg Type	Status	Price	Pin #	Asking Price	Sold Price	Subdivision		
7/29/2010 11:15:00 AM	Status, How Sold, Sold Price, Selling Agent 1, Selling Office 1, Sold Price Per SqFt	Sold CO OP by Member	\$219,900	986308877710	\$219,900	\$219,900	Colington Harbour		
6/21/2010 2:08:00 PM	Status, Contract Date, Closing Date	Under Contract	\$219,900	986308877710	\$219,900		Colington Harbour		
6/10/2010 9:51:00 AM	Directions, Remarks	Active	\$219,900	986308877710	\$219,900		Colington Harbour		
6/9/2010 1:50:00 PM	First Recorded Entry	Active	\$219,900	986308877710	\$219,900		Colington Harbour		

MLS # 31373		Class	RESIDENTIAL	List Date	11/19/2004	DOM	161
Chg Date	Chg Type	Status	Price	Pin #	Asking Price	Sold Price	Subdivision
4/29/2005 12:00:00 AM	Status, How Sold, Sold Price, Selling Agent 1, Selling Office 1, Listing Type, Sold Price Per SqFt, Remarks	Sold CO OP by Member	\$387,781	986308877710	\$399,900	\$387,781	Colington Harbour
3/29/2005 12:00:00 AM	Status, Contract Date, Closing Date, Listing Type	Under Contract	\$399,900	986308877710	\$399,900		Colington Harbour
2/10/2005 12:00:00 AM	Asking Price, Listing Type	Active	\$399,900	986308877710	\$399,900		Colington Harbour
12/1/2004 12:00:00 AM	First Recorded Entry	Active	\$425,000	986308877710	\$425,000		Colington Harbour

Parcel Number: 019987000

Submit

Print Date: 9/9/2010

County of Dare, North Carolina

Owner Information:

PRESTON-MAIER, JOYCE B
1125 HARBOUR VIEW DR
KILL DEVIL HILLS NC 27948

Parcel Information:

Parcel: 019987000 PIN: 986308877710
District: 03 - COLINGTON
Subdivision: COLINGTON HARBOR SEC N
LotBlkSect: Lot: 107 & 108 Blk: Sec: N
Multiple Lots: -
PlatCabSlide: PL: 4 SL: 10 Units: 1
Deed Date: 7/29/2010 BkPg: 1839/0111



Property Use: Single Family Residential

BUILDING USE and FEATURES

Building Billing Value: \$229,700

BUSE: Single Fam Dwg

Exterior Walls Vinyl Lap Siding - N/A
Interior Walls Drywall - N/A
Floors Sheet Vinyl - Carpeting
Roof Cover Asphalt Composition Shingle
Roof Structure Gable or Hip
Heat-Fuel Electric
Heat-Type Forced Air / Duct
Air Conditioning Central Air

Actual Year Built: 1996
Baths: 3
Bedrooms: 3
FINISHED SQ FT: *please see notes below*
drawing1 = 2458

MISCELLANEOUS USE

Misc Billing Value: \$1,900

Muse1: 1St Prefab Fplace
Muse2:
Muse3:
Muse4:
Muse5:

LAND USE

Land Billing Value: \$85,900

LUSE: 03-Resid Subdiv Lot
Luse2:
Luse3:
Luse4:
Luse5:
Luse6:

LAND AREA: *please see notes below 17500 Square Feet

Total Billing Value: \$317,500

*The Finished Square Footage of the building(s) and the Land Area information is based on data in the Tax Appraisal program as of February 2010, and will be updated at least twice a year.

*Finished Square Footage indicates the area of a building that is heated or unheated and has interior finish. The finished square footage is shown for up to 3 drawings per parcel from the Tax Appraisal program. Usually each drawing denotes one building. Larger, or more involved buildings sometimes require two or more drawings in the Tax Appraisal program, and in these cases the finished square footage of these drawings will need to be added together for the total finished area. The Appraisal office can confirm whether a building involves more than one drawing.

