



TYRE REALTY GROUP

# REAL ESTATE SERVICES PROPOSAL



PREPARED ESPECIALLY FOR:  
Paul & Deanna Hassel  
FOR MARKETING THE PROPERTY LOCATED AT:  
2513 Cobb Dail Rd

Chris Peele | [chris@tyrerealty.com](mailto:chris@tyrerealty.com) | 252 814-5029



## Subject Property Profile for

*2513 Cobb Dail Rd*



The following features have been identified to aid in the search for properties that are comparable to yours. This will help in determining proper pricing for your home.

<b>City:</b> Farmville	<b>Year Built:</b> 1995	<b>Acres:</b> 17
<b>SqFt:</b> 1489	<b>Levels:</b> 1	<b>Exterior:</b> Vinyl
<b>Total Rooms:</b> 7	<b>Bedrooms:</b> 3	<b>Full Baths:</b> 2
<b>Half Baths:</b> 1	<b>Heating:</b> Heat Pump	<b>Cooling:</b> Central
<b>Fireplace:</b> N/A	<b>Park/Drwy:</b> Concrete	<b>Construction:</b> Manufactured
<b>Foundation:</b> Crawl - Brick/Mortar	<b>Floors:</b> LVT/Carpet/Tile/Viny	<b>Roof:</b> Shingle
<b>Int Feat:</b> Multiple Updates & R	<b>Ext Feat:</b> Fenced Yard/Pond/30x	<b>Appl/Equip:</b> Standard Kitchen App
<b>Appl/Equip:</b>	<b>Appl/Equip:</b>	<b>Appl/Equip:</b>
<b>Water/Sewer:</b> Municipal Water	<b>Water/Sewer:</b> Septic	

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## Comparable Properties



### **Under Contract** 4006 Friendship Church

**List Price:** \$195,000  
**List \$ SqFt:** \$125  
**Year Built:** 2002  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**Heat:**  
**Cool:**  
**Firepl:** None

**Sold \$ SqFt:**  
**SqFt:** 1560  
**Total Rooms:** 6  
**Levels:** One  
**Exter:** Vinyl Siding  
**Park/Drv:**  
**Const:** Steel Frame  
**Flrs:**

**DOM:** 74  
**City:** Farmville  
**Acres:** 0.80  
**Appl/Equip:** Dishwasher  
**Appl/Equip:** Range  
**Appl/Equip:** Vented Exhaust F  
**Appl/Equip:**  
**Wtr/Swr:** Water Connected  
**Wtr/Swr:**

**Remarks:** Are you looking for peace and quiet in the country? STOP LOOKING here it is!!! This 3bed 2 bath with oversized open living area and large yard is calling your name... With almost an acre for recreation in its own hideaway from the rest of the world how could you go wrong. It's not quite ready yet but keep an eye on this jewel!!!



### **Recently Sold** 4006 Friendship Church

**List Price:** \$175,000  
**List \$ SqFt:** \$112  
**Year Built:** 2002  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**Heat:**  
**Cool:**  
**Firepl:** None

**Sold Price:** \$175,000  
**Sold \$ SqFt:** \$112  
**SqFt:** 1560  
**Total Rooms:** 7  
**Levels:** One  
**Exter:** Vinyl Siding  
**Park/Drv:**  
**Const:** Wood Frame  
**Flrs:**

**DOM:** 5  
**City:** Farmville  
**Acres:** 0.80  
**Appl/Equip:**  
**Appl/Equip:**  
**Appl/Equip:**  
**Wtr/Swr:**  
**Wtr/Swr:**

**Remarks:** Country Living at its Finest! 3 Bedroom / 2 Bathroom Manufactured Home nestled on over 3/4 an acre. Updated LVP Flooring throughout. Great Outdoor entertainment areas. Wired Shop. Come check it out while you can.



### **Recently Sold** 458 Quartz Drive

**List Price:** \$185,000  
**List \$ SqFt:** \$128  
**Year Built:** 1992  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**Heat:**  
**Cool:**  
**Firepl:** 1

**Sold Price:** \$180,000  
**Sold \$ SqFt:** \$124  
**SqFt:** 1450  
**Total Rooms:** 7  
**Levels:** One  
**Exter:** Vinyl Siding  
**Park/Drv:**  
**Const:** Steel Frame  
**Flrs:**

**DOM:** 21  
**City:** Greenville  
**Acres:** 0.51  
**Appl/Equip:**  
**Appl/Equip:**  
**Appl/Equip:**  
**Wtr/Swr:** Water Available  
**Wtr/Swr:**

**Remarks:** Discover the perfect blend of country charm and city convenience at 458 Quartz Dr. This spacious 4-bedroom, 2-bath manufactured home offers plenty of room for the whole family, featuring two inviting family rooms?perfect for entertaining or relaxing. Situated on a generous lot, you'll enjoy the peaceful feel of country living while being just minutes from Greenville's shopping.

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## Comparable Properties

### Recently Sold 4448 Nc 903



**List Price:** \$185,000  
**List \$ SqFt:** \$143  
**Year Built:** 1989  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**Heat:**  
**Cool:**  
**Firepl:** None

**Sold Price:** \$183,000  
**Sold \$ SqFt:** \$141  
**SqFt:** 1296  
**Total Rooms:** 6  
**Levels:** One  
**Exter:** Vinyl Siding  
**Park/Drv:**  
**Const:** Steel Frame  
**Flrs:** Carpet

**DOM:** 94  
**City:** Winterville  
**Acres:** 0.62  
**Appl/Equip:** Dishwasher  
**Appl/Equip:** Washer  
**Appl/Equip:** Vented Exhaust F  
**Appl/Equip:** Electric Oven  
**Wtr/Swr:** Water Available  
**Wtr/Swr:**

**Remarks:** This charming Double Wide is nestled on over 1/2 acre in the country; yet close enough to city conveniences. This home boasts low maintenance vinyl siding and durable architectural shingles. Not only does it include a double attached carport with a spacious storage room; but offers extra parking with an additional cement pad.

### Recently Sold 6740 Stantonsburg Road



**List Price:** \$190,000  
**List \$ SqFt:** \$114  
**Year Built:** 1995  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**Heat:**  
**Cool:**  
**Firepl:** 1

**Sold Price:** \$190,000  
**Sold \$ SqFt:** \$114  
**SqFt:** 1668  
**Total Rooms:** 7  
**Levels:** One  
**Exter:** Aluminum Siding  
**Park/Drv:**  
**Const:** See Remarks  
**Flrs:** Carpet

**DOM:** 20  
**City:** Fairville  
**Acres:** 0.52  
**Appl/Equip:** Dishwasher  
**Appl/Equip:** Gas Oven  
**Appl/Equip:** Refrigerator  
**Appl/Equip:** Built-In Microwa  
**Wtr/Swr:** Water Available  
**Wtr/Swr:**

**Remarks:** This lovely 3-bedroom, 2-bathroom home, located on over half an acre lot, offers an updated and open concept living space. The living room has built-in shelving with a cozy fireplace. The kitchen has a functional eat-in island and substantial storage. Off the kitchen you will find a laundry room with additional storage. The three bedrooms offer natural lighting.

### Recently Sold 2534 Cobb Dail Road



**List Price:** \$219,900  
**List \$ SqFt:** \$136  
**Year Built:** 1996  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**Heat:**  
**Cool:**  
**Firepl:** None

**Sold Price:** \$200,000  
**Sold \$ SqFt:** \$123  
**SqFt:** 1620  
**Total Rooms:** 7  
**Levels:** One  
**Exter:** Vinyl Siding  
**Park/Drv:**  
**Const:** Wood Frame  
**Flrs:**

**DOM:** 49  
**City:** Fairville  
**Acres:** 1.81  
**Appl/Equip:** Dishwasher  
**Appl/Equip:** Electric Oven  
**Appl/Equip:** Refrigerator  
**Appl/Equip:**  
**Wtr/Swr:** Water Available  
**Wtr/Swr:**

**Remarks:** Stop the Car! This could be the one you are looking for in the country! Peace and quiet! Enjoy the over sized screened porch anytime of day year round! This home offers a large den, kitchen with lots of natural light, a nice master bedroom with double walk-in closets and a tiled walk-in shower and double vanities!

