

Comparable Report

The report shows properties that have similar square footage and Bedrooms/Bathrooms to the ones being built. The comparable show that we are building at an appropriate price point for the area and that we are adding new units to an area that has not seen a lot of new homes in the immediate past.



Gloria Ysasi Diaz
Zoro Realty
gloria.ysasi@zoro.com



Subject Property: 3150 Sides Road, Winston Salem, 27127

November 7, 2023

Brief Summary of Comparable Properties

A brief summary of the subject and comparable properties in this market analysis.

Status: Active

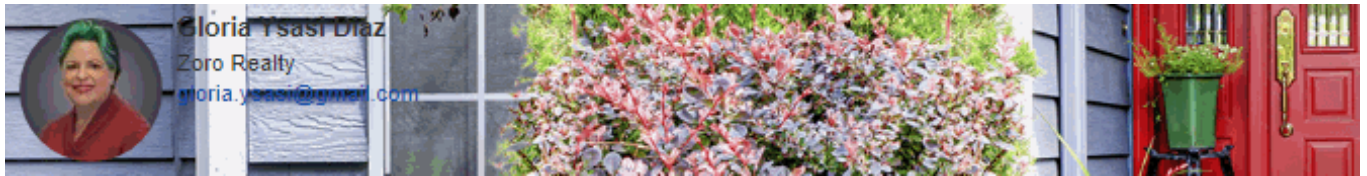
Address	MLS#	Sub Type	SqFt Tot	Beds	Baths	List Price	Market Date	DOM
3150 Sides Road		26	1,892	3	2/0			
1533 Ethel Drive	1123500	Stick/Site Built	1600 - 2000	3	2/0	\$415,000	10/28/23	10
1501 Norwich Road	1124402	Stick/Site Built	1500 - 1800	3	2/0	\$245,000	11/4/23	3
3224 Hickory Ridge Drive	1122477	Stick/Site Built	1400 - 1800	3	2/1	\$325,000	10/16/23	22
Average				3	2/1	\$328,333		12

Status: Closed

Address	MLS#	Sub Type	SqFt Tot	Beds	Baths	Sold Price	Closed Date	DOM	
3150 Sides Road		26	1,892	3	2/0				
4200 S Main Street	1117187	Stick/Site Built	1,350	3	2/0	\$279,900	10/5/23	14	
1630 Kesteven Road	1118321	Stick/Site Built	1,635	3	2/0	\$250,000	10/24/23	25	
428 Inlet Place Drive	1117184	Stick/Site Built	2,275	3	2/1	\$323,000	9/27/23	5	
1701 Chesborough Road	1119359	Stick/Site Built	2,530	3	3/0	\$265,000	10/6/23	2	
30 Carnes Road	1115229	Stick/Site Built	1,800	3	2/0	\$130,000	9/22/23	6	
819 Trillium Lane	1120684	Stick/Site Built	1,740	3	2/0	\$313,500	11/2/23	3	
2589 Fiddlers Glenn Drive	1116458	Stick/Site Built	2,147	3	2/1	\$327,500	10/12/23	31	
3045 Twin Knolls Drive	1119329	Stick/Site Built	1,490	3	2/1	\$271,000	10/12/23	4	
1676 Preston Woods Drive	1115349	Stick/Site Built	1,599	3	3/0	\$265,500	10/20/23	24	
1497 Bromwich Drive	1119196	Stick/Site Built	1,364	3	2/1	\$243,000	10/16/23	2	
Average				1,793	3	2/1	\$266,840		12

Status: Pending

Address	MLS#	Sub Type	SqFt Tot	Beds	Baths	List Price	Pend Date	DOM
3150 Sides Road		26	1,892	3	2/0			
4917 Bridgton Place Drive	1121306	Stick/Site Built	1700 - 2100	3	2/1	\$316,000	10/13/23	6
3501 Berchfield Drive	1119766	Stick/Site Built	1500 - 1900	3	2/0	\$310,000	10/9/23	19
2227 Waverly Dell Drive	1121226	Stick/Site Built	1500 - 1800	3	2/1	\$280,000	10/10/23	6
580 Ocala Drive	1105927	Stick/Site Built	1700 - 2100	3	2/0	\$272,000	11/2/23	152
256 Stone Moss Lane	1121998	Stick/Site Built	2200 - 2700	3	2/2	\$316,000	10/30/23	19
741 Twickenham Lane	1112157	Stick/Site Built	1400 - 1700	3	2/1	\$261,000	10/12/23	87
Average				3	2/1	\$292,500		48



