

Buy Your Dream Place In The South Brunswick Islands!

ACREAGE
41.85 ACRES SR 1178 Hewitt Town Rd. off Hwy. 211. Ideally located between Holden and Long Beaches. \$65,000.

7.92-ACRE TRACT Near Holden Beach. Great buy at \$34,000.

SPECIAL! 3 ACRES PLUS ON HWY. 130, HOLDEN BEACH ROAD. PROPERTY HAS 135 FT. ROAD FRONTAGE W 2 SEPTIC TANKS, 2 WELLS, BUILDING 26x34. GREAT FOR YOUR FUTURE BUSINESS OR INVESTMENT. ONLY \$65,000.

J Bob Campbell Realty

PHONE 919-542-2511 142-2496
HOLDEN BEACH, NC 28422
HWY. 130 PAST HOLDEN BEACH CAUSEWAY ON LEFT

COMMERCIAL PROPERTY
TRIPLEX APARTMENT near Seaside. One with 2 BR, one with 3 BR, one with 2 or 3 BR. New carpet, stoves. \$118,000.

COMMERCIAL BUILDING—6 offices or retail spaces Hwy. 179 near Seaside \$189,000.

COMMERCIAL LOT—Large lot on Hwy. 179 with 115 ft. road frontage. Close to Ocean Isle Beach. \$70,000.

THRIVING BUSINESS with 222 ft. frontage in prime location on US 17. \$215,000.

WRAY & WILLIAMS REALTY
(919)579-4005

CONDO FOR SALE
Furnished 2-bedroom condominium on the Intracoastal Waterway at Brick Landing Plantation.
CALL 754-8494 AFTER 5 PM

RIVER LOT
Deep water lot on Shallotte River for sale by owner.
CALL 754-8494 AFTER 5 PM

First Choice REALTY
PHONE (919)579-5140
HWY. 179, OCEAN ISLE BEACH SALES • RENTALS • APPRAISALS
Real Estate Facts
BY BETTY F. PAIT, GRI


THE EFFECTS OF OVERPRICING!
See if you can guess the answer to the following question:
The one person who thinks a house is worth the most money is the home's present owner.
TRUE [] FALSE []
If you guessed TRUE, you were probably correct. You see, the present owner of a home knows all the benefits of living there, appreciates those benefits, and probably doesn't ever want to sell. Then, when the need arises to sell the house, the owner expects to be well compensated, which usually results in overpricing the home. Unfortunately for the seller, potential buyers may not agree to pay such an unreasonably high price. Most buyers look at a number of homes before purchasing. They comparison shop, considering such things as features and price.

One of the negative effects of overpricing, then, is that it helps buyers to choose another home. They compare several homes with similar features and benefits, then purchase the home which provides the most value for the least money. More clearly states, "An overpriced home helps to sell the competition."
By researching homes that are "For Sale" now, as well as those which have sold recently, a professional real estate agent can help you arrive at the "right" price, a fair price which buyers are willing to pay for a home like yours.

If you need information to help you solve a real estate puzzle, call us at 579-5140. We'll be happy to share our knowledge with you at no cost or obligation.



Ocean Isle Beach, For Sale By Owner
Beautifully decorated canal home on Anson Street. Furnished down to linens and matching towel sets. 4 BR, 2 baths, fireplace, 2 TV's, microwave, screened porch, boat dock. Great buy at \$125,000.
754-7503 or (704)542-0241 after 6 pm



OCEAN ISLE BEACH
Second Street home with 3 BR, 2 baths, 1350 sq. ft. heated, satellite dish, fenced back yard, partially furnished, Jacuzzi on sundeck, Florida room with 600 sq. ft. heated. Full view of ocean and waterway. \$155,000.

LOTS
LONGWOOD—Two 1 1/2-acre residential lots in restricted subdivision. Cleared and ready for use. Financing available. \$5,500 each.
HOLDEN BEACH—4 residential lots, 50x100 each, unrestricted community. \$5,600 each.