ALL FIELDS CUSTOMIZABLE



MLS #	65956	Bedrooms	4
Status	Sold CO OP by Member	Full Baths	3
Type	Single Family - Detached	Lot Square Footage	5500
Address	106 Club View Court	Partial Baths	1
City	Kill Devil Hills	Prop Location Soundside	4 Lots from Soundfront
State	NC	Waterfront Location	None
Zip	27948	Approx. Sq. Ft.	1501-2000
Area	Colington Harbour	Ann. Rental Income Range	None
Class	RESIDENTIAL		
Asking Price	\$238,900		
Sale/Rent	For Sale		

GENERAL

Pin #	986420803623	County	Dare
Co. File #	264696	Listing Date	4/9/2010
Year Built	2005	# of Acres	0.23
Street Frontage	50	Zoning	resident
Elementary School Dist	First Flight	Middle School District	First Flight
High School District	First Flight	Subdivision	Colington Hrbr
Full Subdivision Name	Colington Harbour	Lot #	64
Section	O	Deed Book	1827
Deed Book Pg#	0376	Directions	Left at Colington Harbour guard gate, go appx. 2.5 miles, Right on Club View , house on Right
Heated Living Area Sq Ft	1680	# of Units	1
Update Date	6/18/2010	Status Date	6/18/2010
HotSheet Date	6/18/2010	Price Date	6/18/2010
Input Date	4/10/2010 2:10:00 PM	General Date	6/18/2010
Associated Document Count	0	HOA Contact Name	Joanna Beasley
HOA Contact Phone	252-441-5886	Days On Market	70
Days On MLS	69		

FEATURES

LOT DESCRIPTION	FOUNDATION	SEWER/SEPTIC	ASSOCIATION FEE INCLUDES
Cul-de-sac	Piling	Private Septic	Management
Level	ROADS	CABLE	Road Maintenance
VIEW DESCRIPTION	Paved	Available	Security
Canal	Private	INTERIOR FEATURES	FINANCING OPTIONS
Harbor	FLOOR COVERINGS	Cathedral Ceiling(s)	Cash
STYLE	Carpet	Gas Fireplace	Conventional
Reverse Floor Plan	Tile	EXTRAS	Bank Owned
CONSTRUCTION	Vinyl	Ceiling Fan(s)	POSSESSION
Frame	APPLIANCES	Outside Shower	At Closing
EXTERIOR	Dishwasher	Sun Deck	SHOWING INSTRUCTION
Vinyl	Microwave	OPTIONAL ROOMS	Call Agent
GARAGE	Refrigerator w/Ice Maker	Game Room	Combo-Lock Box
None	HEATING	ASSOCIATION AMENITIES	Vacant
PARKING	Heat Pump	Boat Ramp	
Under	AIR CONDITIONING	Clubhouse	
DRIVEWAY	Heat Pump	Outdoor-Comm. Pool	
Concrete	WATER	Outdoor-Comm. Tennis	
ROOF	Municipal	Park	
Asphalt/Fiber Shingle		Playground	
		Sound Access	

FINANCIAL

Taxes	1147.00	Tax Year	2009
Association Fee Y/N	Yes	Annual Fee \$	202
Furnishings Available Y/N	No	Bill of Sale In \$ Y/N	No
Yearly Income Act/Est	Actual	Annual Rental Income \$	0

SOLD STATUS

How Sold	VA	Contract Date	5/18/2010
Closing Date	6/18/2010	Sold Price	\$225,000

REMARKS

Wonderful water views from this custom built home. Located semi harbour front for great views of the boat traffic and the marina. Home has some appliances, ceramic tile, open sunny living space. There is also a large deck with built in benches- this area gives you great outdoor entertainment area.

BROKERS NOTES

Earnest money deposit to be held by Listing Firm or seller's choice of closer. Deed conveyed via Special Warranty. Seller reserves the right to negotiate all over regardless of date & time submitted. Proof of funds or pre qualification letter are needed at time of submission of any offer. The bank makes no warranted, expressed or implied, as the condition of the property. Property is sold "AS IS", "WHERE IS" condition. Buyer must sign both the NC Offer to purchase and the banks addendum. Call listing agent before making an offer to get specific details for placing an offer.