Subject Property: 3150 Sides Road, Winston Salem, 27127

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Brief Summary of Comparable Properties

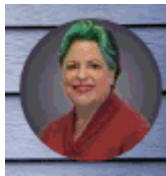
A brief summary of the subject and comparable properties in this market analysis.

Status: Temporarily Off Market

Address	MLS#	Sub Type	SqFt Tot	Beds	Baths	L/S Price	Stat Date	DOM
3150 Sides Road		26	1,892	3	2/0			
5120 Queensway Road	1122451	Stick/Site Built	1300 - 1700	3	2/0	\$290,000	10/24/23	4
Average				3	2/1	\$290,000		4

Summary

Status	Total	Avg Price	Avg \$ Per Sq.Ft.	Median	Low	High	Avg DOM
Active	3	\$328,333		\$325,000	\$245,000	\$415,000	12
Closed	10	\$266,840		\$268,250	\$130,000	\$327,500	12
Pending	6	\$292,500		\$295,000	\$261,000	\$316,000	48
Temporarily Off Market	1	\$290,000		\$290,000	\$290,000	\$290,000	4
Total	20	\$284,920		\$279,950	\$130,000	\$415,000	22



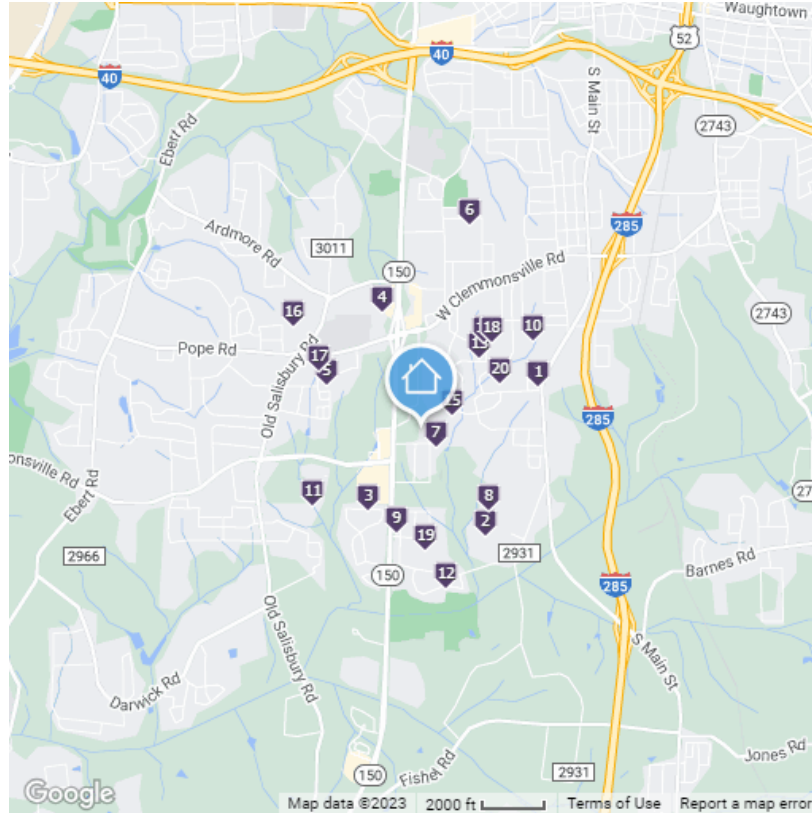
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Subject Property: 3150 Sides Road, Winston Salem, 27127