OCEAN HAVEN—Full view of waterway, nice wooded lot 64x120. Close enough to waterway to enjoy sights and breeze. Septic permit issued. Waterway access for boats and parking. Call for more information.
WATER WONDERLAND—Nice wooded corner lot 60x105, paved street, access to waterway, walking distance to water. \$13,750.
OCEAN VIEW LANDING—Nice wooded residential lot 75x131. Paved street, septic permit, shallow well, restricted. Minimum 800 sq. ft. dwelling. Owner financing available.
BRANCHWOOD BAY—Extra nice corner lot. County water, paved streets. \$14,000.
GREENBRIAR SUBDIVISION—Nice cleared residential lot, 100x326, approx. 1 1/2 miles off Hwy. 17 on NC 904. \$7,500.
OCEAN HAVEN—Approx. 150x125 lot on paved street. \$12,650.
BENT TREE PLANTATION—Restricted corner lot with assumable loan. All amenities including pool, tennis court, clubhouse. Nice view of marsh. \$26,000.
OCEAN PINES—Wooded lot 112x125 near Shallotte Point. \$4,500.
SCHOONER'S POINTE—Lot with fantastic view of Intracoastal Waterway.
PINEWOOD ACRES—Several lots to choose from. Various sizes and prices starting at \$5,500 to \$7,500.
CYPRESS COVE SUBDIVISION—Rural south Brunswick County. Various sizes and prices to choose from.

HOMES
SEASIDE NORTH/GATE 2—New home, 3 BR, 1 1/2 baths, 1300 sq. ft., window treatments, new appliances, energy efficient, corner lot, county water, paved streets. \$69,500.
OCEAN ISLE BEACH—Second row home, never been rented. 1800 sq. ft., 6 BR, 3 baths, heat pump, furnished, nice view of ocean. Owner financing. \$159,900.
LARGE HOME in exclusive subdivision between Ocean Island and Sunset Beach. Good view of ICW. Wooded 150x200 lot includes 9x17 shop with separate heat and air. Perfect home with many outstanding features. County water. \$200,000.

HOMES
SHALLOTTE POINT—Perfect for retirement or vacations! 2 BR, 864 sq. ft., screened porch, garage. Close to Shallotte River. \$50,000.
HWY. 179—2-BR house on 75x125 lot. Excellent local for business or close to beaches for vacation or permanent residence. County water.
CAROLINA SHORES—3-BR, 2-bath 2-year-old cedar siding home. 12x14 screened porch, garage, extra nice large wooded lot. Very close to pro shop, tennis courts and pool. \$118,000.

CONDOS
CHANNEL SIDE LANDING—2-BR townhouse. One of the largest floor plans on the beach, 1260 sq. ft. Great view of ocean, sound and western end of Ocean Isle.

MOBILE HOMES
HOLDEN BEACH—4-BR, 2-bath house, carpet, 100x100 lot, gas heat, large screened porch, shade trees. Call for details.
CALABASH—1981 mobile home, 12x60, furnished. Exceptionally clean, fenced yard, near small pond, 60x150 lot, electric heat, air, carpet. Call for more information.
SEA VILLAGE—Furnished 2-BR, 2-bath mobile home on 2 lots, 145x150. Screened porch 12x20, storage building 10x12, brick underpinning, cedar rail fencing. \$38,000.
SEA VILLAGE—Near pool and tennis courts. 1985 14x70, 3 BR, 1 1/2 baths, air, electric heat, 12x24 deck, water treatment system, exceptionally clean, security system, furnished. \$38,500.
SHANGRILA SUBDIVISION—2-BR, 1972 home. Lot 50x110, 10x20 storage building. \$22,500.
THOMASBORO INTERSECTION—1979 14x70 furnished mobile home on approx. 1 acre of land on Hwy. 17. 2 BR, 2 baths. Nicely landscaped yard with approx. 30 fruit trees. 10x50 concrete porch. Owner financing. \$39,550.

COMMERCIAL
SHALLOTTE—14 acres prime land, one mile north of city limits. Cleared, 663 ft. highway frontage. Near county water lines. Ideal for new or expansion of older business. Financing available.
SEASIDE NORTH/LONG BAY—3 commercial buildings to be moved from lots. Two 32x80 partially enclosed. One 52x80 fully enclosed, wired and plumbed. Constructed for extra sturdiness. Minimum preparation required for moving. Call for more information.
LONG BAY CENTER/SEASIDE NORTH—Commercial lots and buildings available on Hwy. 904 in Seaside. Between Ocean Isle Beach and Sunset Beach. Lots are 100x300.
OCEAN VIEW LANDING—Corner lot on Hwy. 179 and paved street. 133 ft. road frontage, 180 ft. deep. County water. Owner financing.
BILL BENTON REALTY IS THE EXCLUSIVE AGENT FOR:
RIVER HILLS—Wooded, hilly riverfront lots on the Shallotte River. Restricted. Financing available.
CARMEL VILLAGE—An exclusive mobile home development. Located near Shallotte Point. Restricted financing available.
LITTLE RIVER FARMS—Near Hickman's Crossroads. Choose the size of your mini-farm. Restricted area, financing available.
SEASIDE NORTH—Restricted mobile home development complete package deal. Call for details.

