

# Subject Property Profile for

*728 Lakestone Drive*



We have identified the following features of your home to aid us in the search for properties that are comparable to yours. This will help us to determine proper pricing for your home.

*Subdiv:* Lakestone

*Full Baths:* 4

*Total SqFt:* 5332

*Heat:* Forced Air

*Fireplace:* LR & Fam Rm

*Basement:* None

*Int Feat:* 9 Ft Ceilings

*Ext Feat:* 12x47 Brick Patio

*Floors:* Ceramic Baths

*Year Built:* 1966

*Half Baths:* 2

*Style:* Traditional

*Fuel:* Gas

*Parking:* 3 Car Garage

*Foundation:* Crawl

*Int Feat:* Custom Millwork

*Dining:* Separate DR & Nook

*Lot Desc:* .81 Wooded Acres

*Beds:* 4

*Heated SqFt:* 5332

*Siding:* Brick

*Cool:* Central Air

*Parking:* Drive-way

*Int Feat:* 1st floor Master

*Ext Feat:* Private Gardens

*Floors:* Hardwoods & Tile

*Roof:* Slate & Copper



**Gloria Faulk**

*Office:* 800.506.6329 x209

*Office Fax:* 919.676.3114

*Direct:* 919.612.4049

*Email:* gloria@GreaterTriangleHomes.com

*Website:* GreaterTriangleHomes.com



---

---

# Comparative Market Analysis Summary

## Recently Sold

<u>ADDRESS</u>	<u>SUBDIV</u>	<u>BEDS</u>	<u>FBTHS</u>	<u>HBTHS</u>	<u>YR</u>	<u>BLT</u>	<u>TOT SF</u>	<u>SOLD PRICE</u>
318 Transylvania Avenue	Country Club Hi	4	3	1	1952		4175	\$910,000
400 Scotland Street	Country Club Hi	5	4	1	2000		5946	\$933,000
1539 Iredell Drive	Hayes Barton	4	3	0	1928		3526	\$885,000
3356 Alleghany Dr.	Country Club Hi	5	3	1	1998		4100	\$925,000
1539 Carr Street	Hayes Barton	4	2	1	1928		3642	\$927,500

Average of 5 Properties: \$916,100    Min: \$885,000    Max: \$933,000    Median: \$925,000



**Gloria Faulk**

Office: 800.506.6329 x209

Office Fax: 919.676.3114

Direct: 919.612.4049

Email: gloria@GreaterTriangleHomes.com

Website: GreaterTriangleHomes.com



# Comparable Properties



*Recently Sold*

## 318 Transylvania Avenue

**List Price:** \$895,000  
**List\$ SqFt:** \$214  
**Year Built:** 1952  
**Beds:** 4  
**Full Baths:** 3  
**Half Baths:** 1  
**Heat:** Forced Air  
**Fuel:** Natural Gas  
**Cool:** Central

**Sold Price:** \$910,000  
**Sold\$ SqFt:** \$218  
**Total SqFt:** 4175  
**Style:** Traditional  
**Siding:** Partial Brick  
**Bsmnt:** Full  
**Fndtn:** Bsmt  
**Prkng:** 3 Garage  
**Prkng:**

**DOM:** 4  
**Subdiv:** Country Club Hi  
**Frpl:** In Family Room  
**Dining:** Breakfast Room  
**Inter:** Bookshelves  
**Inter:** Cable Tv Avail  
**Exter:** Porch  
**Exter:** Storm Doors  
**Lot:** Wooded Lot

**Remarks:** Flemish Bond Brick 2 Story On .92 Acre Lot In Country Club Hills!!

This One Is Totally Updated & Shines Inside & Out!! Features Include: Gourmet Kit- Chen; Master Suite W/Glass Shower & Whirlpool; Study; Rec Room; Wet Bar; High Ceilings; Lovely Covered Rear Porch; 3 Garages; Plus Super Basement Workshop Area Plus Much, Much More!!1



*Recently Sold*

## 400 Scotland Street

**List Price:** \$975,000  
**List\$ SqFt:** \$164  
**Year Built:** 2000  
**Beds:** 5  
**Full Baths:** 4  
**Half Baths:** 1  
**Heat:** Zone  
**Fuel:** Natural Gas  
**Cool:** Central

**Sold Price:** \$933,000  
**Sold\$ SqFt:** \$157  
**Total SqFt:** 5946  
**Style:** Traditional  
**Siding:** Brick Veneer  
**Bsmnt:** Daylight  
**Fndtn:** Slab  
**Prkng:** 2 Garage  
**Prkng:** Dw/Concrete

**DOM:** 22  
**Subdiv:** Country Club Hi  
**Frpl:** In Family Room  
**Dining:** Sep Dining Room  
**Inter:** 10Ft+ Ceiling  
**Inter:** 9 Ft Ceiling  
**Exter:** Ins. Window  
**Exter:**  
**Lot:** Corner Lot

**Remarks:** Excellent Opportunity To Live In Country Club Hills. This Carter

Ewing Designed 2-Story Features A 1st Floor Master Bedroom, Large Formal Living & Dining Rooms, Open Kitchen/Breakfast Area, Heavy Moldings, Covered Rear Porch. Full Basement W/Finished Rec Room, Bedroom/Bath Suite, Plus Tons Of Other Features.