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## Comparable Properties



### **Recently Sold** **3421 Field View Court**





**List Price:** \$220,000  
**List \$ SqFt:** \$130  
**Year Built:** 2001  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**Heat:**  
**Cool:**  
**Firepl:** 1

**Sold Price:** \$230,000  
**Sold \$ SqFt:** \$136  
**SqFt:** 1692  
**Total Rooms:** 5  
**Levels:** One  
**Exter:** Vinyl Siding  
**Park/Drv:**  
**Const:** See Remarks  
**Flrs:**

**DOM:** 25  
**City:** Winterville  
**Acres:** 1.22  
**Appl/Equip:**  
**Appl/Equip:**  
**Appl/Equip:**  
**Wtr/Swr:**  
**Wtr/Swr:**





**Remarks:** The perfect fusion of Country and Community living! This beautifully remodeled home is located in a Cul-de-sac, right off of Farm View Ct and Jolly Rd in the northern country of Winterville! A left on Jolly heads toward Winterville, and a right takes you to Ayden, making it a short, convenient drive to stores and entertainment.

# Comparative Market Analysis

	2513 Cobb Dail Rd	4006 Friendship Church	458 Quartz Drive	6740 Stantonsburg Road			
							
		Adjustments	Adjustments	Adjustments			
Sold Price		\$175,000	\$175,000	\$180,000	\$180,000	\$190,000	\$190,000
Sold\$ SqFt		\$112		\$124		\$114	
List Price		\$175,000		\$185,000		\$190,000	
List\$ SqFt		\$112		\$128		\$114	
Contract Date		10/01/24		05/29/25		04/22/25	
Sold Date		11/20/24		07/16/25		06/06/25	
DOM		5		21		20	
Sell Concess		\$2,000	-\$2,000	\$5,000	-\$5,000		
City	Farmville	Farmville		Greenville		Farmville	
Year Built	1995	2002		1992		1995	
Acres	17	0.8		0.51		0.52	
SqFt	1489	1560		1450		1668	
Levels	1	One		One		One	
Exterior	Vinyl	Vinyl Siding		Vinyl Siding		Aluminum Siding	
Total Rooms	7	7		7		7	
Bedrooms	3	3		3		3	
Full Baths	2	2		2		2	
Half Baths	1	0		0		0	
Heating	Heat Pump						
Cooling	Central						
Fireplace	N/A	None		1		1	
Park/Drvwy	Concrete						
Construction	Manufactured	Wood Frame		Steel Frame		See Remarks	
Foundation	Crawl - Brick/Mortar	Brick/Mortar		Crawl Space		Brick/Mortar	
Floors	LVT/Carpet/Tile/Viny,					Carpet	
Roof	Shingle	Shingle		Shingle		Composition	
Int Feat	Multiple Updates & Remodel	Master Downstair		Master Downstair		Blinds/Shades	
Ext Feat	Fenced Yard/Pond/30x40 Wired Shop					None	
Appl/Equip	Standard Kitchen Appliances					Dishwasher	
Appl/Equip						Gas Oven	
Appl/Equip						Refrigerator	
Water/Sewer	Municipal Water			Water Available		Built-In Microwa	
Water/Sewer	Septic					Water Available	
LAND COMP	0 Frog Level		\$178,200		\$181,390		\$181,280
	\$368,222		\$351,200		\$356,390		\$371,280

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# Comparative Market Analysis

	2513 Cobb Dall Rd	2534 Cobb Dall Road	3421 Field View Court	4448 Nc 903
				
		Adjustments	Adjustments	Adjustments
Sold Price		\$200,000	\$200,000	\$230,000
Sold\$ SqFt		\$123		\$136
List Price		\$219,900		\$220,000
List\$ SqFt		\$136		\$130
Contract Date		05/14/25		11/30/24
Sold Date		06/20/25		12/19/24
DOM		49		25
Sell Concess				-\$2,000
City	Farmville	Farmville	Winterville	Winterville
Year Built	1995	1996	2001	1989
Acres	17	1.81	1.22	0.62
SqFt	1489	1620	1692	1296
Levels	1	One	One	One
Exterior	Vinyl	Vinyl Siding	Vinyl Siding	Vinyl Siding
Total Rooms	7	7	5	6
Bedrooms	3	3	3	3
Full Baths	2	2	2	2
Half Baths	1	0	0	0
Heating	Heat Pump			
Cooling	Central			
Fireplace	N/A	None	1	None
Park/Drvwy	Concrete		See Remarks	Steel Frame
Construction	Manufactured	Wood Frame	Brick/Mortar	Brick/Mortar
Foundation	Crawl - Brick/Mortar	Crawl Space		Carpet
Floors	LVT/Carpet/Tile/Viny,			
Roof	Shingle	Metal	Shingle	Shingle
Int Feat	Multiple Updates & Remodel	Master Downstair	Master Downstair	Master Downstair
Ext Feat	Fenced Yard/Pond/30x40 Wired Slop	Storm Doors		Storm Doors
Appl/Equip	Standard Kitchen Appliances	Dishwasher		Dishwasher
Appl/Equip		Electric Oven		Washer
Appl/Equip		Refrigerator		Vented Exhaust F
Water/Sewer	Municipal Water	Water Available		Electric Oven
Water/Sewer	Septic			Water Available
LAND COMP	0 Frog Level		\$167,090	\$173,690
	\$368,222	\$367,090	\$401,690	\$361,680

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## Pricing Your Property to Sell

Pricing your property correctly is crucial. You want to sell your property in a timely manner at the highest price possible. Current market conditions determine the value.

Pricing too high or too low can cost you time and money. Realistic pricing will achieve a maximum sale price in a reasonable amount of time.

Analysis of the comparable properties suggests a list price range of:

**\$355,000 to \$375,000**

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## Seller's Estimated Proceeds

<b>Hypothetical Selling Price</b>	<b>\$370,000</b>
1st Mortgage, 2nd Mortgage, Equity Line	
Real Estate Commission - 5%	\$18,500
Attorney Deed Preparation Fee	\$250
Courier/Wire Fee for Pay-Off	\$30
Cancellation of Deed of Trust	\$60
Closing & Compliance Processing	\$695
NC Excise Tax - \$2 per thousand	\$740
Home Warranty (approx \$500 -\$600)	
*HOA proration	
*Repairs?	
*Concessions (closing costs, allowances, etc)	
*Yearly Taxes	
*Homeowners Insurance Refund (seller credit)	
*Escrow Account Refund (seller credit)	
*cannot be estimated until closing	
Positioning Package (OPTIONAL)	
<b>Approximate Net Proceeds</b>	<b>\$349,725</b>

DISCLAIMER: Items and amounts presented are estimates only.