ADDITIONAL PICTURES**DISCLAIMER**

This information is deemed reliable but not guaranteed.

PROPERTY HISTORY DETAIL

Address

106 Club View Court
Kill Devil Hills, NC 27948

TAX #986420803623

MLS #65956



MLS # 65956		Class	RESIDENTIAL	List Date	4/9/2010	CDOM	70	DOM	70
Chg Date	Chg Type	Status	Price	Pin #	Asking Price	Sold Price	Subdivision		
6/18/2010 2:38:00 PM	Status, How Sold, Closing Date, Sold Price, Selling Agent 1, Selling Office 1, Sold Price Per SqFt, Remarks	Sold CO OP by Member	\$225,000	98642080362 3	\$238,900	\$225,000	Colington Hrb r		
6/18/2010 2:37:00 PM	Remarks	Under Contract	\$238,900	98642080362 3	\$238,900		Colington Hrb r		
5/18/2010 2:35:00 PM	Status, Contract Date, Closing Date	Under Contract	\$238,900	98642080362 3	\$238,900		Colington Hrb r		
5/6/2010 8:18:00 AM	Status, Contract Date, Closing Date, Remarks	Active	\$238,900	98642080362 3	\$238,900		Colington Hrb r		
5/6/2010 8:17:00 AM	Remarks	Under Contract	\$238,900	98642080362 3	\$238,900		Colington Hrb r		
4/30/2010 10:51:00 AM	Status, Contract Date, Closing Date	Under Contract	\$238,900	98642080362 3	\$238,900		Colington Hrb r		
4/10/2010 2:10:00 PM	First Recorded Entry	Active	\$238,900	98642080362 3	\$238,900		Colington Hrb r		

MLS # 55429		Class	RESIDENTIAL	List Date	3/31/2008	DOM	40
Chg Date	Chg Type	Status	Price	Pin #	Asking Price	Sold Price	Subdivision
5/10/2008 12:22:00 PM	Status, Rental Performance, Remarks	Withdrawn	\$369,000	98642080362 3	\$369,000		Colington Hrb r
3/31/2008 4:22:00 PM	First Recorded Entry	Active	\$369,000	98642080362 3	\$369,000		Colington Hrb r

MLS # 48230		Class	RESIDENTIAL	List Date	3/4/2007	DOM	359
Chg Date	Chg Type	Status	Price	Pin #	Asking Price	Sold Price	Subdivision
2/26/2008 2:11:00 AM	Status, Remarks	Expired	\$369,950	98642080362 3	\$369,950		Colington Hrb r
5/8/2007 12:31:00 PM	Asking Price	Active	\$369,950	98642080362 3	\$369,950		Colington Hrb r
4/21/2007 11:38:00 AM	Annual Fee \$	Active	\$374,950	98642080362 3	\$374,950		Colington Hrb r
4/1/2007 9:42:00 AM	Asking Price	Active	\$374,950	98642080362 3	\$374,950		Colington Hrb r
3/17/2007 2:25:00 PM	Asking Price	Active	\$379,950	98642080362 3	\$379,950		Colington Hrb r
3/4/2007 8:28:00 PM	Listing Date	Active	\$399,950	98642080362 3	\$399,950		Colington Hrb r
3/4/2007 8:00:00 PM	First Recorded Entry	Active	\$399,950	98642080362 3	\$399,950		Colington Hrb r

MLS # 34514		Class	LOTS/LAND	List Date	5/11/2005	DOM	48
Chg Date	Chg Type	Status	Address	Pin #	Asking Price	Sold Price	Closing Date
4/3/2007 11:54:00 AM	Unit/Lot #, Listing Office 1, Remarks	Sold CO OP by Member	106 Club View Court	98642080362 3	\$159,900	\$145,000	6/28/2005
6/29/2005 12:00:00 AM	Status, How Sold, Closing Date, Sold Price, Selling Agent 1, Selling Office 1, Listing Type , Taxes	Sold CO OP by Member	106 Club View Court	98642080362 3	\$159,900	\$145,000	6/28/2005
6/2/2005 12:00:00 AM	Status, Contract Date, Closing Date	Under Contract	106 Club View Court	98642080362 3	\$159,900		7/6/2005
5/11/2005 12:00:00 AM	First Recorded Entry	Active	106 Club View Court	98642080362 3	\$159,900		