Bill Benton Realty
Sales and Appraisals
HWY. 904, SEASIDE, NC 28459
PHONE (919)579-2704
Elwood Hales 579-2811
Elizabeth Powell 579-8311
Martha Benton 579-6995
Bill Benton 579-6995
Dale Poole 754-7184

COOKE REALTORS
(919)579-3535
Number 1 Causeway Ocean Isle Beach



47 RICHMOND STREET—Two story, 4 BR, 2 bath home with fireplace, central heat & air, fully furnished and a floating dock on concrete canal. An excellent buy at \$149,900.

Ocean Isle Villas
Oceanfront Condo—3 BR, 2 baths.
Price Drastically Reduced \$69,900.



54 CONCORD STREET—Concrete canal, 4 BR, 2 bath, nicely furnished and decorated, central air, all appliances, floating dock. EVERYTHING PERFECT. \$119,500.

Just Across The Bridge Ocean Isle
Neat 3-BR, 1-bath, furnished home with very attractive custom interior. Convenient to beach, golf, shopping and restaurants. Only \$57,000.

OCEANFRONT HOUSES	CONDOMINIUMS
509 E. 2nd—4 BR, 2 B \$69,900	Ocean Isle Villas—3 BR \$115,000
188 E. 1st—6 BR, 3 1/2 B \$199,900	Ocean Side West—2 BR \$126,900
390 E. 1st—5 BR, 2B \$210,000	Starboard Townhouse—1 BR \$69,500
418 E. 1st—4 BR, 2B \$187,500	Starboard By The Sea—3 BR \$80,000
446 E. 2nd—4 BR, 4B \$345,000	Sand Villas—2 BR \$85,000
	Dockside—2 BR \$79,900
	Channel Harbor—1 BR \$67,500
	Mariners Walk—1 BR \$62,500
	Ocean Cove—Penthouse \$235,000
MAINLAND LOTS	MAINLAND HOUSES
Ocean Aire Estates \$7,500	Bent Tree—3 BR, 3B call for details
Intracoastal Waterway \$110,000	Bricklanding Road—3 BR, 1 1/2 ac \$60,000
Marsh Cove \$12,500	Cottonpatch Road—Duplex \$85,000
Ocean Isle Estates \$29,900	
Carolina Shores \$12,500	
Rock Crab \$9,800	
CANAL HOUSES	MOBILE HOMES
22 Wilmington—4 BR, 2B \$132,500	Ocean Aire Estates—on 2 lots \$39,900
71 Concord—4 BR, 2B \$139,500	Ocean Aire Estates—3 BR, 2B \$31,500
8 Richmond—3 BR, 2B \$134,500	Ocean Pines—2 BR, 1B \$22,000
12 Monroe—4 BR, 2B \$118,000	
69 Concord—4 BR, 2 1/2 B \$159,900	ROW HOUSES
23 Richmond—4 BR, 2B \$129,900	135 E. 1st—3 BR, 2B \$95,500
39 Newport—3 BR, 2B \$155,000	226 W. 1st—DUPLEX \$178,900
32 Anson—4 BR, 3B \$143,500	252 E. 2nd—4 BR, 2B \$127,500
	111 E. 1st—4 BR, 2B \$94,900
	228 W. 1st—6 BR, 3B \$140,000
LOTS ON THE ISLAND	COMMERCIAL
OCEANFRONT \$140,000	Highway 179—100 ft near OIB \$79,900
SECOND ROW \$69,900	Blueberry Mini-Storage \$175,000
THIRD ROW \$55,000	100 units on 3 acres
NATURAL CANAL \$60,000	Mobile Home Park \$165,000
CONCRETE CANAL \$75,000	



SHALLOTTE—Mintz St. Extension. Very nice 3-BR, 2-bath home in superb neighborhood. Call for an appointment. \$87,500.

Oceanfront Triplex
Three-2 BR units on a 75 ft. lot close to pier. OWNER WILL FINANCE for up to 30 yrs. Call for details.

WE HAVE EXTENSIVE LISTINGS OF HOUSES, LOTS AND CONDOMINIUMS ON THE ISLAND AND THE MAINLAND. CALL OR COME BY FOR A COMPLETE UPDATE. OPEN SEVEN DAYS A WEEK.