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100477891 Land		0 Frog Level Road , Winterville, NC 28590 Listing Office: TYRE REALTY GROUP INC.				Closed Sold Price: \$220,000	
	<b>Sub-Type:</b>	Residential Land	<b>HOA:</b>	No	<b>Zoning:</b>	Res	
	<b>City Limits:</b>	No	<b>Acres - Total:</b>	14.94	<b>Deed Restriction:</b>	No	
	<b>County:</b>	Pitt	<b>Lot SqFt:</b>	650,786	<b>Total Road Frontage:</b>	0	
	<b>Location Type:</b>	Mainland	<b>Waterfront:</b>	No	<b>Waterview:</b>	No	
	<b>Marketing City:</b>	Winterville	<b>Elementary School:</b>	Creekside Elementary School			
	<b>Subdivision:</b>	Not In Subdivision	<b>Middle School:</b>	A. G. Cox School			
	<b>Secondary Subdivision:</b>	N/A	<b>High School:</b>	South Central High School			
	<b>School District:</b>	Pitt County Schools					
	<b>Bldgs on Property:</b> None						
	<b>Environmental Hazard:</b> Unknown						
<b>Terms:</b> Cash; Conventional; FHA; USDA; VA							
<b>Fuel Tank:</b> None							
<b>Possession:</b> At Closing							
<b>Road Type/Frontage:</b> Paved; Public (City/Cty/St)							
<b>Soil Evaluation:</b> Soil Evaluation - No							
<b>Showing Instructions:</b> Show Anytime							
<b>Topography:</b> Cleared							
<b>Cobra Zone:</b>	No	<b>Tax Identifier:</b>	03172	<b>Plat Page:</b>	0		
		<b>PID:</b>	4665208294	<b>Special:</b>	N/A		
		<b>Plat Book:</b>	0	<b>Assessments:</b>			
				<b>Tax Assessed Value:</b>	\$151,520		
				<b>Tax Year:</b>	2023		
<b>Marketing/Public Remarks:</b> Motivated Sellers in a great area! Perfect property for your family homestead of Winterville's next potential neighborhood! With just under 15 acres, this property features exceptional location to Winterville, Greenville, or Kinston, while still being out in the country enough to provide the privacy everyone craves. It's rare to find an opportunity in Pitt County, so don't miss out on your dream property!							
<b>Agent Remarks:</b> All showings must send preapproval letter to Chris Peele (chris@tyrerealty.com) prior to scheduling. Taxes are estimated. EMD to be held by closing attorney or buyer agent firm at time of offer. Call/Text Chris Peele (252 814-5029) with any questions.							
<b>Legal:</b> NOBLES							
<b>Appt. Center Phone:</b> (252) 329 1200							
<b>Directions to Property:</b> From Winterville Pkwy - Rt onto NC-903 S - Rt onto Frog Level Rd - Property is on the Lt							
<b>Agreement Type:</b>	Exclusive Right To Sell	<b>Effective Date:</b>	11/27/2024	<b>Sold Date:</b>	09/24/2025		
<b>Owner:</b>	Joe Burney Jr	<b>Listing Price:</b>	\$245,000	<b>Sold Price:</b>	\$220,000		
<b>Broker Owner:</b>	No	<b>Original List Price:</b>	\$250,000	<b>Sold</b>	\$14,725.57		
<b>Seller Rep.:</b>	Has owned the property for at least one year	<b>SP/LP%:</b>	89.80%	<b>Price/Acre:</b>			
<b>Cumulative DOM:</b>	182	<b>Prospect Exempt:</b>	Yes	<b>Status:</b>	Closed		
<b>Days on Market:</b>	182	<b>Stipulation of Sale:</b>	Standard	<b>Status Change Date:</b>	09/24/2025		
<b>Expiration Date:</b>	08/31/2025	<b>Buyer Financing:</b>	Cash	<b>Proposed Closing Date:</b>	09/23/2025		
<b>Listing Price:</b>	\$245,000	<b>EMD Trust Account:</b>	No	<b>Under Contract Date:</b>	08/25/2025		
<b>List Price/Acre:</b>	\$16,398.93			<b>Date:</b>			
				<b>DUC:</b>	30		
				<b>Closing:</b>	Due Diligence Date: 09/15/2025; Seller Concessions Y/N: No		
	<b>Name</b>	<b>Office</b>	<b>Primary</b>	<b>Other</b>	<b>Office</b>	<b>E-mail</b>	
<b>Listing Member:</b>	Chris Peele 292957	Listing Office: TYRE REALTY GROUP INC. C20074	252-814-5029		252-758-4663	Chris@tyrerealty.com	
<b>Selling Member:</b>	TAHAIA (KUNNY) BROTHERS	Selling Office: Century 21 The Realty Group C35494	252-531-1872	252-531-1872	252-355-7800	KunnyBrothers@gmail.com KunnyBrothers@gmail.com	

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**LAND COMP - CLOSED 09-23-25 for \$14,725/acre - I went with \$11,000 flat per acre to give plenty of room in the comps - you can see the adjustments in the CMA listed above**

100468286 Residential 4006 Friendship Church Road , Farmville, NC 27828 Closed  
 Listing Office: Coldwell Banker Howard Perry & Walston Sold Price: \$175,000



**Sub-Type:** Manufactured Home  
**County:** Greene  
**Location Type:** Mainland  
**Subdivision:** Not In Subdivision  
**Secondary Subdivision:** N/A  
**City Limits:** No  
**Marketing City:** Farmville  
**Elem. School:** Greene County  
**Elem. School 2:** Intermediate  
**Middle School:** Other  
**High School:** Greene County Middle  
**Year Built:** 2002  
**Zoning:** Residential  
**Lot Acres:** 0.8  
**Lot Dim:** 209x150x207.2x200

**# Baths - Full:** 2  
**# Baths - Half:** 0  
**# Baths - Total:** 2  
**# Bedrooms:** 3  
**# Rooms:** 7  
**Master Bedroom Level:** Primary Living Area  
**SqFt - Heated (Primary):** 1,560  
**Stories:** 1  
**Waterfront:** No  
**New Construction:** No  
**HOA:** No  
**Sign on Property:** Yes  
**Recording Device:** Unknown to Agent

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Master Bedroom					Bathroom 1				
Bedroom 2					Bathroom 2				
Bedroom 3					Kitchen				
					Living Room				

**Construction:** Wood Frame  
**Cooling:** Central Air  
**Dining Room Type:** Combination  
**Exterior Finish:** Vinyl Siding  
**Foundation:** Brick/Mortar  
**Terms:** Cash; Conventional; FHA; VA Loan  
**Rental Information:**  
**Structure Type:**

**Fencing:** None  
**Fireplace:** None  
**Interior Features:** Ceiling Fan(s); Master Downstairs  
**Garage & Parking:** Attached Garage Spaces: 0; Detached Garage Spaces: 0; Total # Garage Spaces: 0; Total Carport Spaces: 0  
**Heated SqFt:** 1400 - 1599  
**Total SqFt - Heated (Primary + Separate):** 1,560  
**Heating:** Heat Pump  
**Heating System Fuel Source:** Electric  
**Manufactured Type:** Double Wide

**Patio and Porch Features:** Porch  
**Parking Features:** Gravel  
**Possession:** At Closing  
**Roof:** Shingle  
**Road Type/Frontage:** Public (City/Cty/St)  
**Showing Instructions:** Vacant  
**Stories/Levels:** One  
**VIN #:** VIN #1: 0; VIN #2: 0  
**Sewer:** Septic Tank

**Tax Assessed Value:** \$75,760  
**Cobra Zone:** No  
**Deed Book:** 562  
**Deed Page:** 750

**Plat Book:** 0  
**PID:** 4606792683  
**Tax Identifier:** 4606792683

**Plat Page:** 0  
**Total Real Estate Property Taxes:** \$934.12  
**Special Assessments:** None  
**Tax Year:** 2024

**Marketing/Public Remarks:** Country Living at its Finest! 3 Bedroom / 2 Bathroom Manufactured Home nestled on over 3/4 an acre. Updated LVP Flooring throughout. Great Outdoor entertainment areas. Wired Shop. Come check it out while you can.  
**Legal:** 562/750-07/21/2003-05  
**Lockbox on Property:** Yes **Type of Lockbox:** Private **Where Located?:** Back Door **Sign on Property:** Yes  
**Directions to Property:** Traveling down US 264A towards Farmville turn right on Tugwell Road, Drive approx. 2 miles and home is on the left.

**Days on Market:** 5  
**Cumulative:** 5  
**DOM:**  
**Owner:** Robert & Deanna Boone  
**Broker Owner:** No  
**Seller Rep.:** Has owned the property for at least one year

**Prospect Exempt:** No  
**Stipulation of Sale:** Standard  
**Agreement Service:** Full Service  
**Agreement Type:** Exclusive Right To Sell  
**Buyer Financing:** FHA  
**EMD Trust Account:** No

**Sold Date:** 11/20/2024  
**Sold Price:** \$175,000  
**Sold:** \$112.18  
**Price/SqFt:**  
**Status:** 11/20/2024  
**Change Date:**  
**Proposed:** 10/01/2024  
**Closing Date:**  
**Under:** 10/01/2024  
**Contract Date:**  
**DUC:** 50  
**Closing:** Due Diligence Date: 10/17/2024; Seller Concession Amount: 2,000; Seller Concessions Y/N: Yes

**Effective Date:** 09/27/2024  
**Listing Price:** \$175,000  
**List Price/SqFt:** \$112.18  
**Original List Price:** \$175,000  
**SP/LP%:** 100.00%

