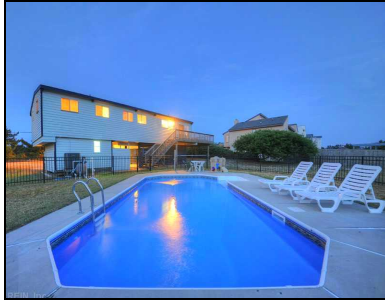


## Comparative Homes - Sold Properties



2333 SANDFIDDLER RD



308 OYSTER LN



3036 SANDFIDDLER RD

List#  
Status  
City  
Subdivision  
Neighborhood

1527108  
Pending  
Virginia Beach VA  
SANDBRIDGE BEACH  
SANDBRIDGE

1551188  
Pending  
Virginia Beach VA  
SANDBRIDGE BEACH  
SANDBRIDGE BEACH

1322453  
Pending  
Virginia Beach VA  
SANDBRIDGE BEACH  
SANDBRIDGE BEACH

Type  
Style  
Appx Year Blt  
# Stories  
Apprx SqFt  
No. of Rooms  
Bedrooms  
Full/Half Baths  
Other Rms

Detached Residential  
Contemp  
1967  
2.0  
1,858  
8  
4  
2 / 1  
1st FBR, Mstr Bdr w/ Bath, Sun Room, Utility Room

Detached Residential  
Contemp  
1968  
2.0  
1,845  
7  
2  
2 / 0  
Attic, Loft, Mstr Bdr w/ Bath, Screened Porch

Detached Residential  
Contemp  
2006  
3.0  
6,601  
17  
11  
10 / 1  
Balcony, Breakfast Area, Foyer, Mstr Bdr w/ Bath

Floors  
# Fireplaces  
Interior Feat

Ceramic, Carpet  
0  
Window Treatments

Ceramic, Laminate  
1  
Cathedral Ceiling, Gas Firepl, Pull Down Attic Stairs, Window Treatments  
Cable TV Hookup, Ceiling Fan

Ceramic, Carpet  
1  
Bar, Cathedral Ceiling, Walk-In Closet, Gas Firepl  
Cable TV Hookup, Ceiling Fan, Jetted Tub

Equipment

Cable TV Hookup

Amenities

Waterfront

No / Not Waterfront

No / Not Waterfront

Yes / Ocean

Pool  
Parking

In Ground Pool  
Multi Car, Carport, Assgnd/Resrvd, Driveway Spc

No Pool  
2 Car, Driveway Spc

In Ground Pool  
Multi Car, Driveway Spc

Foundation  
Exterior Feat

Pile  
Deck

Pile  
Cul-De-Sac, Deck

Pile  
Deck

Fence

Yes / Back Fenced

Yes / Back Fenced, Full, Wood Fence

No / None

Approx Acres  
Approx Lot Dim  
Heating  
Cooling

Heat Pump, Basebd  
Heat Pump

Heat Pump  
Central Air

Heat Pump, Zoned  
Central Air, Heat Pump

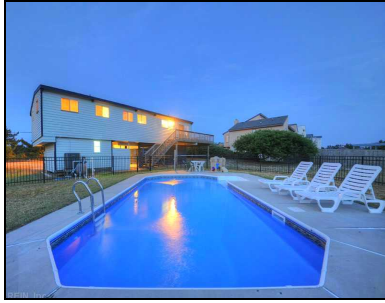
List Price  
List Price/SqFt  
Sale Price  
Sale Price/SqFt  
SP/LP Ratio  
Close Date  
Listed By

