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3541 SANDFIDDLER RD
Virginia Beach VA 23456-4307

-P \$ 1,250,000
List# 0845595

Status: Sold	Subdivision: 205 / SANDBRIDGE BEACH
Detached Residential	Neighborhood: SANDBRIDGE BEACH
	Ownership: Simple
	Sale Price: 1,125,000
	Off Mkt Date: 02/15/10
	Close Date: 03/01/10

Property Features

# Rooms: 11	Full Baths: 6
Bedrooms: 8	Half Baths: 1
# Stories: 3.0	# Fireplaces: 0
Fence: Yes	Waterfront: No
Appx Year Bilt: 2003	New Construct: No
Appx SqFt: 4,067	Appx Acres:
Appx Lot Frnt:	Appx Lot Dpth:
Appx Lot Dim:	

Room Level/Description

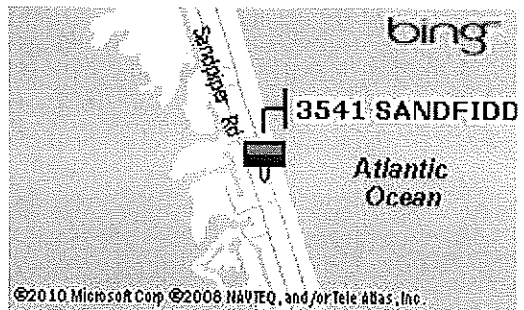
Living Room:
Great Room:
Dining Room:
Kitchen:
Family Room:
Master Bedroom:
Laundry Level:
Other Rms:

Features

Style: Cottage	Zoning: R10
Interior Feat:	
Appliances: Refrigerator, Washer, Dryer, Dishwasher, Elec Range, Microwave	
Equipment:	
Amenities:	
Waterfront: Not Waterfront	
Exterior Feat:	
Parking: Multi Car, Street, Driveway Spc	Pool: In Ground Pool
View: Ocean, Bay	Miscellaneous:
Floors: Ceramic, Carpet	Unit Descrip:
Heating: Heat Pump	Cooling: Central Air
Foundation: Pile	Condo Level:
Exter Siding: Shingle	Agency Apprd:
Fence: Wood Fence, Back Fenced	Contingencies:
Disclosure: DLO, Owner Agent, Special Tax Rate	

Other Property Information

Senior High School: Kellam	
Other Schools:	
Water Type: City/County	
Sewer Type: City/County	
Water Heater: Electric	
Appx Taxes: \$ 11,169	MCOA:
Mo. POA Fees:	AICUZ Crash: 0
Appx Condo Fees: \$ 0	AICUZ Noise: -65
Seller Financing: None	



Remarks

"CABANA ROYALE" ONE OF SANDBRIDGE MOST ELITE HOMES SITS HIGH ACROSS THE STREET FROM THE OCEAN. THIS HUGE 8 BEDROOM 6.5 BATH HOME FEATURES 4 MASTER SUITES W/ PRIVATE BATHS. TROPICAL DECOR THROUGHOUT. GAME ROOM W/ LARGE POOL TABLE. HUGE POOL W/ LARGE PATIO. OCEAN & BAY VIEWS. 100K+ ANNUAL RENTALS!

Virtual Tour:

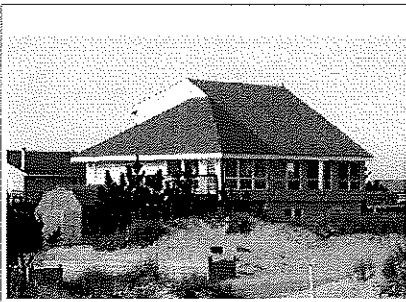
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Patrick Barton with RE/MAX Allegiance (757-563-9449)





3609 SANDFIDDLER RD
Virginia Beach VA 23456-4309

LP \$ 789,000
List# 0944518

Status: Sold
Subdivision: 205 / SANDBRIDGE BEACH
Neighborhood: SANDBRIDGE
Ownership: Simple
Sale Price: 750,000
Off Mkt Date: 01/13/10
Close Date: 02/16/10
Detached Residential

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Property Features

# Rooms:	10	Full Baths:	4
Bedrooms:	5	Half Baths:	0
# Stories:	2.5	# Fireplaces:	0
Fence:	Yes	Waterfront:	No
Appx Year Blt:	1983	New Construct:	No
Appx SqFt:	3,028	Appx Acres:	
Appx Lot Frnt:		Appx Lot Dpth:	
Appx Lot Dim:			