	Name	Office	Primary	Other Office	E-mail	Other Email
<b>Listing Member:</b>	Jacob Harrison 328520	Listing Office: Coldwell Banker Howard Perry & Walston C1232		919-778-8001		
<b>Selling Member:</b>	Curtis Gatlin	Selling Office: CCA Real Estate C29891	252-349-5533	252-474-9565	curtisgatlin@cca-group.net	

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100506653 Residential		458 Quartz Drive , Greenville, NC 27834 Listing Office: United Real Estate East Carolina			Closed Sold Price: \$180,000															
		<b>Sub-Type:</b> Manufactured Home <b>County:</b> Pitt <b>Location Type:</b> Mainland <b>Subdivision:</b> Crystal Acres <b>Secondary Subdivision:</b> N/A <b>City Limits:</b> No <b>Marketing City:</b> Greenville  <b>Elem. School:</b> School <b>Middle School:</b> Wellcome Middle School <b>High School:</b> North Pitt High School <b>School District:</b> Pitt County Schools <b>Year Built:</b> 1992 <b>Zoning:</b> RR <b>Lot Acres:</b> 0.51 <b>Lot Dim:</b> .51		<b># Baths - Full:</b> 2 <b># Baths - Half:</b> 0 <b># Baths - Total:</b> 2 <b># Bedrooms:</b> 3 <b># Rooms:</b> 7 <b>Master Bedroom Level:</b> Primary Living Area <b>SqFt - Heated (Primary):</b> 1,450 <b>Stories:</b> 1 <b>Waterfront:</b> No <b>New Construction:</b> No <b>HOA:</b> No <b>Sign on Property:</b> Yes <b>Recording Device:</b> Unknown to Agent																
		<b>Attic:</b> No Access <b>Construction:</b> Steel Frame <b>Cooling:</b> Heat Pump <b>Dining Room Type:</b> Combination <b>Exterior Finish:</b> Vinyl Siding <b>Foundation:</b> Crawl Space <b>Terms:</b> Cash; Conventional; FHA; USDA Loan; VA Loan <b>Rental Information:</b> <b>Structure Type:</b>		<b>Fencing:</b> Chain Link <b>Fireplace:</b> 1 <b>Interior Features:</b> Master Downstairs <b>Garage &amp; Parking:</b> Attached Garage Spaces: 0; Detached Garage Spaces: 0; Total # Garage Spaces: 0; Total Carport Spaces: 0 <b>Heated SqFt:</b> 1400 - 1599 <b>Total SqFt - Heated (Primary + Separate):</b> 1,450 <b>Heating:</b> Forced Air <b>Heating System Fuel Source:</b> Electric <b>Manufactured Type:</b> Double Wide		<b>Patio and Porch Features:</b> Porch <b>Parking Features:</b> Asphalt <b>Possession:</b> At Closing <b>Roof:</b> Shingle <b>Road Type/Frontage:</b> Private Road <b>Showing Instructions:</b> Appt Required; Show Anytime <b>Stories/Levels:</b> One <b>VIN #:</b> VIN #1: GEO1324721; VIN #2: GEO1324720 <b>Utilities:</b> Water Available <b>Water Source:</b> Community Water														
<b>Tax Assessed Value:</b> \$101,147 <b>Cobra Zone:</b> No <b>Deed Book:</b> 3445 <b>Deed Page:</b> 841		<b>Plat Book:</b> 50 <b>PID:</b> 4750785437 <b>Tax Identifier:</b> 059607		<b>Plat Page:</b> 170 <b>Total Real Estate Property Taxes:</b> \$833.25 <b>Special Assessments:</b> No <b>Tax Year:</b> 2024																
<b>Marketing/Public Remarks:</b> Discover the perfect blend of country charm and city convenience at 458 Quartz Dr.! This spacious 4-bedroom, 2-bath manufactured home offers plenty of room for the whole family, featuring two inviting family rooms—perfect for entertaining or relaxing. Situated on a generous lot, you'll enjoy the peaceful feel of country living while being just minutes from Greenville's shopping, dining, and amenities. Don't miss this opportunity to own a comfortable, affordable home with the best of both worlds! Home has 4 bedrooms but septic permit shows 3 bedrooms. <b>Agent Remarks:</b> Listing firm does not hold EMD. <b>Legal:</b> CRYSTAL ACRES 4 <b>Lockbox on Property:</b> Yes <b>Type of Lockbox:</b> Private <b>Where Located?:</b> Front door <b>Sign on Property:</b> Yes <b>Directions to Property:</b> From Greenville N Memorial Dr turn left onto NC-33, turn left onto Old River Rd, Turn right onto Quartz Dr, The destination is on your right. <b>Appointment Contact Name:</b> Showingtime <b>Appt. Center Phone:</b> 1-800-469-9464																				
<b>Days on Market:</b> 21 <b>Cumulative DOM:</b> 21 <b>Owner:</b> ESPINOZA SALAZAR JOSE A.& VICTORIA REYES HERRERA <b>Broker Owner:</b> No <b>Seller Rep.:</b> Has owned the property for at least one year <b>Effective Date:</b> 05/09/2025 <b>Listing Price:</b> \$185,000 <b>List Price:</b> \$127.59 <b>Price/SqFt:</b> <b>Original List Price:</b> \$185,000 <b>SP/LP%:</b> 97.30%		<b>Prospect Exempt:</b> No <b>Stipulation of Sale:</b> Standard <b>Agreement Service:</b> Full Service <b>Agreement Type:</b> Exclusive Right To Sell <b>Buyer Financing:</b> FHA <b>EMD Trust Account:</b> No		<b>Sold Date:</b> 07/16/2025 <b>Sold Price:</b> \$180,000 <b>Sold Price/SqFt:</b> \$124.14 <b>Status:</b> 07/16/2025 <b>Change Date:</b> <b>Proposed Closing Date:</b> 06/30/2025 <b>Under Contract Date:</b> 05/29/2025 <b>DUC:</b> 48 <b>Closing:</b> Due Diligence Date: 06/22/2025; Seller Concession Amount: 5,000; Seller Concessions Y/N: Yes																
<b>Name:</b> <b>Office:</b> <b>Primary:</b> <b>Other Office:</b> <b>E-mail:</b> <b>Other Email:</b>		<table border="0"> <tr> <td><b>Listing Member:</b></td> <td><b>Brenda Ochoa</b> 343066</td> <td><b>Listing Office:</b> United Real Estate East Carolina C22144</td> <td>252-343-1490</td> <td>252-355-3129</td> <td><a href="mailto:brendancreator@gmail.com">brendancreator@gmail.com</a></td> <td></td> </tr> <tr> <td><b>Selling Member:</b></td> <td><b>Stephen Winston, Jr</b></td> <td><b>Selling Office:</b> Keller Williams Realty Points East C12924</td> <td>252-258-8602</td> <td>252-355-6000</td> <td><a href="mailto:stephenwinston@kw.com">stephenwinston@kw.com</a></td> <td></td> </tr> </table>					<b>Listing Member:</b>	<b>Brenda Ochoa</b> 343066	<b>Listing Office:</b> United Real Estate East Carolina C22144	252-343-1490	252-355-3129	<a href="mailto:brendancreator@gmail.com">brendancreator@gmail.com</a>		<b>Selling Member:</b>	<b>Stephen Winston, Jr</b>	<b>Selling Office:</b> Keller Williams Realty Points East C12924	252-258-8602	252-355-6000	<a href="mailto:stephenwinston@kw.com">stephenwinston@kw.com</a>	
<b>Listing Member:</b>	<b>Brenda Ochoa</b> 343066	<b>Listing Office:</b> United Real Estate East Carolina C22144	252-343-1490	252-355-3129	<a href="mailto:brendancreator@gmail.com">brendancreator@gmail.com</a>															
<b>Selling Member:</b>	<b>Stephen Winston, Jr</b>	<b>Selling Office:</b> Keller Williams Realty Points East C12924	252-258-8602	252-355-6000	<a href="mailto:stephenwinston@kw.com">stephenwinston@kw.com</a>															

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100498717 Residential 6740 Stantonsburg Road , Farmville, NC 27828 Lot # 6 Closed Sold Price: \$190,000