November 7, 2023







Property Locations

A map showing the subject and comparable properties



3150 Sides Road , Winston Salem, 27127

Beds 3
Baths 2
Sq.Ft. 1892

 Address	 Price	 Date	 Beds	 Baths	 Sq.Ft.
19 1501 Norwich Rd, Winston Salem, 27127	\$245,000	11/4/23	3	2	1500 - 1800
6 1533 Ethel Dr, Winston Salem, 27127	\$415,000	10/28/23	3	2	1600 - 2000
20 3224 Hickory Ridge Dr, Winston Salem, 27127	\$325,000	10/16/23	3	2	1400 - 1800
12 5120 Queensway Rd, Winston Salem, 27127	\$290,000	10/24/23	3	2	1300 - 1700
11 256 Stone Moss Ln, Winston Salem, 27127	\$316,000	10/30/23	3	2	2200 - 2700
2 4917 Bridgton Place Dr, Winston Salem, 27127	\$316,000	10/13/23	3	2	1700 - 2100
5 2227 Waverly Dell Dr, Winston Salem, 27127	\$280,000	10/10/23	3	2	1500 - 1800
13 819 Trillium Ln, Winston Salem, 27127	\$313,500	11/2/23	3	2	1,740
4 3501 Berchfield Dr, Winston Salem, 27127	\$310,000	10/9/23	3	2	1500 - 1900
9 1701 Chesborough Rd, Winston Salem, 27127	\$265,000	10/6/23	3	3	2,530



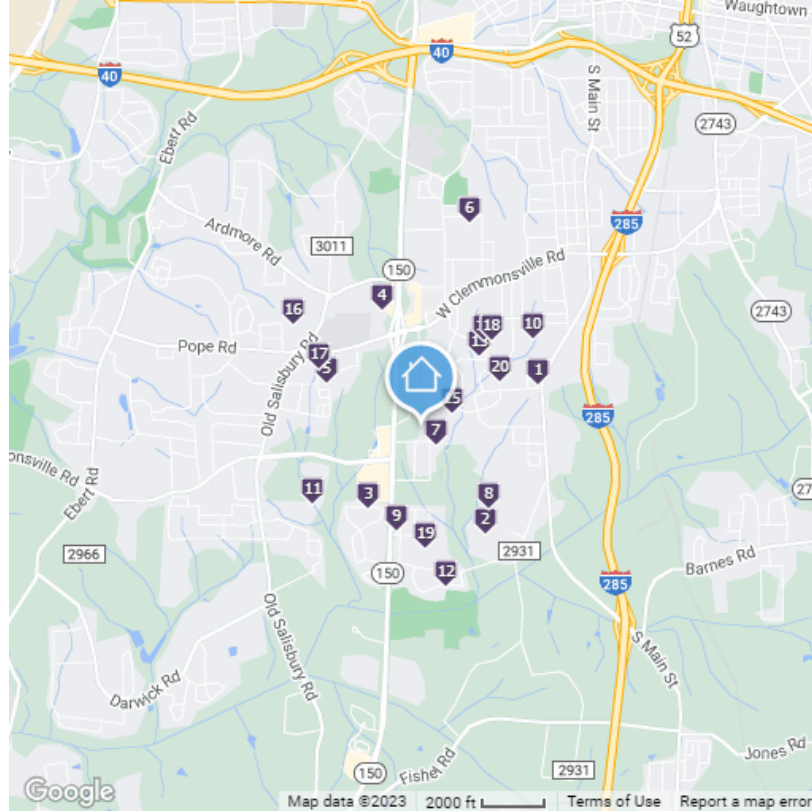
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Property Locations