Parcel Number: 020047000

Submit

Print Date: 9/9/2010

County of Dare, North Carolina

Owner Information:

LEE, CHRISTOPHER E
106 CLUB VIEW CT
KILL DEVIL HILLS NC 27948

Parcel Information:

Parcel: 020047000 PIN: 986420803623
District: 03 - COLINGTON
Subdivision: COLINGTON HARBOR SEC O
LotBlkSect: Lot: 64 Blk: Sec: O
Multiple Lots: -
PlatCabSlide: PL: 4 SL: 29 Units: 1
Deed Date: 6/18/2010 BkPg: 1835/0471



Property Use: Single Family Residential

BUILDING USE and FEATURES

Building Billing Value: \$192,500

BUSE: Single Fam Dwg

Exterior Walls Vinyl Lap Siding - N/A
Interior Walls Drywall - N/A
Floors Ceramic or Quarry Tile - Carpeting
Roof Cover Asphalt Composition Shingle
Roof Structure Gable or Hip
Heat-Fuel Electric
Heat-Type Forced Air / Duct
Air Conditioning Central Air

Actual Year Built: 2005
Baths: 3.5
Bedrooms: 4
FINISHED SQ FT: *please see notes below*
drawing1 = 1935

MISCELLANEOUS USE

Misc Billing Value: \$0

Muse1:
Muse2:
Muse3:
Muse4:
Muse5:

LAND USE

Land Billing Value: \$83,900

LUSE: 03-Resid Subdiv Lot
Luse2:
Luse3:
Luse4:
Luse5:
Luse6:

LAND AREA: *please see notes below 5500 Square Feet

Total Billing Value: \$276,400

*The Finished Square Footage of the building(s) and the Land Area information is based on data in the Tax Appraisal program as of February 2010, and will be updated at least twice a year.

*Finished Square Footage indicates the area of a building that is heated or unheated and has interior finish. The finished square footage is shown for up to 3 drawings per parcel from the Tax Appraisal program. Usually each drawing denotes one building. Larger, or more involved buildings sometimes require two or more drawings in the Tax Appraisal program, and in these cases the finished square footage of these drawings will need to be added together for the total finished area. The Appraisal office can confirm whether a building involves more than one drawing.

ALL FIELDS CUSTOMIZABLE



MLS #	67279	Bedrooms	3
Status	Active	Full Baths	3
Type	Single Family - Detached	Lot Square Footage	6256
Address	104 Kitty Hawk Bay Drive	Partial Baths	0
City	Kill Devil Hills	Waterfront Location	None
State	NC	Approx. Sq. Ft.	1501-2000
Zip	27948	Ann. Rental Income Range	None
Area	Colington Harbour		
Class	RESIDENTIAL		
Asking Price	\$199,900		
Sale/Rent	For Sale		

GENERAL

Pin #	986416926683	County	Dare
Listing Date	7/14/2010	Year Built	2003
Lot Size/Dimensions	40x121x60x131	Street Frontage	40
Lot Faces (N,E,W,S)	W	Zoning	res
Elementary School Dist	First Flight	Middle School District	First Flight
High School District	First Flight	Subdivision	Colington Hrbr
Lot #	149	Section	G
Deed Book	1835	Deed Book Pg#	240
Directions	Enter gate, right on Colington Dr, right on Kitty Hawk Bay Drive, third house on right.	Heated Living Area Sq Ft	1580
Unheated Liv Area Sq Ft	0	Garage Sq Ft	0
Living Room Size	15x23x	Living Room Level	2
Dining Room Level	2	Kitchen Size	12x11
Kitchen Level	2	Bedroom 1 Size	12x15
Bedroom 1 Level	3	Sun Deck Size	440 sf
Bedroom 2 Size	10x12	Bedroom 2 Level	3
Bedroom 3 Size	10x11	Bedroom 3 Level	2
Utility Room Size	4x8	Utility Room Level	1
# of Units	1	Update Date	8/31/2010
Status Date	7/17/2010	HotSheet Date	8/31/2010
Price Date	8/31/2010	Input Date	7/17/2010 3:53:00 PM
General Date	7/14/2010	Associated Document Count	0
HOA Contact Name	Colington Harbor POA	HOA Contact Phone	441-5886
Days On Market	57		