Listing Office: Sarah Weir Group



Sub-Type: Manufactured Home # Baths - Full: 2  
 County: Pitt # Baths - Half: 0  
 Location Type: Mainland # Baths - Total: 2  
 Subdivision: Not In Subdivision # Bedrooms: 3  
 Secondary # Rooms: 7  
 Subdivision: N/A Master Bedroom Level: Primary Living Area  
 City Limits: No SqFt - Heated (Primary): 1,668  
 Marketing City: Farmville Stories: 1  
 Elem. School: H.B. Sugg Elementary Waterfront: No  
 School: School New Construction: No  
 Middle School: Farmville Middle School HOA: No  
 Farmville Central High Sign on Property: Yes  
 High School: School Recording Device: Unknown to Agent  
 Year Built: 1995  
 Zoning: RMHA  
 Lot Acres: 0.52  
 Lot Dim: 100x225x100x225

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bedroom 1	First				Dining Room	First			
Bedroom 2	First				Family Room	First			
Bedroom 3	First				Kitchen	First			
					Laundry	First			
					Living Room	First			

Attic: None  
 Appliances/Equip: Built-In Microwave; Dishwasher; Gas Oven; Refrigerator  
 Basement: None  
 Construction: See Remarks  
 Cooling: Central Air  
 Dining Room Type: Formal  
 Exterior Finish: Aluminum Siding; Vinyl Siding  
 Foundation: Brick/Mortar  
 Exterior Features: None  
 Terms: Cash; Conventional; FHA; USDA Loan; VA Loan  
 Rental Information:  
 Furnished: Unfurnished  
 Structure Type:

Flooring: Carpet; Laminate; Tile  
 Fencing: None  
 Fireplace: 1  
 Interior Features: Blinds/Shades; Ceiling Fan(s); Kitchen Island; Vaulted Ceiling(s); Walk-in Shower; Walk-In Closet(s)  
 Garage & Parking: Attached Garage Spaces: 0; Detached Garage Spaces: 4; Total # Garage Spaces: 4; Total Carport Spaces: 0  
 HOA and Neigh Amenities: No Amenities  
 Heated SqFt: 1600 - 1799  
 Total SqFt - Heated (Primary + Separate): 1,668  
 Heating: Heat Pump; Wall Furnace  
 Heating System Fuel Source: Electric  
 Laundry Features: Laundry Room  
 Manufactured Type: Double Wide

Patio and Porch Features: Covered; Deck; Porch  
 Parking Features: Dirt; Off Street  
 Possession: At Closing  
 Roof: Composition  
 Road Type/Frontage: Public (City/Cty/St)  
 Showing Instructions: Appt Required; Lockbox  
 Stories/Levels: One  
 VIN #: VIN #1: Unknown; VIN #2: NA  
 Water Heater: Electric  
 Utilities: Water Available  
 Sewer: Septic Tank  
 Water Source: Community Water

Tax Assessed Value: \$129,260 Plat Book: 44 Plat Page: 70  
 Cobra Zone: No PID: 4628507565 Total Real Estate Property Taxes: \$1,018.47  
 Deed Book: 003967 Tax Identifier: 054833 Special Assessments: None  
 Deed Page: 109 Lot #: 6 Tax Year: 2024

Marketing/Public Remarks: This lovely 3-bedroom, 2-bathroom home, located on over half an acre lot, offers an updated and open concept living space. The living room has built-in shelving with a cozy fireplace. The kitchen has a functional eat-in island and substantial storage. Off the kitchen you will find a laundry room with additional storage. The three bedrooms offer natural lighting. The primary suite has a walk-in closet and ensuite bathroom. Both bathrooms provide double sinks. Outside, you will find a relaxing front porch, perfect for a swing. You will also find a back porch, great for entertaining and relaxing. In the backyard you will find a detached wired garage with concrete pad and great storage. The spacious backyard has a firepit and extra storage closet outside. Property to be sold as is. See attached quotes.

Legal: deed book 003967-00109, map book 44-70, lot 6, 4628507565  
 Lockbox on Property: Yes Type of Lockbox: Private Sign on Property: Yes  
 Directions to Property: From Greenville, take E. 3rd St. and Stantonsburg Rd. (Greenville) to John P. East Memorial Hwy. Take US 264 West to Wesley Church Rd. in Farmville. Take exit 66 from US 264 W. Take a left at Stantonsburg Rd. (Farmville). Property is on the right across from Nichols Tire.  
 Appointment Contact Name: ShowingTime Appt. Center Phone: 252-329-1200  
 Days on Market: 20 Prospect Exempt: No Start Showing 04/04/2025  
 Cumulative 20 Stipulation of Sale: Standard Date:  
 DOM: Agreement Service: Full Service Sold Date: 06/06/2025  
 Owner: Courtney and Sharon McNair Agreement Type: Exclusive Right To Sell Sold Price: \$190,000  
 Broker Owner: No Buyer Financing: FHA Sold Price/SqFt: \$113.91  
 Seller Rep.: Has owned the property for at least one year EMD Trust Account: No Status Change 06/06/2025  
 Effective Date: 04/03/2025 Date:  
 Listing Price: \$190,000 Proposed 05/19/2025  
 List Price/SqFt: \$113.91 Closing Date:  
 Original List \$190,000 Under Contract 04/22/2025  
 Price: Date:  
 SP/LP%: 100.00% DUC: 45  
 Closing: Due Diligence Date: 05/09/2025; Seller Concessions Y/N: No

	Name	Office	Primary	Other Office	E-mail	Other Email
Listing Member:	SARAH WEIR 268539	Listing Office: Sarah Weir Group C35235	252-412-5050	252-412-5050	SarahWeirRealtor@gmail.com	
Co-listing Member:	Sarah Weir Group	Co-listing Office: Sarah Weir Group	252-412-5050	252-412-5050	sarahweirrealtor@gmail.com	
Selling Member:	Christian Mears	Selling Office: Keller Williams Realty Points East C12924	252-567-0154	252-355-6000	nikkimears@kw.com	
		Co-listing Office:				