Room Level/Description

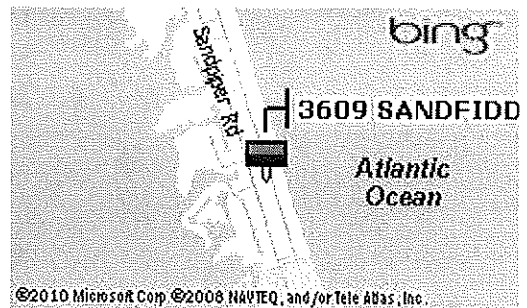
Living Room:	2
Great Room:	
Dining Room:	2
Kitchen:	2
Family Room:	1
Master Bedroom:	2
Laundry Level:	1
Other Rms:	Balcony, 1st FBR, Mstr Bdr w/ Bath, Porch, Rec Room, Utility Closet

Features

Style: Contemp, Transitional	Zoning: R10
Interior Feat: Bar, Cathedral Ceiling, Window Treatments	
Appliances: Refrigerator, Washer, Dryer, Dishwasher, Elec Range, Microwave	
Equipment: Cable TV Hookup, Ceiling Fan, Jetted Tub	
Amenities:	
Waterfront: Not Waterfront	Pool: In Ground Pool
Exterior Feat: Patio, Storage Shed	Miscellaneous:
Parking: Driveway Spc, Multi Car	Unit Descrip:
View: Bay, Ocean	Cooling: Central Air, Heat Pump
Floors: Carpet, Ceramic, Wood	Condo Level:
Heating: Heat Pump	Agency Apprd:
Foundation: Pile	Contingencies:
Exter Siding: Vinyl	
Fence: Privacy, Wood Fence	
Disclosure: Special Tax Rate, Disclosure Statement	

Other Property Information

Senior High School: Kellam	
Other Schools: RED MILL	
Water Type: City/County	
Sewer Type: City/County	
Water Heater: Electric	
Appx Taxes: \$ 7,861	MCOA:
Mo. POA Fees:	AICUZ Crash: NONE
Appx Condo Fees:	AICUZ Noise: -65
Seller Financing: None	



Remarks

GORGEOUS OCEAN VIEWS! ACROSS THE STREET FROM BEACH ON LARGE LOT W/SOLAR HEATED INGROUND POOL. PRIVATE DECK OVERLOOKING OCEAN OFF MASTER BEDROOM. ALL FURNISHINGS, APPLIANCES, TVS, PING PONG TABLE & POOL EQUIPMENT CONVEY. HOME WAS REMODELED IN 2002-UPDATED RECENTLY. FRESHLY PAINTED, NEW FLOORING.

Virtual Tour: <http://virtualtours2go.point2homes.biz/Listing/VirtualTour.ashx?HideBranding=true&ListingID=6565421>

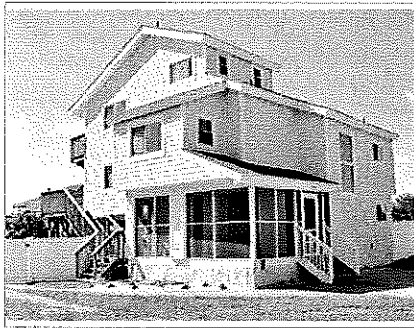
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2901 WOOD DUCK DRIVE
Virginia Beach VA 23456

LP \$ 600,000
List# 0941184

Status: Sold
Subdivision: 207 / SANDBRIDGE SHORES
Detached Residential
Neighborhood: SANDBRIDGE BEACH
Ownership: Simple
Sale Price: 500,000
Off Mkt Date: 01/11/10
Close Date: 01/19/10

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Property Features

Rooms: 10
Bedrooms: 5
Stories: 3.0
Fence: Yes
Appx Year Bilt: 1979
Appx SqFt: 2,843
Appx Lot Frnt:
Appx Lot Dim:

Full Baths: 3
Half Baths: 1
Fireplaces: 1
Waterfront: Yes
New Construct: No
Appx Acres:
Appx Lot Dpth:

Room Level/Description

Living Room:
Great Room: 2
Dining Room:
Kitchen: 2
Family Room:
Master Bedroom: 3
Laundry Level: 1
Other Rms: Balcony, Breakfast Area, 1st FBR, Foyer, Mstr Bdr w/ Bath, Screened

Features

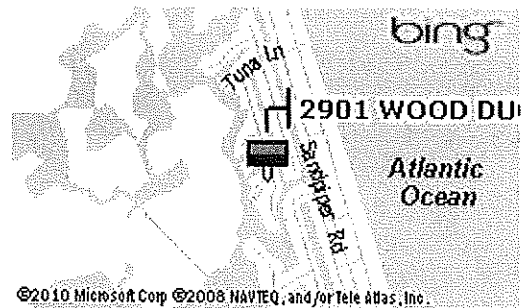
Style: Contemp
Interior Feat: Cathedral Ceiling
Appliances: Dishwasher, Elec Range, Microwave, Disposal, Dryer Hookup, Washer Hookup
Equipment: Cable TV Hookup, Ceiling Fan, Jetted Tub
Amenities:
Waterfront: Bay, Canal, Deep Water Access, Dock
Exterior Feat: Deck
Parking: Multi Car, Off Street, Driveway Spc
View: Water, Marsh
Floors: Carpet, Ceramic
Heating: Electric, Heat Pump
Foundation: Crawl, Pile
Exter Siding: Vinyl
Fence: Privacy, Back Fenced
Disclosure: Exempt from Disclosure/Disclaimer, Spec Warranty Deed, Bank Repo