FEATURES

LOT DESCRIPTION	FLOOR COVERINGS	INTERIOR FEATURES	DOCUMENTS ON FILE
Bulkheaded	Carpet	Cathedral Ceiling(s)	Res. Prop. Dis.
Irregular Terrain	Vinyl	Dryer Connection	Septic Permit
STYLE	APPLIANCES	Ice Maker Connection	Restrictive Covenants
Saltbox	Dishwasher	Master Bath	FINANCING OPTIONS
CONSTRUCTION	Range/Oven	Walk in Closet	Cash
Frame	Refrigerator w/Ice Maker	Washer Connection	Conventional
EXTERIOR	HEATING	EXTRAS	Bank Owned
Vinyl	Heat Pump	Ceiling Fan(s)	POSSESSION
GARAGE	AIR CONDITIONING	Smoke Detector(s)	At Closing
None	Heat Pump	OPTIONAL ROOMS	SHOWING INSTRUCTION
PARKING	WATER	Workshop	Call Agent
Off Street	Municipal	ASSOCIATION AMENITIES	Combo-Lock Box
DRIVEWAY	SEWER/SEPTIC	Boat Ramp	
Concrete	Private Septic	Boat Dock	
ROOF	CABLE	Clubhouse	
Asphalt/Fiber Shingle	Available	Gated Community	
FOUNDATION	INSULATION	Outdoor-Comm. Pool	
Piling	Yes	Outdoor-Comm. Tennis	
ROADS	Ceiling	Playground	
Paved	Floor	Sound Access	
Private	Wall	ASSOCIATION FEE INCLUDES	
		Common Electric	
		Common Insurance	
		Management	
		Road Maintenance	

FEATURES

Security
Other-See Remarks

FINANCIAL

Taxes	995.18	Tax Year	2009
Association Fee Y/N	Yes	Annual Fee \$	207
Furnishings Available Y/N	No	Bill of Sale In \$ Y/N	No
Yearly Income Act/Est	Estimated	Annual Rental Income \$	0

REMARKS

Very nice home, well built, low maintenance, high elevation and geat neighborhood, new carpet. Third level has large master bedroom w/ two closets, one walk-in. Second bedroom with private bath.Mid level has kitchen, great room and bedroom w/ semi private bath. Lower level rec-room and laundry.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable but not guaranteed.