A map showing the subject and comparable properties



3150 Sides Road , Winston Salem, 27127

Beds 3
Baths 2
Sq.Ft. 1892

					
Address	Price	Date	Beds	Baths	Sq.Ft.
15 3045 Twin Knolls Dr, Winston Salem, 27127	\$271,000	10/12/23	3	2	1,490
17 1497 Bromwich Dr, Winston Salem, 27127	\$243,000	10/16/23	3	2	1,364
3 1630 Kesteven Rd, Winston Salem, 27127	\$250,000	10/24/23	3	2	1,635
1 4200 S Main St, Winston Salem, 27127	\$279,900	10/5/23	3	2	1,350
8 428 Inlet Place Dr, Winston Salem, 27127	\$323,000	9/27/23	3	2	2,275
14 2589 Fiddlers Glenn Dr, Winston Salem, 27127	\$327,500	10/12/23	3	2	2,147
16 1676 Preston Woods Dr, Winston Salem, 27127	\$265,500	10/20/23	3	3	1,599
10 30 Carnes Rd, Winston Salem, 27127	\$130,000	9/22/23	3	2	1,800
18 741 Twickenham Ln, Winston Salem, 27127	\$261,000	10/12/23	3	2	1400 - 1700
7 580 Ocala Dr, Winston Salem, 27127	\$272,000	11/2/23	3	2	1700 - 2100

1533 Ethel Drive, Winston Salem, NC 27127

Listing

1533 Ethel Drive Winston Salem, NC 27127-4945

MLS#: **1123500** Sub Type: **Residential/Stick/Site Built**
 Tax Parcel: **6823-99-8543**
 Subdivision: **None**
 Zoning: **RS9** City Limits:
 Legal Desc:
 Plat Bk/Pg: Lot #:

Structure: **House**
 County: **Forsyth**
 Yr Built: **2023**

List Price: **\$415,000**
 Status: **Active**
 DOM: **11** CDOM: **11**
 Deed Restriction: **No**
 Deed Bk/Pg: **3278/4228**



General Information

Story #: **1** Style:
 Comp Dt: Beds: **3** Baths: **2/0** Blt Info: **New**
 Basement Type: Foundation: **Crawl Space**
 Fireplace: **1/Living Room**
 Garage/Carport: **585/Attached Garage**
 Total Htd SF: **1600 - 2000**
 Htd SF Main: **1600 - 2000** Elementary:
 Htd SF Low Lvl: Middle School:
 Land Desc/Topo: Acres: **0.47**

Room Info	Level	Dimensions	Rooms	
Living Room	Main	X	Upper: 0	Lower: 0
Primary On Main: Yes			Upper: 0	Lower: 0
# Full Baths: 2	Main: 2		Features	
# Half Baths: 0	Main: 0		Pool: No	
Exterior Finish: Brick, Remarks	Porch:	Fenced:	Utilities	
Parking: Driveway, Garage			Heating: Heat Pump	Heating Fuel: Electric
			Water Heater: Electric	Water: Public
			Energy Features:	Cooling: Central
				Sewer: Public

Directions: **Refer to GPS.**

Public Remarks: **Gorgeous home built by IDEAL CONSTRUCTION CORP. The exterior of the house is finished with quality materials including millstone brick wrapping the front exterior and foundation walls with durable Hardie board siding covering the rest of the exterior. A stunning mahogany front door & double hung windows through out the whole house. In the interior you're greeted with a very open layout offering a great sized living room featuring an electric fireplace offering multiple led flame colors for viewing pleasure. On the right is a hallway containing 2 bedrooms and a hall bathroom with a separate private office. Heavy-duty 12mm waterproof LVP flooring used through out the house excluding the kitchen, dining, and bathrooms. In the master bedroom you'll notice the beautiful barn door leading into the absolute eye-catching master bathroom with stunning tile work and breathtaking shower equipped with a spectacular 8 jet jacuzzi for extraordinary comfort. Also featuring a 72" double sink vanity.**

Home Owner Assoc: **No** HOA Fee 1: HOA Fee 1 Paid:
 Tax Map: Tax Block: Tax Lot: Tax Year: **2022**
 Tax Value: **\$12,300** Tax Rate: **1.8300** Tax Amount: **\$162**
 Seller Rep: **Owned property for at least one year**
 Financing Opt: **Cash, Conventional, FHA**