Zoning: R15
Pool: In Ground Pool
Miscellaneous: Vacant
Unit Descrip:
Cooling: Heat Pump
Condo Level:
Agency Apprd:
Contingencies:

Other Property Information

Senior High School: Kellam
Other Schools: PA MID/REDMILL ELE
Water Type: City/County
Sewer Type: City/County
Water Heater: Electric
Appx Taxes: \$ 5,519
Mo. POA Fees:
Appx Condo Fees:
Seller Financing: None

MCOA:
AICUZ Crash: 0
AICUZ Noise: -65



Remarks

LOCATED ON CANAL WITH NEW DOCK FOR EASY ACCESS TO BACK BAY, WILDLIFE REFUGE & MINUTES TO OCEANFRONT BEACH. ENJOY THE VIEWS FROM THE REAR DECKS OR LOUNGE AROUND THE POOL. PLENTY OF ROOM FOR GUEST & ENTERTAINING WITH 5 BDRMS & 3 FULL BATHS. NEW: ROOF, KITCHEN, CARPET, FENCE, MORE. GREAT INVESTMENT!

Virtual Tour:

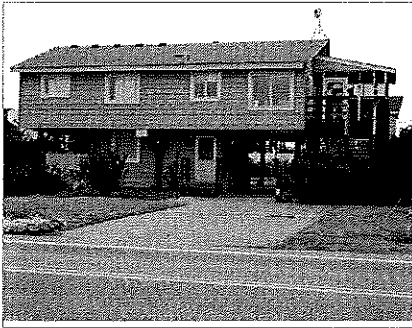
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3212 SANDPIPER RD
Virginia Beach VA 23456-4312

LP \$ 469,000
List# 0945179

Status: Sold
Subdivision: 205 / SANDBRIDGE BEACH
Detached Residential
Neighborhood: SANDBRIDGE
Ownership: Simple
Sale Price: 460,000
Off Mkt Date: 12/21/09
Close Date: 02/17/10

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Property Features

# Rooms:	6	Full Baths:	2
Bedrooms:	4	Half Baths:	1
# Stories:	2.0	# Fireplaces:	1
Fence:	No	Waterfront:	No
Appx Year Bilt:	1977	New Construct:	No
Appx SqFt:	1,700	Appx Acres:	
Appx Lot Frnt:	100	Appx Lot Dpth:	140
Appx Lot Dim:	100 X 140		

Room Level/Description

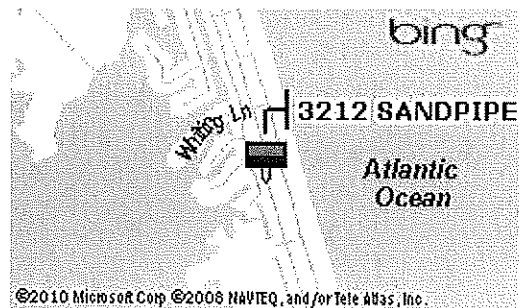
Living Room:
Great Room: 2
Dining Room:
Kitchen: 2
Family Room:
Master Bedroom: 2
Laundry Level: 1
Other Rms: 1st FBR, Mstr Bdr w/ Bath, Porch, Screened Porch

Features

Style: Cottage	Zoning: R10
Interior Feat: Cathedral Ceiling, Walk-In Closet, Window Treatments	
Appliances: Refrigerator, Washer, Dryer, Dishwasher, Elec Range, Microwave	
Equipment: Ceiling Fan, Cable TV Hookup	
Amenities:	
Waterfront: Not Waterfront	
Exterior Feat:	
Parking: Carport, Driveway Spc	Pool: No Pool
View: Ocean	Miscellaneous:
Floors: Ceramic, Vinyl	Unit Descrip:
Heating: Heat Pump	Cooling: Heat Pump
Foundation: Pile	Condo Level:
Exter Siding: Vinyl	Agency Apprd:
Fence: None	Contingencies:
Disclosure: Special Tax Rate	

Other Property Information

Senior High School: Kellam	
Other Schools: Red Mill	
Water Type: City/County	
Sewer Type: City/County	
Water Heater: Electric	
Appx Taxes: \$ 4,749	MCOA:
Mo. POA Fees:	AICUZ Crash: NONE
Appx Condo Fees: \$ 0	AICUZ Noise: -65
Seller Financing: None	



Remarks

Well maintained 1 owner beach cottage offers glimpses of Atlantic Ocean at a great price. Easy backyard beach access from this 3rd row home. Bright Great Room with cathedral ceilings adjacent to screened and open porches. Windows, Siding, Roof, Carpet replaced. 2 outside cabana style showers.

Virtual Tour:

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