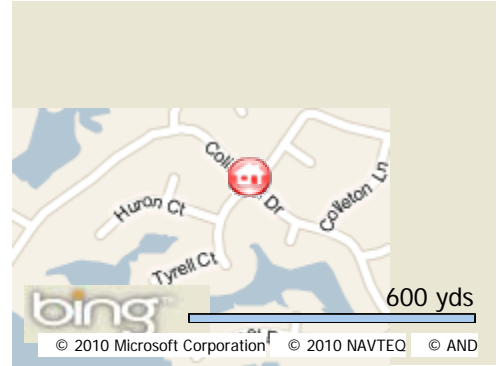
PROPERTY HISTORY DETAIL

Address

104 Kitty Hawk Bay Drive
Kill Devil Hills, NC 27948

TAX #986416926683

MLS #67279



MLS # 67279		Class	RESIDENTIAL	List Date	7/14/2010	CDOM	566	DOM	57
Chg Date	Chg Type	Status	Price	Pin #	Asking Price	Sold Price	Subdivision		
8/31/2010 2:42:00 PM	Asking Price, Asking Price Per SqFt	Active	\$199,900	98641692668 3	\$199,900		Colington Hrb r		
8/9/2010 2:19:00 PM	Annual Fee \$	Active	\$209,900	98641692668 3	\$209,900		Colington Hrb r		
7/29/2010 2:23:00 PM	Remarks	Active	\$209,900	98641692668 3	\$209,900		Colington Hrb r		
7/29/2010 2:08:00 PM	Heated Living Area Sq Ft, Asking Price Per SqFt, Living Room Size, Living Room Level, Dining Room Level, Kitchen Size, Kitchen Level, Bedroom 1 Size, Bedroom 1 Level, Bedroom 2 Size, Bedroom 2 Level, Utility Room Size, Utility Room Level, Bedroom 3 Size, Remarks	Active	\$209,900	98641692668 3	\$209,900		Colington Hrb r		
7/21/2010 11:36:00 AM	Directions	Active	\$209,900	98641692668 3	\$209,900		Colington Hrb r		
7/17/2010 3:53:00 PM	First Recorded Entry	Active	\$209,900	98641692668 3	\$209,900		Colington Hrb r		

MLS # 62022		Class	RESIDENTIAL	List Date	6/18/2009	DOM	372		
Chg Date	Chg Type	Status	Price	Pin #	Asking Price	Sold Price	Subdivision		
6/25/2010 11:05:00 AM	Status	Withdrawn	\$189,900	98641692668 3	\$189,900		Colington Hrb r		
5/25/2010 2:03:00 PM	Asking Price, Rental Performance, Asking Price Per SqFt	Active	\$189,900	98641692668 3	\$189,900		Colington Hrb r		
5/14/2010 10:55:00 AM	Asking Price, Rental Performance, Asking Price Per SqFt	Active	\$209,900	98641692668 3	\$209,900		Colington Hrb r		
5/14/2010 10:53:00 AM	Bank Owned Y/N	Active	\$220,900	98641692668 3	\$220,900		Colington Hrb r		
12/17/2009 2:08:00 PM	Asking Price, Rental Performance, Asking Price Per SqFt	Active	\$220,900	98641692668 3	\$220,900		Colington Hrb r		
10/5/2009 11:48:00 AM	Remarks	Active	\$221,900	98641692668 3	\$221,900		Colington Hrb r		
6/18/2009 12:41:00 PM	First Recorded Entry	Active	\$221,900	98641692668 3	\$221,900		Colington Hrb r		

MLS # 59690		Class	RESIDENTIAL	List Date	1/30/2009	DOM	137		
Chg Date	Chg Type	Status	Price	Pin #	Asking Price	Sold Price	Subdivision		
6/16/2009 2:11:00 AM	Status	Expired	\$229,900	98641692668 3	\$229,900		Colington Hrb r		
4/7/2009 9:18:00 AM	Heated Living Area Sq Ft, Asking Price Per SqFt	Active	\$229,900	98641692668 3	\$229,900		Colington Hrb r		

MLS # 59690		Class RESIDENTIAL	List Date 1/30/2009		DOM 137		
Chg Date	Chg Type	Status	Price	Pin #	Asking Price	Sold Price	Subdivision
3/18/2009 8:49:00 AM	Status	Active	\$229,900	98641692668 3	\$229,900		Colington Hrb r
3/16/2009 2:11:00 AM	Status	Expired	\$229,900	98641692668 3	\$229,900		Colington Hrb r
1/30/2009 7:21:00 PM	Remarks	Active	\$229,900	98641692668 3	\$229,900		Colington Hrb r
1/30/2009 6:53:00 PM	First Recorded Entry	Active	\$229,900	98641692668 3	\$229,900		Colington Hrb r

Parcel Number: 019407000

Submit

Print Date: 9/9/2010

County of Dare, North Carolina

Owner Information:

FEDERAL NATIONAL MORTGAGE ASSOC
PO BOX 650043
DALLAS TX 75265

Parcel Information:

Parcel: 019407000 PIN: 986416926683
District: 03 - COLINGTON
Subdivision: COLINGTON HARBOR SEC G
LotBlkSect: Lot: 149 Blk: Sec: G
Multiple Lots: -
PlatCabSlide: PL: 3 SL: 43 Units: 1
Deed Date: 6/14/2010 BkPg: 1835/0240