Owner/Listing/Agent/Office Information	
Owner Name: Ideal Investments LLC	Type of Sale: Owner Sale
Agency Type: Both	Listing Agreement Type: Exclusive Right To Sell
Listing Office: Keller Williams Ballantyne Area Market Center (WKWBAMC01) Lic#C13291	LF Holds Earnest \$: No
Listing Agent: Omar Zarate (322967) Lic#322967 omarcedillo@kw.com	Listing Service Type: Full Service
Comp Type: %	Compensation: 2.00
Show Instruct: Appointment Required	Appt Phone: 855-920-8200
Broker Package:	Contract Date:
Expire Date:	Withdrawn Dt:
Allow AVM: Yes	Modification Dt: 10/28/2023
	Allow Blog: Yes
	Advertise on Inet: Yes
	Auction Price Type:
	List/Marketing Date: 10/28/2023
	DDP End Date:
	Address on Inet: Yes



4200 S Main Street, Winston Salem, NC 27127

Listing

4200 S Main Street Winston Salem, NC 27127

MLS#: **1117187** Sub Type: **Residential/Stick/Site Built**
 Tax Parcel: **6833-14-9395**
 Subdivision: **None**
 Zoning: **RS9** City Limits:
 Legal Desc:
 Plat Bk/Pg: **73/161** Lot #: **113**

Structure: **House**
 County: **Forsyth**
 Yr Built: **2023**

List Price: **\$279,900**
 Status: **Closed**
 Sold Price: **\$279,900**
 DOM: **14** CDOM: **14**
 Deed Restriction: **No**
 Deed Bk/Pg: **3587/0972**



General Information

Story #: **1** Style: **Ranch** Blt Info: **New**
 Comp Dt: Beds: **3** Baths: **2/0** Rooms:
 Basement Type: Foundation: **Slab**
 Fireplace: **0**
 Garage/Carport: **2/Attached Garage**
 Total Htd SF: **1,350** Elementary:
 Htd SF Main: **1,350** Middle School:
 Htd SF 3 Fl: Addl School: **Check WSFCS for Choices**
 Htd SF Low Lvl: Acres: **0.32**
 Land Desc/Topo:
 Lot Dimensions: **110.94x123.03x115.34x124.21**
[Agent Only Remarks](#)

Room Info			Rooms		
Room Info	Level	Dimensions	Room Info	Level	Dimensions
Living Room	Main	18ft 4in X 15ft 6in	Primary Bedroom	Main	13ft 6in X 13ft 5in
Dining Room	Main	14ft 0in X 9ft 11in	2nd Bedroom	Main	11ft 7in X 11ft 0in
Kitchen	Main	14ft 0in X 10ft 0in	3rd Bedroom	Main	14ft 9in X 11ft 5in

Primary On Main: **Yes**
 # Full Baths: **2** Main: **2** Upper: **0** Lower: **0**
 # Half Baths: **0** Main: **0** Upper: **0** Lower: **0**

Exterior Finish: **Vinyl** Porch: **Yes** Fenced: Pool: **No**
 Exterior Features: **Covered Porch, Garden Space, Patio, Paved Drive**
 Interior Features: **Dryer Connection, Laundry Room - Main Level, Pantry, Washer Connection**
 Appliances: **Attached Microwave Oven, Dishwasher, Free Standing Range**
 Parking: **Driveway, Garage**
 Flooring: **Carpet, Vinyl**

Utilities
 Heating: **Heat Pump** Heating Fuel: **Electric** Cooling: **Central**
 Water Heater: **Electric** Water: **Public** Sewer: **Public**
 Energy Features:

Informational
 Directions: **I-40 East towards Greensboro, Merge onto US52/exit 193A towards Lexington, Take Exit 105-Clemmons Rd, Turn R. L onto S. Main St, R onto Graland. Home is on the corner of Main St and Graland.**

Public Remarks: **BEAUTIFUL ALL NEW RANCH! Move In Ready! 3BR/2BA open floor plan home w/2 car garage and nice corner lot. Large Living Room & Spacious Kitchen. Kitchen has tile backsplash, granite counters, SS appliances, Island for more workspce & Pantry for more storage. Open to DR & LR. Patio off DR. Walk right into the Kitchen from Garage. Carpet in all Bedrooms. Primary Suite has Full Bath & Walk-in Closet. Super Cute Vanity in Hall Bathroom. Both Bathrooms have windows for more natural light. Laundry located in hall. Covered Front Porch. Home faces Garland Street - which is not a busy street. 2nd Driveway located in back off Main Street. Very Convenient location. Don't Wait! NEW CONSTRUCTION 2023! Broker is Owner.**

