

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



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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



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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



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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,



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



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