Property Use: Single Family Residential

BUILDING USE and FEATURES

Building Billing Value: \$155,400

BUSE: Single Fam Dwg

Exterior Walls Vinyl Lap Siding - N/A
Interior Walls Drywall - N/A
Floors Sheet Vinyl - Carpeting
Roof Cover Asphalt Composition Shingle
Roof Structure Gable or Hip
Heat-Fuel Electric
Heat-Type Forced Air / Duct
Air Conditioning Central Air

Actual Year Built: 2003
Baths: 3
Bedrooms: 3
FINISHED SQ FT: *please see notes below*
drawing1 = 1628

MISCELLANEOUS USE

Misc Billing Value: \$0

Muse1:
Muse2:
Muse3:
Muse4:
Muse5:

LAND USE

Land Billing Value: \$84,400

LUSE: 03-Resid Subdiv Lot
Luse2:
Luse3:
Luse4:
Luse5:
Luse6:

LAND AREA: *please see notes below 6000 Square Feet

Total Billing Value: \$239,800

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ALL FIELDS CUSTOMIZABLE



MLS #	63977	Bedrooms	3
Status	Active	Full Baths	2
Type	Single Family - Detached	Lot Square Footage	7000
Address	1205 Harbour View Drive	Partial Baths	0
City	Kill Devil Hills	Waterfront Location	None
State	NC	Approx. Sq. Ft.	1501-2000
Zip	27948	Ann. Rental Income Range	None
Area	Colington Harbour		
Class	RESIDENTIAL		
Asking Price	\$219,000		
Sale/Rent	For Sale		

GENERAL

Pin #	986308970983	County	Dare
Co. File #	6093	Listing Date	11/10/2009
Year Built	2003	Lot Size/Dimensions	50 x 136 x 52 x 134
# of Acres	0.17	Street Frontage	50
Zoning	Res	Elementary School Dist	FF
Middle School District	FF	High School District	FF
Subdivision	Colington Hrbr	Full Subdivision Name	Colington Harbor
Lot #	85	Section	N
Deed Book	1758	Deed Book Pg#	0318
Directions	Turn left on Harbor View after guard gate. House is on left. Steep Driveway	Heated Living Area Sq Ft	1772
Garage Sq Ft	250	# of Units	1
Update Date	8/25/2010	Status Date	5/4/2010
HotSheet Date	8/25/2010	Price Date	8/25/2010
Input Date	11/10/2009 12:59:00 PM	General Date	11/10/2009
Associated Document Count	2	HOA Contact Phone	441-5886
Days On Market	303		

FEATURES

LOT DESCRIPTION Irregular Terrain	FOUNDATION Masonry	HEATING Central Heat Pump	EXTRAS Covered Decks Outside Shower Screened Porch Sun Deck
VIEW DESCRIPTION Sound	ROADS Paved Public	AIR CONDITIONING Central Heat Pump	OPTIONAL ROOMS Game Room Loft
STYLE Contemporary	FLOOR COVERINGS Carpet Ceramic Tile Wood Laminate	WATER Municipal	DOCUMENTS ON FILE As-Built Survey Res. Prop. Dis.
CONSTRUCTION Block Wood	APPLIANCES Dryer Range/Oven Refrigerator w/Ice Maker Washer	SEWER/SEPTIC Private Septic	FINANCING OPTIONS Cash Conventional
EXTERIOR Vinyl		CABLE Available	POSSESSION At Closing
GARAGE 1 Car		INSULATION Yes	SHOWING INSTRUCTION Call Agent EL LB-No CBS Vacant
DRIVEWAY Concrete		INTERIOR FEATURES All Window Treatments Cathedral Ceiling(s) Dryer Connection Washer Connection	
BASEMENT None			
ROOF Asphalt/Fiber Shingle			

FINANCIAL

Taxes	1108.00	Tax Year	2009
Association Fee Y/N	Yes	Annual Fee \$	207
Furnishings Available Y/N	No	Bill of Sale In \$ Y/N	No
Yearly Income Act/Est	Actual	Annual Rental Income \$	0

REMARKS

Move-in ready home in Colington Harbor. Home sits high on a hill, really high and has a very nice panoramic sound view from top deck. If you want to live on the Outer Banks and never worry about flood waters, this is your home. Home built in 2003 and is in great shape.