*Recently Sold*

## 1539 Iredell Drive

**List Price:** \$885,000  
**List\$ SqFt:** \$251  
**Year Built:** 1928  
**Beds:** 4  
**Full Baths:** 3  
**Half Baths:** 0  
**Heat:** Forced Air  
**Fuel:** Natural Gas  
**Cool:** Central

**Sold Price:** \$885,000  
**Sold\$ SqFt:** \$251  
**Total SqFt:** 3526  
**Style:** Traditional  
**Siding:** Stone  
**Bsmnt:** Inside Entrance  
**Fndtn:** BIK  
**Prkng:** Dw/Concrete  
**Prkng:** Parking Pad

**DOM:** 128  
**Subdiv:** Hayes Barton  
**Frpl:** In Family Room  
**Dining:** Eat-In Kitchen  
**Inter:** 10Ft+ Ceiling  
**Inter:** 9 Ft Ceiling  
**Exter:** Patio  
**Exter:** Screen Porch  
**Lot:** Hardwood Trees

**Remarks:** Magnificent Stone Estate In Hayes Barton. Hardwood Floors

Throughout Home. Renovated Baths And Kitchen. The Gourmet Kitchen Hosts 2 Dishwashrs, 2 Sinks And Solid Surface Countertops. All Formal Areas Plus A Sunroom And Family Room. Wonderful Master Suite With Dressing Area And Lots Of Closet Space. Family Room Can Be 5Th Bedroom. Detached Guest House



**Gloria Faulk**

Office: 800.506.6329 x209

Office Fax: 919.676.3114

Direct: 919.612.4049

Email: gloria@GreaterTriangleHomes.com

Website: GreaterTriangleHomes.com



# Comparable Properties



## Recently Sold 3356 Alleghany Dr.

**List Price:** \$949,900  
**List\$ SqFt:** \$232  
**Year Built:** 1998  
**Beds:** 5  
**Full Baths:** 3  
**Half Baths:** 1  
**Heat:** Zone  
**Fuel:** Natural Gas  
**Cool:** Central

**Sold Price:** \$925,000  
**Sold\$ SqFt:** \$226  
**Total SqFt:** 4100  
**Style:** Traditional  
**Siding:** Fiber Cement  
**Bsmnt:** Daylight  
**Fndtn:** Crawl  
**Prkng:** 2 Garage  
**Prkng:** Dw/Asphalt

**DOM:** 38  
**Subdiv:** Country Club Hi  
**Frpl:** In Family Room  
**Dining:** Eat-In Kitchen  
**Inter:** 9 Ft Ceiling  
**Inter:** Bookshelves  
**Exter:** Circular Drive  
**Exter:** Ins. Glass  
**Lot:** Pond Stream

**Remarks:** Exceptional Cc Hills Quality\*So Much Space For The Money.Well AppointedLow Country Look.1St Floor Mstr Br Suite W/Enormous Closet And Extra Bathroom Features For Comfort.1St And Snd Floor Laundry Areas.Gleaming Hdwd Floors. Heavy Millwork.Enjoy The Screen Porch As A Room.Greenway Is A Bonus.3Rd Floor Area Is Framed & Plumbed.Abundant Storage & Exceptionally



## Recently Sold 1539 Carr Street

**List Price:** \$949,000  
**List\$ SqFt:** \$261  
**Year Built:** 1928  
**Beds:** 4  
**Full Baths:** 2  
**Half Baths:** 1  
**Heat:** Hot Water  
**Fuel:** Electric  
**Cool:** Central

**Sold Price:** \$927,500  
**Sold\$ SqFt:** \$255  
**Total SqFt:** 3642  
**Style:** Traditional  
**Siding:** Partial Brick  
**Bsmnt:** Pour Concrete  
**Fndtn:** Bsmt  
**Prkng:** 1 Garage  
**Prkng:**

**DOM:** 125  
**Subdiv:** Hayes Barton  
**Frpl:** In Living Room  
**Dining:** Breakfast Room  
**Inter:** 10Ft+ Ceiling  
**Inter:** 9 Ft Ceiling  
**Exter:**  
**Exter:**  
**Lot:** Hardwood Trees

**Remarks:** Gracious Residence In Hayes Barton On One Of Raleigh'S Prettiest Streets! Stately Two Story Brick With Grand Entry And Staircase, Spacious Formal Areas, 10' Ceilings Down, 9'Up,Hardwood Floors, Exquisite Craftsmanship And Details Throughout, Beautiful Setting And Grounds, Dining Room And Sunroom Chandelier Do Not Remain,



**Gloria Faulk**  
**Office:** 800.506.6329 x209  
**Office Fax:** 919.676.3114  
**Direct:** 919.612.4049  
**Email:** gloria@GreaterTriangleHomes.com  
**Website:** GreaterTriangleHomes.com



# Comparative Market Analysis

This report utilizes the market data approach to determine value. The following properties have been selected based on recent real estate transactions for properties comparable and in close proximity to yours.