DigiSign Verified - c8c08c18-8aaa-44be-bb08-ef7a1f953e9a

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100497141 Residential		2534 Cobb Dail Road , Farmville, NC 27828 Listing Office: Cardinal Real Estate				Closed Sold Price: \$200,000	
	<b>Sub-Type:</b> Manufactured Home		<b># Baths - Full:</b> 2				
	<b>County:</b> Pitt		<b># Baths - Half:</b> 0				
	<b>Location Type:</b> Mainland		<b># Baths - Total:</b> 2				
	<b>Subdivision:</b> Not In Subdivision		<b># Bedrooms:</b> 3				
	<b>Secondary Subdivision:</b> N/A		<b># Rooms:</b> 7				
	<b>City Limits:</b> No		<b>Master Bedroom Level:</b> Primary Living Area				
	<b>Marketing City:</b> Farmville		<b>SqFt - Heated (Primary):</b> 1,620				
	<b>Elem. School:</b> H.B. Sugg Elementary		<b>Stories:</b> 1				
	<b>Middle School:</b> Farmville Middle School		<b>Waterfront:</b> No				
	<b>High School:</b> Farmville Central High		<b>New Construction:</b> No				
<b>School District:</b> Pitt County Schools		<b>HOA:</b> No					
<b>Year Built:</b> 1996		<b>Sign on Property:</b> Yes					
<b>Zoning:</b> RA		<b>Recording Device:</b> Yes					
<b>Lot Acres:</b> 1.81							
<b>Lot Dim:</b> 214x385x190x250x60x139							
<b>Handicap Accessible:</b> Accessible Approach with Ramp <b>Appliances/Equip:</b> Dishwasher; Electric Oven; Refrigerator <b>Basement:</b> None <b>Construction:</b> Wood Frame <b>Cooling:</b> Central Air <b>Dining Room Type:</b> Combination <b>Exterior Finish:</b> Vinyl Siding <b>Other Structures:</b> Barn(s) <b>Foundation:</b> Crawl Space; Permanent <b>Exterior Features:</b> Storm Doors <b>Terms:</b> Cash; Conventional; FHA; VA Loan <b>Rental Information:</b> <b>Trash Collection:</b> Other <b>Structure Type:</b> <b>Unit Type:</b> 3 Bedroom		<b>Fencing:</b> Back Yard; Chain Link <b>Fireplace:</b> None <b>Interior Features:</b> Blinds/Shades; Ceiling Fan(s); Kitchen Island; Master Downstairs; Mud Room; Walk-in Shower; Walk-In Closet(s) <b>Garage &amp; Parking:</b> Attached Garage Spaces: 0; Detached Garage Spaces: 0; Total # Garage Spaces: 0; Total Carport Spaces: 0 <b>Heated SqFt:</b> 1600 - 1799 <b>Total SqFt - Heated (Primary + Separate):</b> 1,620 <b>Heating:</b> Heat Pump <b>Heating System Fuel Source:</b> Electric <b>Lot Features:</b> See Remarks <b>Laundry Features:</b> Laundry Room <b>Manufactured Type:</b> Double Wide		<b>Patio and Porch Features:</b> Covered; Deck; Enclosed; Screened <b>Parking Features:</b> Gravel <b>Possession:</b> At Closing <b>On-Site Pool/Spa:</b> None <b>Roof:</b> Metal <b>Road Type/Frontage:</b> Maintained; Paved <b>Showing Instructions:</b> Appt Required <b>Stories/Levels:</b> One <b>VIN #:</b> VIN #1: 130186GLTR; VIN #2: 130186GLTR <b>Electric Provider:</b> Greenville Utilities <b>Utilities:</b> Water Available <b>Sewer:</b> Septic Tank <b>Water Source:</b> Municipal Water <b>Water Provider:</b> Bell Arthur Water Corp			
<b>Tax Assessed Value:</b> \$126,156 <b>Cobra Zone:</b> No <b>Deed Book:</b> 003663 <b>Deed Page:</b> 246		<b>Plat Book:</b> 45 <b>PID:</b> 00366300246 <b>Tax Identifier:</b> 056188		<b>Plat Page:</b> 80 <b>Total Real Estate Property Taxes:</b> \$1,033.13 <b>Special Assessments:</b> none known <b>Tax Year:</b> 2024			
<b>Marketing/Public Remarks:</b> Stop the Car! This could be the one you are looking for in the country! Peace and quite! Enjoy the over sized screened porch anytime of day year round! This home offers a large den, kitchen with lots of natural light, a nice master bedroom with double walk-in closets and a tiled walk-in shower and double vanities! A large mud room with a side porch and a fenced in back yard add to this property as well as a double rock driveway! Make this home your place to stay! \$1,500 FLOORING ALLOWANCE! Call today for a showing before it is sold! <b>Agent Remarks:</b> Show anytime! Please be sure to lock up and turn the lights off. Water has been shut off! <b>Legal:</b> Cobb Dail Estates <b>Lockbox on Property:</b> Yes <b>Type of Lockbox:</b> Private <b>Where Located?:</b> Side porch door <b>Sign on Property:</b> Yes <b>Directions to Property:</b> From US 13 - right on Bell Arthur Road left on Stantonsburg Rd. - Right on VOA Site Road right onto Cobb Dail Road, property will be on the right.							
<b>Days on Market:</b> 49 <b>Cumulative DOM:</b> 49 <b>Owner:</b> Mark and Joy Langley <b>Broker Owner:</b> No <b>Seller Rep.:</b> Has owned the property for at least one year <b>Effective Date:</b> 03/27/2025 <b>Listing Price:</b> \$219,900 <b>List Price/SqFt:</b> \$135.74 <b>Original List Price:</b> \$219,900 <b>SP/LP%:</b> 90.95%		<b>Prospect Exempt:</b> No <b>Stipulation of Sale:</b> Standard <b>Agreement Service:</b> Full Service <b>Agreement Type:</b> Exclusive Right To Sell <b>Buyer Financing:</b> Conventional <b>EMD Trust Account:</b> No		<b>Sold Date:</b> 06/20/2025 <b>Sold Price:</b> \$200,000 <b>Sold Price/SqFt:</b> \$123.46 <b>Status Change Date:</b> 06/20/2025 <b>Proposed Closing Date:</b> 06/16/2025 <b>Under Contract Date:</b> 05/14/2025 <b>DUC:</b> 37 <b>Closing:</b> Due Diligence Date: 06/02/2025; Seller Concessions Y/N: No			
<b>Listing Member:</b> Leigh Lawrence 272634 <b>Co-listing Member:</b> Justin Lawrence <b>Selling Member:</b> Doris Ribera		<b>Office:</b> Listing Office: Cardinal Real Estate C40353 <b>Co-listing Office:</b> Cardinal Real Estate <b>Selling Office:</b> ALDRIDGE & SOUTHERLAND C11238 <b>Co-listing Office:</b>		<b>Primary:</b> 252-347-8116 <b>Other:</b> 252-347-8116 <b>Office:</b> 252-347-8116 <b>E-mail:</b> llawrence.realtor@gmail.com <b>Other Email:</b> llawrence.realtor@gmail.com <b>Co-listing Office:</b> 252-702-5650 <b>E-mail:</b> Realtor.jlawrence@gmail.com <b>Office:</b> 252-814-8902 <b>E-mail:</b> doris@aldridgeandsoutherland.com			

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100476243 Residential 3421 Field View Court , Winterville, NC 28590 Lot # 34 Closed Sold Price: \$230,000

Listing Office: United Real Estate East Carolina



Sub-Type: Manufactured Home # Baths - Full: 2  
 County: Pitt # Baths - Half: 0  
 Location Type: Mainland # Baths - Total: 2  
 Subdivision: Abbott Farms # Bedrooms: 3  
 Secondary # Rooms: 5  
 Subdivision: N/A Master Bedroom Level: Primary Living Area  
 City Limits: No SqFt - Heated (Primary): 1,692  
 Marketing City: Winterville Stories: 1  
 Elem. School: Ayden Elementary School Waterfront: No  
 Middle School: Ayden Middle School New Construction: No  
 High School: Ayden-Grifton High School HOA: No  
 Year Built: 2001 Sign on Property: Yes  
 Zoning: RA20A Recording Device: Unknown to Agent  
 Lot Acres: 1.22  
 Lot Dim: 184x155x136x244x38x210

Construction: See Remarks Fencing: Chain Link  
 Cooling: Central Air Fireplace: 1  
 Dining Room Type: Combination Interior Features: Master Downstairs  
 Exterior Finish: Vinyl Siding Garage & Parking: Attached Garage Spaces: 0;  
 Foundation: Brick/Mortar Detached Garage Spaces: 0; Total # Garage  
 Terms: Cash; Conventional; FHA; USDA Loan; VA Spaces: 0; Total Carport Spaces: 0  
 Loan Heated SqFt: 1600 - 1799  
 Rental Information: Total SqFt - Heated (Primary + Separate): 1,692  
 Structure Type: Heating: Heat Pump  
 Heating System Fuel Source: Electric  
 Manufactured Type: Double Wide  
 Patio and Porch Features: Deck; Porch  
 Parking Features: On Site  
 Possession: At Closing  
 Roof: Shingle  
 Road Type/Frontage: Maintained; Paved; Private Road  
 Showing Instructions: Appt Required  
 Stories/Levels: One  
 VIN #: VIN #1: N/A; VIN #2: N/A  
 Sewer: Septic Tank

Tax Assessed Value: \$178,418 Plat Book: 53 Plat Page: 80&80A  
 Cobra Zone: No PID: 4664514931 Special Assessments: None  
 Deed Book: 4532 Tax Identifier: 061819 Tax Year: 2023  
 Deed Page: 353 Lot #: 34

Marketing/Public Remarks: The perfect fusion of Country and Community living! This beautifully remodeled home is located in a Cul-de-sac, right off of Farm View Ct and Jolly Rd in the northern country of Winterville! A left on Jolly heads toward Winterville, and a right takes you to Ayden, making it a short, convenient drive to stores and entertainment. Boasting gorgeous granite countertops, a fully remodeled Master Bathroom and re-finished hardwood (yes I said hardwood) floors in the kitchen, living room and dining areas! Comes complete with a newly finished sun room (with a mini-split) and a brand new deck that extends to both rear entrances! Extra storage is available in the workshop and the entire back yard is completely fenced in! It doesn't matter if it's your first or tenth home! This is the home for you! See it today, before it's gone!