BROKERS NOTES

Downstairs has a rec room and laundry room as well as a garage. Mid level has 1 bedroom and bathroom, living and kitchen area. Top level has 2 bedrooms and 1 bathroom. One of the bedrooms on the top level is a loft. Would make a great 2nd home or primary home. Appliances convey. Go see this today! Survey in Associated Docs. This is a best buy in Colington Harbor.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable but not guaranteed.

PROPERTY HISTORY DETAIL

Address

1205 Harbour View Drive
Kill Devil Hills, NC 27948

TAX #986308970983

MLS #63977



MLS #	63977	Class	RESIDENTIAL	List Date	11/10/2009	CDOM	303	DOM	303
Chg Date	Chg Type	Status	Price	Pin #	Asking Price	Sold Price	Subdivision		
8/25/2010 8:50:00 AM	Asking Price, Asking Price Per SqFt	Active	\$219,000	98630897098 3	\$219,000		Colington Hrb r		
6/16/2010 7:47:00 AM	Asking Price, Asking Price Per SqFt	Active	\$225,000	98630897098 3	\$225,000		Colington Hrb r		
5/4/2010 10:35:00 AM	Status	Active	\$229,000	98630897098 3	\$229,000		Colington Hrb r		
5/4/2010 7:51:00 AM	Status, Contract Date, Closing Date, Bank Owned Y/N	Withdrawn	\$229,000	98630897098 3	\$229,000		Colington Hrb r		
4/12/2010 9:27:00 AM	Status, Contract Date, Closing Date, Remarks	Under Contract	\$229,000	98630897098 3	\$229,000		Colington Hrb r		
4/12/2010 9:25:00 AM	Remarks	Active	\$229,000	98630897098 3	\$229,000		Colington Hrb r		
3/26/2010 3:30:00 PM	Asking Price, Asking Price Per SqFt	Active	\$229,000	98630897098 3	\$229,000		Colington Hrb r		
11/10/2009 12:59:00 PM	First Recorded Entry	Active	\$249,000	98630897098 3	\$249,000		Colington Hrb r		

Parcel Number: 019971000

Submit

Print Date: 9/9/2010

County of Dare, North Carolina

Owner Information:

COX, GREGORY B
2015 FRANCIS ST
SAINT JOSEPH MO 64501



Parcel Information:

Parcel: 019971000 PIN: 986308970983
District: 03 - COLINGTON
Subdivision: COLINGTON HARBOR SEC N
LotBlkSect: Lot: 85 Blk: Sec: N
Multiple Lots: -
PlatCabSlide: PL: 4 SL: 10 Units: 1
Deed Date: 2/25/2008 BkPg: 1758/0318

Property Use: Single Family Residential

BUILDING USE and FEATURES

Building Billing Value: \$193,200

BUSE: Single Fam Dwg

Exterior Walls Vinyl Lap Siding - Stucco over Masonry
Interior Walls Drywall - N/A
Floors Ceramic or Quarry Tile - Carpeting
Roof Cover Asphalt Composition Shingle
Roof Structure Gable or Hip
Heat-Fuel Electric
Heat-Type Forced Air / Duct
Air Conditioning Central Air

Actual Year Built: 2003

Baths: 2

Bedrooms: 3

FINISHED SQ FT: *please see notes below*
drawing1 = 1772

MISCELLANEOUS USE

Misc Billing Value: \$0

Muse1:
Muse2:
Muse3:
Muse4:
Muse5:

LAND USE

Land Billing Value: \$76,900

LUSE: 03-Resid Subdiv Lot
Luse2:
Luse3:
Luse4:
Luse5:
Luse6:

LAND AREA: *please see notes below 7000 Square Feet

Total Billing Value: \$270,100

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