\$ 599,000  
\$ 322.39  
\$ 0.00  
0 %  
Siebert Realty

\$ 487,900  
\$ 264.44  
\$ 0.00  
0 %  
Rose & Womble Realty Company

\$ 1,925,000  
\$ 291.62  
\$ 0.00  
0 %  
Beach Pros Realty

## Comparative Homes - Sold Properties



2333 SANDFIDDLER RD



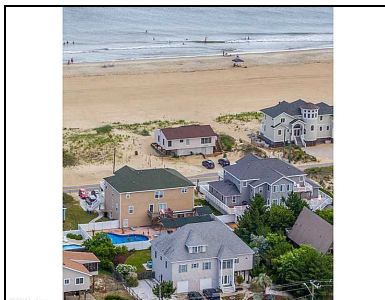
3408 SANDFIDDLER RD



305 SAGE RD

List#	1527108	1600399	1529592
Status	Pending	Pending	Sold
City	Virginia Beach VA	Virginia Beach VA	Virginia Beach VA
Subdivision	SANDBRIDGE BEACH	SANDBRIDGE BEACH	SANDBRIDGE BEACH
Neighborhood	SANDBRIDGE	SANDBRIDGE BEACH	SANDBRIDGE BEACH
Type	Detached Residential	Detached Residential	Detached Residential
Style	Contemp	Other, Traditional	Cottage, Contemp
Appx Year Blt	1967	1975	2004
# Stories	2.0	2.0	3.0
Apprx SqFt	1,858	2,516	3,980
No. of Rooms	8	10	10
Bedrooms	4	5	5
Full/Half Baths	2 / 1	3 / 3	3 / 1
Other Rms	1st FBR, Mstr Bdr w/ Bath, Sun Room, Utility Room	Attic, Balcony, Mstr Bdr w/ Bath, Screened Porch	Foyer, Mstr Bdr w/ Bath, Pantry, Sun Room
Floors	Ceramic, Carpet	Carpet, Ceramic	Ceramic, Carpet
# Fireplaces	0	1	2
Interior Feat	Window Treatments	Pull Down Attic Stairs, Window Treatments	Cathedral Ceiling, Walk-In Closet, Gas Firepl, Mstr Bdr Firepl, Window Treatments, Walk-In Attic
Equipment	Cable TV Hookup	Cable TV Hookup, Ceiling Fan, Hot Tub	Ceiling Fan, Central Vac, Gar Door Opener, Jetted Tub, Security Sys,
Amenities			
Waterfront	No / Not Waterfront	Yes / Bulkhead, Ocean	Yes / Bay, Canal, Navigable, Boathouse, Boat Lift, Dock
Pool	In Ground Pool	No Pool	In Ground Pool
Parking	Multi Car, Carport, Assgnd/Resrvd, Driveway Spc	Carport, Driveway Spc	Garage, Multi Car
Foundation	Pile	Pile	Pile
Exterior Feat	Deck	Deck, Storage Shed	
Fence	Yes / Back Fenced	Yes / Partial, Wood Fence, Other	Yes / Back Fenced
Approx Acres		0.55	
Approx Lot Dim			
Heating	Heat Pump, Basebd	Electric, Heat Pump	Heat Pump
Cooling	Heat Pump	Central Air, Heat Pump	16+ SEER A/C
List Price	\$ 599,000	\$ 1,099,000	\$ 995,000
List Price/SqFt	\$ 322.39	\$ 436.80	\$ 250.00
Sale Price			\$ 950,000
Sale Price/SqFt	\$ 0.00	\$ 0.00	\$ 238.69
SP/LP Ratio	0 %	0 %	95 %
Close Date			02/01/16
Listed By	Siebert Realty	Real Estate USA	Siebert Realty