Agent Remarks: Jonathan Mills is Primary Contact for this listing. Earnest money to be held with Escrow agent or closing attorney. Septic inspection reveals a crack in the tank that will need to be addressed in the future. Seller is offering a \$3,000.00 credit toward replacement. Septic inspection is located in the documents. It states the address is not the same as Field View Ct, but it has been fully confirmed by Mills Septic that this is the correct report.

Legal: ABBOTT FARMS

Showing Instructions: Go and Show

Lockbox on Property: Yes Type of Lockbox: Private Where Located?: Front Door Sign on Property: Yes

Directions to Property: HWY 11 South towards Ayden, right on Jolly Road to Left Farm on View Court to left on Field View.

Appointment Contact Name: Showingtime Appt. Center Phone: 252-329-1200

Days on Market:	25	Prospect Exempt:	No	Sold Date:	12/19/2024
Cumulative DOM:	25	Stipulation of Sale:	Standard	Sold Price:	\$230,000
Owner:	DLE INVESTMENTS LLC	Agreement Service:	Full Service	Sold	\$135.93
Broker Owner:	No	Agreement Type:	Exclusive Right To Sell	Price/SqFt:	
Seller Rep.:	Has owned the property for less than one year	Buyer Financing:	Conventional	Status	12/19/2024
Effective Date:	11/06/2024	EMD Trust Account:	No	Change Date:	
Listing Price:	\$220,000			Proposed	12/19/2024
List Price/SqFt:	\$130.02			Closing Date:	
Original List Price:	\$220,000			Under	11/30/2024
SP/LP%:	104.55%			Contract Date:	
				DUC:	19
				Closing:	Due Diligence Date: 12/14/2024; Seller Concession Amount: 2,000; Seller Concessions Y/N: Yes

	Name	Office	Primary	Other Office	E-mail	Other Email
Listing Member:	Scott Johnson 331064	Listing Office: United Real Estate East Carolina C22144	252-253-2200	252-355-3129	pittrealtyenc@gmail.com	
Co-listing Member:	Jonathan Mills	Co-listing Office: United Real Estate East Carolina	252-944-1671	252-355-3129	downeastreetor@gmail.com	
Selling Member:	CLARENCE WHITLEY	Selling Office: Whitley Realty Team LLC C33199	252-378-0075	252-378-0075	clarencwhitley2@gmail.com	whitleyrealtygroup@gmail.com
		Co-listing Office:				

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100516177 Residential		4006 Friendship Church Road , Farmville, NC 27828 Listing Office: Touchdown Realty Co		Pending with Showings Current Price: \$195,000																			
		<b>Sub-Type:</b> Manufactured Home <b>County:</b> Greene <b>Location Type:</b> Mainland <b>Subdivision:</b> Not In Subdivision <b>Secondary Subdivision:</b> N/A <b>City Limits:</b> No <b>Marketing City:</b> Farmville  <b>Elem. School:</b> Intermediate <b>Elem. School 2:</b> Other <b>Middle School:</b> Greene County Middle <b>High School:</b> Greene Central High <b>Year Built:</b> 2002 <b>Zoning:</b> Residential <b>Lot Acres:</b> 0.8 <b>Lot Dim:</b> 209x150x207.2x200		<b># Baths - Full:</b> 2 <b># Baths - Half:</b> 0 <b># Baths - Total:</b> 2 <b># Bedrooms:</b> 3 <b># Rooms:</b> 6 <b>Master Bedroom Level:</b> Primary Living Area <b>SqFt - Heated (Primary):</b> 1,560 <b>Stories:</b> 1 <b>Waterfront:</b> No <b>New Construction:</b> No <b>HOA:</b> No <b>Sign on Property:</b> Yes <b>Recording Device:</b> Unknown to Agent																			
		<b>Appliances/Equip:</b> Dishwasher; Range; Vented Exhaust Fan <b>Construction:</b> Steel Frame <b>Cooling:</b> Central Air <b>Dining Room Type:</b> Formal <b>Exterior Finish:</b> Vinyl Siding <b>Foundation:</b> Crawl Space; Permanent <b>Terms:</b> Cash; Conventional; FHA; VA Loan <b>Rental Information:</b> <b>Structure Type:</b>		<b>Fencing:</b> None <b>Fireplace:</b> None <b>Interior Features:</b> Blinds/Shades; Ceiling Fan(s) <b>Garage &amp; Parking:</b> Attached Garage Spaces: 0; Detached Garage Spaces: 0; Total # Garage Spaces: 0; Total Carport Spaces: 0 <b>Heated SqFt:</b> 1400 - 1599 <b>Total SqFt - Heated (Primary + Separate):</b> 1,560 <b>Heating:</b> Heat Pump <b>Heating System Fuel Source:</b> Electric <b>Manufactured Type:</b> Double Wide		<b>Patio and Porch Features:</b> Covered; Patio; Porch <b>Parking Features:</b> Dirt; Off Street; On Site <b>Possession:</b> At Closing <b>Roof:</b> Shingle <b>Road Type/Frontage:</b> Public (City/Cty/St) <b>Showing Instructions:</b> Appt Required <b>Stories/Levels:</b> One <b>VIN #:</b> VIN #1: 0; VIN #2: 0 <b>Utilities:</b> Water Connected <b>Sewer:</b> Septic Tank <b>Water Source:</b> Municipal Water																	
<b>Tax Assessed Value:</b> \$75,760 <b>Cobra Zone:</b> No <b>Deed Book:</b> 562 <b>Deed Page:</b> 750		<b>Plat Book:</b> 0 <b>PID:</b> 4606792683 <b>Tax Identifier:</b> 0522109		<b>Plat Page:</b> 0 <b>Total Real Estate Property Taxes:</b> \$934.12 <b>Special Assessments:</b> none known <b>Tax Year:</b> 2024																			
<b>Marketing/Public Remarks:</b> Are you looking for peace and quiet in the country? STOP LOOKING here it is!!! This 3bed 2 bath with oversized open living area and large yard is calling your name... With almost an acre for recreation in its own hideaway from the rest of the world how could you go wrong. It's not quite ready yet but keep an eye on this jewel!!! <b>Legal:</b> Friendship Church rd. <b>Lockbox on Property:</b> Yes <b>Type of Lockbox:</b> Private <b>Sign on Property:</b> Yes <b>Directions to Property:</b> From W. Marlboro rd. turn left on to Tugwell rd. turn left on to Friendship Church rd. home will be on the left <b>Appointment Contact Name:</b> Showing Time <b>Appt. Center Phone:</b> 252-329-1200 <b>Days on Market:</b> 74 <b>Cumulative:</b> 74 <b>DOM:</b> <b>Owner:</b> Melinda Harrison <b>Broker Owner:</b> No <b>Seller Rep.:</b> Has owned the property for less than one year <b>Effective Date:</b> 06/27/2025 <b>Listing Price:</b> \$195,000 <b>List Price/SqFt:</b> \$125 <b>Original List Price:</b> \$200,000																							
		<b>Prospect Exempt:</b> No <b>Stipulation of Sale:</b> Standard <b>Agreement Service:</b> Full Service <b>Agreement Type:</b> Exclusive Right To Sell <b>EMD Trust Account:</b> No		<b>Start Showing Date:</b> 07/12/2025 <b>Continue Showing:</b> Pending with Showings <b>Status Change Date:</b> 09/09/2025 <b>Proposed Closing Date:</b> 10/08/2025 <b>Under Contract Date:</b> 09/08/2025 <b>Closing:</b> Due Diligence Date: 09/26/2025																			
		<table border="1"> <thead> <tr> <th>Name</th> <th>Office</th> <th>Primary</th> <th>Other Office</th> <th>E-mail</th> <th>Other Email</th> </tr> </thead> <tbody> <tr> <td><b>Listing Member:</b> Deborah Setzer 297604</td> <td><b>Listing Office:</b> Touchdown Realty Co C31078</td> <td>252-902-6742</td> <td>252-999-0585</td> <td><a href="mailto:Debby@TouchdownRealtyco.com">Debby@TouchdownRealtyco.com</a></td> <td></td> </tr> <tr> <td><b>Selling Member:</b> Deborah Setzer</td> <td><b>Selling Office:</b> Touchdown Realty Co C31078</td> <td>252-902-6742</td> <td>252-999-0585</td> <td><a href="mailto:Debby@TouchdownRealtyco.com">Debby@TouchdownRealtyco.com</a></td> <td></td> </tr> </tbody> </table>		Name	Office	Primary	Other Office	E-mail	Other Email	<b>Listing Member:</b> Deborah Setzer 297604	<b>Listing Office:</b> Touchdown Realty Co C31078	252-902-6742	252-999-0585	<a href="mailto:Debby@TouchdownRealtyco.com">Debby@TouchdownRealtyco.com</a>		<b>Selling Member:</b> Deborah Setzer	<b>Selling Office:</b> Touchdown Realty Co C31078	252-902-6742	252-999-0585	<a href="mailto:Debby@TouchdownRealtyco.com">Debby@TouchdownRealtyco.com</a>			
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100461258 Residential 4448 Nc 903 , Winterville, NC 28590 Lot # 4 Closed Sold Price: \$183,000  
 Listing Office: Berkshire Hathaway HomeServices Prime Properties