Home Owner Assoc: **No** HOA Fee 1: HOA Fee 1 Paid:
 Tax Map: **630834** Tax Block: **2052** Tax Lot: **113** Tax Year: **2023**
 Tax Value: **\$17,800** Tax Rate: **1.3388** Tax Amount: **\$240**
 Seller Rep: **Owned property for at least one year**
 Financing Opt: **Cash, Conventional, FHA, VA**

Owner/Listing/Agent/Office Information
 Owner Name: **John Southard Inc** Type of Sale: **Owner Sale** LF Holds Earnest \$: **No**
 Agency Type: **Both** Listing Agreement Type: **Exclusive Right To Sell** Listing Service Type:
 Listing Office: **Your Home Team (WHT01) Lic#C20315** List Office Phone: **336-608-4218**
 Listing Agent: **John Southard (wsouthjo) Lic#228225 johnmsouthard@hotmail.com** Preferred Phone: **336-671-3277**
 Comp Type: **%** Compensation: **2.50**
 Show Instruct: **Appointment Required** Appt Phone: **855-920-8200**
 Broker Package: Contract Date: **09/14/2023**
 Expire Date: Modification Dt: **10/09/2023** Withdrawn Dt:
 Allow AVM: **No** Allow Blog: **No** Advertise on Inet: **Yes** DDP End Date:
 Address on Inet: **Yes**

Closed Information
 Selling Office: **Winland Group, LLC (GWING01)**
 Selling Agent: **Karl Abordo (325848) Lic#325848 karl@winlandnc.com**
 Contract Date: **09/14/2023**
 Closed Date: **10/05/2023** Seller Concession: **\$0.00** Pre Sale - New Construction: **No** Lease Info:
 Closed Price: **\$279,900** Type Financing: **Conventional** Lease Purch: **No** Overages:

4917 Bridgton Place Drive, Winston Salem, NC 27127

Listing

4917 Bridgton Place Drive Winston Salem, NC 27127-7001

MLS#: **1121306** Sub Type: **Residential/Stick/Site Built**
 Tax Parcel: **6832-09-2626**
 Subdivision: **Bridgton Place**
 Zoning: **RS9** City Limits: **Yes**
 Legal Desc: **L0016 BL6395**
 Plat Bk/Pg: Lot #: **16**

Structure: **House**
 County: **Forsyth**
 Yr Built: **2020**

List Price: **\$316,000**
 Status: **Pending**
 DOM: **6** CDOM: **6**
 Deed Restriction: **Yes**
 Deed Bk/Pg: **3770/1973**



General Information

Story #: **2** Style: **Traditional** Blt Info: **Existing**
 Comp Dt: Beds: **3** Baths: **2/1** Rooms:
 Basement Type: Foundation: **Slab**
 Attic: **Access Only**
 Fireplace: **0**
 Garage/Carport: **2/Attached Garage, Front Load Garage**
 Total Htd SF: **1700 - 2100** Elementary:
 Htd SF Main: **700 - 900** Middle School:
 Htd SF 2 Fl: **900 - 1200** High School:
 Htd SF 3 Fl: Addl School: **contact school board**
 Htd SF Up Lvl: Flood Zone: **Not in Flood Zone**
 Htd SF Low Lvl: Acres: **0.14**
 Land Desc/Topo: **Clear, Flat, Subdivision**
 Lot Dimensions: **16x50x120.67x50**
[Agent Only Remarks](#)

Rooms			Rooms		
Room Info	Level	Dimensions	Room Info	Level	Dimensions
Dining Room	Main	12ft 2in X 9ft 7in	Kitchen	Main	17ft 8in X 10ft 5in
Primary Bedroom	Second	19ft 6in X 13ft	2nd Bedroom	Second	12ft 4in X 11ft 9in
3rd Bedroom	Second	13ft 2in X 12ft 4in	Entry	Main	3ft 7in X 4ft 5in
Great Room	Main	18ft 3in X 15ft 2in	Laundry Room	Second	8ft 7in X 6ft 4in
Loft	Second	16ft 22in X 13ft 7in	Mudroom	Main	2ft 6in X 6ft
Office	Main	5ft 9in X 9ft 7in			