Street Address	728 Lakestone Drive	318 Transylvania Avenue	400 Scotland Street	1539 Iredell Drive	3356 Alleghany Dr.	1539 Carr Street
<b>Status</b>		C	C	C	C	C
<b>List Price</b>		\$895,000	\$975,000	\$885,000	\$949,900	\$949,000
<b>List\$ Tot SqFt</b>		\$214	\$164	\$251	\$232	\$261
<b>Sold Price</b>		\$910,000	\$933,000	\$885,000	\$925,000	\$927,500
<b>Sold\$ Tot SqFt</b>		\$218	\$157	\$251	\$226	\$255
<b>Contract Date</b>		05/21/01	01/05/01	02/06/02	12/24/01	08/01/01
<b>Sold Date</b>		11/15/01	02/15/01	03/07/02	01/02/02	10/15/01
<b>DOM</b>		4	22	128	38	125
<b>Subdiv</b>	Lakestone	Country Club Hi	Country Club Hi	Hayes Barton	Country Club Hi	Hayes Barton
<b>Year Built</b>	1966	1952	2000	1928	1998	1928
<b>Beds</b>	4	4	5	4	5	4
<b>Full Baths</b>	4	3	4	3	3	2
<b>Half Baths</b>	2	1	1	0	1	1
<b>Heated SqFt</b>	5332	3800	4252	3526	4100	3642
<b>Total SqFt</b>	5332	4175	5946	3526	4100	3642
<b>Style</b>	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
<b>Siding</b>	Brick	Partial Brick	Brick Veneer	Stone	Fiber Cement	Partial Brick
<b>Heat</b>	Forced Air	Forced Air	Zone	Forced Air	Zone	Hot Water
<b>Fuel</b>	Gas	Natural Gas	Natural Gas	Natural Gas	Natural Gas	Electric
<b>Cool</b>	Central Air	Central	Central	Central	Central	Central
<b>Fireplace</b>	LR & Fam Rm	In Family Room	In Family Room	In Family Room	In Family Room	In Living Room
<b>Parking</b>	3 Car Garage	3 Garage	2 Garage	Dw/Concrete	2 Garage	1 Garage
<b>Parking</b>	Drive-way		Dw/Concrete	Parking Pad	Dw/Asphalt	
<b>Basement</b>	None	Full	Daylight	Inside Entrance	Daylight	Pour Concrete
<b>Foundation</b>	Crawl	Bsmt	Slab	Blk	Crawl	Bsmt
<b>Int Feat</b>	1st floor Master	Bookshelves	10Ft+ Ceiling	10Ft+ Ceiling	9 Ft Ceiling	10Ft+ Ceiling
<b>Int Feat</b>	9 Ft Ceilings	Cable Tv Avail	9 Ft Ceiling	9 Ft Ceiling	Bookshelves	9 Ft Ceiling
<b>Int Feat</b>	Custom Millwork	Cerbth Wall	Attic Floored	Attic Floored	Cable Tv Avail	Attic Floored
<b>Ext Feat</b>	Private Gardens	Porch	Ins. Window	Patio	Circular Drive	
<b>Ext Feat</b>	12x47 Brick Patio	Storm Doors		Screen Porch	Ins. Glass	
<b>Dining</b>	Separate DR & Nook	Breakfast Room	Sep Dining Room	Eat-In Kitchen	Eat-In Kitchen	Breakfast Room
<b>Floors</b>	Hardwoods & Tile	Carpet	Carpet	Cerbath Flr	Carpet	Brick
<b>Floors</b>	Ceramic Baths	Cerbath Flr	Hardwood	Hardwood	Cerbath Flr	Carpet/Wood
<b>Lot Desc</b>	.81 Wooded Acres	Wooded Lot	Corner Lot	Hardwood Trees	Pond Stream	Hardwood Trees
<b>Roof</b>	Slate & Copper	Age 6-10 Years	Shingle	Shingle	Age 0-5 Years	See Remarks



**Gloria Faulk**

Office: 800.506.6329 x209

Office Fax: 919.676.3114

Direct: 919.612.4049

Email: gloria@GreaterTriangleHomes.com

Website: GreaterTriangleHomes.com