**Sub-Type:** Manufactured Home  
**County:** Pitt  
**Location Type:** Mainland  
**Subdivision:** Not In Subdivision  
**Secondary Subdivision:** N/A  
**City Limits:** No  
**Marketing City:** Winterville  
**Elem. School:** Ayden Elementary School  
**Middle School:** Ayden Middle School  
**High School:** Ayden-Grifton High School  
**Year Built:** 1989  
**Zoning:** RR  
**Lot Acres:** 0.62  
**Lot Dim:** 100x250x100x250

**# Baths - Full:** 2  
**# Baths - Half:** 0  
**# Baths - Total:** 2  
**# Bedrooms:** 3  
**# Rooms:** 6  
**Master Bedroom Level:** Primary Living Area  
**SqFt - Heated (Primary):** 1,296  
**Stories:** 1  
**Waterfront:** No  
**New Construction:** No  
**HOA:** No  
**Sign on Property:** Yes  
**Recording Device:** No

**Appliances/Equip:** Built-In Microwave; Dishwasher; Dryer; Electric Oven; Refrigerator; Vented Exhaust Fan; Washer  
**Construction:** Steel Frame  
**Cooling:** Central Air  
**Dining Room Type:** Combination  
**Exterior Finish:** Vinyl Siding  
**Other Structures:** Workshop  
**Foundation:** Brick/Mortar  
**Exterior Features:** Storm Doors  
**Terms:** Cash; Conventional; FHA  
**Rental Information:**  
**Fuel Tank:** Above or Below Ground: Above Ground;  
**Fuel Type:** Propane; Owned or Leased: Leased  
**Trash Collection:** None Available  
**Structure Type:**  
**Unit Type:** 3 Bedroom

**Flooring:** Carpet; Vinyl  
**Fencing:** None  
**Fuel Tank Ownership:** Leased  
**Fireplace:** None  
**Interior Features:** Blinds/Shades; Ceiling Fan(s); Master Downstairs; Pantry; Walk-In Closet(s)  
**Green Bldg Features:** Prog Thermostats  
**Garage & Parking:** Attached Garage Spaces: 0; Detached Garage Spaces: 0; Total # Garage Spaces: 0; Attached Carport Spaces: 2; Total Carport Spaces: 2; Driveway Spaces: 2; Other - See Remarks: Cement pad  
**HOA and Neigh Amenities:** No Amenities  
**Heated SqFt:** 1200 - 1399  
**Total SqFt - Heated (Primary + Separate):** 1,296  
**Heating:** Gas Pack  
**Heating System Fuel Source:** Propane  
**Lot Features:** Open Lot  
**Laundry Features:** Hookup - Dryer; Hookup - Washer; Laundry Room  
**Manufactured Type:** Double Wide

**Patio and Porch Features:** Patio  
**Parking Features:** Additional Parking; Concrete  
**Possession:** At Closing  
**Roof:** Architectural Shingle; Shingle  
**Road Type/Frontage:** Paved; Public (City/Cty/St)  
**Showing Instructions:** Appt Required; Lockbox  
**Stories/Levels:** One  
**VIN #:** VIN #1: MHG 3057A & B; VIN #2: MHG 3057A & B  
**Electric Provider:** Greenville Utilities  
**Water Heater:** Electric  
**Utilities:** Water Available  
**Sewer:** Septic Tank  
**Water Source:** Community Water  
**Water Provider:** Bell Arthur Water Corp

**Tax Assessed Value:** \$114,469  
**Cobra Zone:** No  
**Deed Book:** 4439  
**Deed Page:** 9295

**Plat Book:** 37  
**PID:** 4653489626  
**Tax Identifier:** 048339

**Plat Page:** 93  
**Total Real Estate Property Taxes:** \$943.86  
**Special Assessments:** None  
**Tax Year:** 2023  
**Lot #:** 4

**Marketing/Public Remarks:** This charming Double Wide is nestled on over 1/2 acre in the country; yet close enough to city conveniences. This home boasts low maintenance vinyl siding and durable architectural shingles. Not only does it include a double attached carport with a spacious storage room; but offers extra parking with an additional cement pad. As you step into the expansive living/dining area, the natural light creates a warm and inviting atmosphere. If you like listening to music, there is a built-in stereo system which provides a high quality sound throughout the home, making it ideal for gatherings or just chilling in solitude. The kitchen flaunts plenty of cabinet space, along with a stylish and functional eating bar. It's perfect for casual meals or quick bites. (All appliances convey including Whirlpool refrigerator, washer and dryer). This home features a split bedroom plan with WIC in each bedroom. The flooring in the master bath, laundry room, and kitchen were updated in 2019. In the backyard there are several wired buildings providing endless possibilities for storage. The 10 x 12 features a well constructed work bench providing an adequate work space. A lean-to has been added to the 8 x 10 building giving additional coverage for outdoor equipment. When you're ready to relax a lovely patio awaits you, offering the perfect spot to unwind. Surrounded by beautiful fields and trees, this outdoor space provides a picturesque setting. Best of all, there are No city taxes, No HOA, and no covenants. Don't miss out on this opportunity of making this your forever home.

**Agent Remarks:** Earnest money to be held by closing attorney.  
**Legal:** See attached deed  
**Showing Instructions:** Please turn off lights, lock doors, return key to lockbox and provide feedback.  
**Lockbox on Property:** Yes **Type of Lockbox:** Private **Where Located?:** Railing by back door **Sign on Property:** Yes  
**Directions to Property:** From Hwy 11, take 903 S. Continue on 903 S. past Bethany Church. After passing church, home will be the 5th home on the right.  
**Appointment Contact Name:** Showing Time **Appt. Center Phone:** 800-746-9464

**Days on Market:** 94  
**Cumulative:** 94  
**DOM:**  
**Owner:** Lucas Vickers and Byron Van Gumster  
**Broker Owner:** No  
**Seller Rep.:** Has owned the property for at least one year  
**Effective Date:** 08/16/2024  
**Listing Price:** \$185,000  
**List Price/SqFt:** \$142.75  
**Original List Price:** \$185,000  
**SP/LP%:** 98.92%

**Prospect Exempt:** Yes  
**Stipulation of Sale:** Standard  
**Agreement Service:** Full Service  
**Agreement Type:** Exclusive Right To Sell  
**Buyer Financing:** Conventional  
**EMD Trust Account:** No

**Sold Date:** 02/03/2025  
**Sold Price:** \$183,000  
**Sold:** \$141.2  
**Price/SqFt:**  
**Status:** 02/04/2025  
**Change Date:**  
**Proposed:** 12/30/2024  
**Closing Date:**  
**Under:** 11/25/2024  
**Contract Date:**  
**DUC:** 70  
**Closing:** Due Diligence Date: 12/13/2024; Seller Concession Amount: 1,500; Seller Concessions Y/N: Yes

	Name	Office	Primary	Other Office	E-mail	Other Email
Listing Member:	MARTIE GOODALL 212035	Listing Office: Berkshire Hathaway HomeServices Prime Properties C10003	252-717-2163	252-321-1990	itsallgoodwithmsg@gmail.com	
Selling Member:	Janette Hernandez	Selling Office: Southern Heritage Realty LLC C30402	910-592-6300	910-592-6300	hernandez1janette@gmail.com	