Primary On Main: **No**
 # Full Baths: **2** Main: **0** Upper: **2** Lower: **0**
 # Half Baths: **1** Main: **1** Upper: **0** Lower: **0**

Exterior Finish: **Vinyl** Porch: **Yes** Fenced: **No** Pool: **No**
 Exterior Features: **Covered Porch, Patio, Paved Drive, Porch**
 Interior Features: **CO Detector, Dead Bolt(s), Dryer Connection, Garage Door Opener(s), Kitchen Island, Laundry Room - Main Level, Pantry, Smoke Alarm, Washer Connection**
 Fixture Exceptions: **2 security cameras will not convey**
 Appliances: **Attached Microwave Oven, Dishwasher, Slide-In Oven/Range**
 Miscellaneous: **Cable**
 Parking: **Driveway, Garage**
 Flooring: **Carpet, Laminate, Vinyl**

Utilities
 Heating: **Heat Pump** Heating Fuel: **Electric** Cooling: **Central**
 Water Heater: **Electric** Water: **Public** Sewer: **Public**
 Energy Features: **Insulated Windows, Storm Doors**

Informational
 Directions: **From interstate 40. Take Peters Creek Parkway (Hwy 150) exit. Turn left onto Bridgton Road. Turn left onto Bridgton Place Drive into subdivision. Home located on right.**

Public Remarks: **What a beauty in Bridgton Place community! Newly built, contemporary feel. Open floorplan w/ flex space you'll appreciate. All beds upper. Spacious upper loft with unlimited options of use. Large Laundry. Main level kitchen opens to great room. Large counter space. Tons of windows & natural sunlight. Island serves for bar seating. Bonus office room w/ built in can be closed in for privacy. Dining room dinner views of backyard patio is breathtaking. Home has such a unique feel you won't want to miss it! Front load garage expanded storage, workspace & windows. Easy hospital, shopping mall, restaurant & interstate access. Seller to convey home warranty to buyer. Visit today!**
 Home Owner Assoc: **Yes** HOA Fee 1: **100.00** HOA Fee 1 Paid: **Annual**
 Tax Map: Tax Block: Tax Lot: Tax Year: **2023**
 Tax Value: **\$222,800** Tax Rate: **1.3300** Tax Amount: **\$2,983**
 Seller Rep: **Owned property for less than one year**
 Financing Opt: **Cash, Conventional, FHA, VA**

Owner/Listing/Agent/Office Information
 Owner Name: **Mounirah A Khadar** Type of Sale: **Owner Sale** LF Holds Earnest \$: **No**
 Agency Type: **Buyer Agency** Listing Agreement Type: **Exclusive Right To Sell** Listing Service Type: **Full Service**
 Listing Office: **Tawana Rice Realty LLC (WTAWRR01) Lic#C38071** List Office Phone: **336-831-7178**
 Listing Agent: **Tawana Rice (292362) Lic#292362 tawanaricerealty@gmail.com** Preferred Phone: **336-831-7178**
 Comp Type: **%** Compensation: **3.00**
 Show Instruct: **Appointment Required** Appt Phone: **336-831-7178**
 Broker Package: Contract Date: **10/13/2023**
 Auction Price Type:
 Expire Date: Modification Dt: **11/01/2023** Withdrawn Dt:
 Allow AVM: **Yes** Allow Blog: **Yes** Advertise on Inet: **Yes** List/Marketing Date: **10/07/2023**
 DDP End Date:
 Address on Inet: **Yes**

Closed Information
 Selling Office: **Carolina Home Partners by eXp Realty (GCARHOPEXP01) Lic#C34647**
 Selling Agent: **Kasie Beal (314183) Lic#314183 kasie@nchomepartners.com**