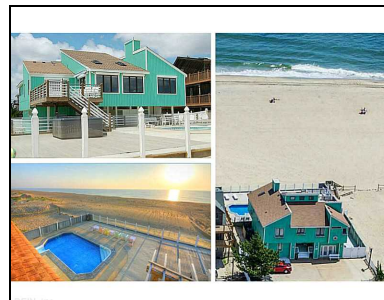
## Comparative Homes - Sold Properties



3108 SANDPIPER RD



3260 SANDFIDDLER RD



3384 SANDFIDDLER RD

List#	1533292	1520976	1535464
Status	Sold	Sold	Sold
City	Virginia Beach VA	Virginia Beach VA	Virginia Beach VA
Subdivision	SANDBRIDGE BEACH	SANDBRIDGE BEACH	SANDBRIDGE BEACH
Neighborhood	SANDBRIDGE BEACH	SANDBRIDGE BEACH	SANDBRIDGE
Type	Detached Residential	Detached Residential	Detached Residential
Style	Transitional	Contemp	Contemp
Appx Year Blt	2000	1969	1990
# Stories	3.0	2.0	3.0
Apprx SqFt	2,894	3,000	3,775
No. of Rooms	10	9	10
Bedrooms	6	5	6
Full/Half Baths	4 / 0	3 / 0	4 / 0
Other Rms	Breakfast Area, Foyer, Mstr Bdr w/ Bath	Mstr Bdr w/ Bath, 1st FBR, Balcony, Breakfast Area	1st FBR, Foyer, Mstr Bdr w/ Bath, Loft
Floors	Laminate, Ceramic	Wood, Ceramic	Ceramic, Carpet
# Fireplaces	1	0	1
Interior Feat	Cathedral Ceiling, Gas Firepl, Walk-In Attic, Window Treatments	Window Treatments	Cathedral Ceiling, Gas Firepl, Window Treatments, Skylights, Walk-In Closet
Equipment	Cable TV Hookup, Ceiling Fan, Hot Tub	Ceiling Fan, Cable TV Hookup, Tagged Fixtures	Cable TV Hookup, Ceiling Fan, Hot Tub
Amenities			
Waterfront	No / Not Waterfront	Yes / Ocean	Yes / Bulkhead, Ocean, Navigable
Pool	In Ground Pool	No Pool	In Ground Pool
Parking	Garage, 2 Car, Attached, Driveway Spc	Multi Car, Street, Driveway Spc, Off Street	Multi Car, Driveway Spc
Foundation	Crawl, Pile	Pile	Pile
Exterior Feat	Deck, Storage Shed	Deck	Deck
Fence	Yes / Back Fenced	No / None	Yes / Back Fenced, Privacy
Approx Acres			
Approx Lot Dim			
Heating	Zoned, Heat Pump, Forced Hot Air	Heat Pump	Zoned, Heat Pump
Cooling	Zoned, Heat Pump	Central Air	Heat Pump, Zoned
List Price	\$ 685,000	\$ 1,200,000	\$ 1,259,000
List Price/SqFt	\$ 236.70	\$ 400.00	\$ 333.51
Sale Price	\$ 650,000	\$ 1,075,000	\$ 1,250,000
Sale Price/SqFt	\$ 224.60	\$ 358.33	\$ 331.13
SP/LP Ratio	95 %	90 %	99 %
Close Date	12/28/15	12/23/15	12/15/15
Listed By	RE/MAX Allegiance	Siebert Realty	Siebert Realty

## Comparative Homes - Sold Properties



**3536 SANDFIDDLER RD**

List#	1529697
Status	Pending
City	Virginia Beach VA
Subdivision	SANDBRIDGE BEACH
Neighborhood	SANDBRIDGE
Type	Detached Residential
Style	Cape Cod, Contemp
Appx Year Blt	2016
# Stories	3.0
Apprx SqFt	6,600
No. of Rooms	17
Bedrooms	9
Full/Half Baths	9 / 2
Other Rms	Assigned Storage, First Floor Master Bedroom, Pantry, Rec Room
Floors	Ceramic, Carpet
# Fireplaces	1
Interior Feat	Bar, Handicap, Walk-In Closet, Cathedral Ceiling
Equipment	Cable TV Hookup, Ceiling Fan, Gar Door Opener, Hot Tub, Jetted Tub
Amenities	
Waterfront	Yes / Bulkhead, Ocean
Pool	In Ground Pool
Parking	Multi Car, Driveway Spc
Foundation	Pile, Slab
Exterior Feat	Deck, Poolhouse
Fence	Yes / Full, Back Fenced
Approx Acres	
Approx Lot Dim	
Heating	Zoned, Heat Pump, Programmable
Cooling	Zoned, Central Air
List Price	\$ 2,350,000
List Price/SqFt	\$ 356.06
Sale Price	
Sale Price/SqFt	\$ 0.00
SP/LP Ratio	0 %
Close Date	
Listed By	Rose & Womble Realty Company