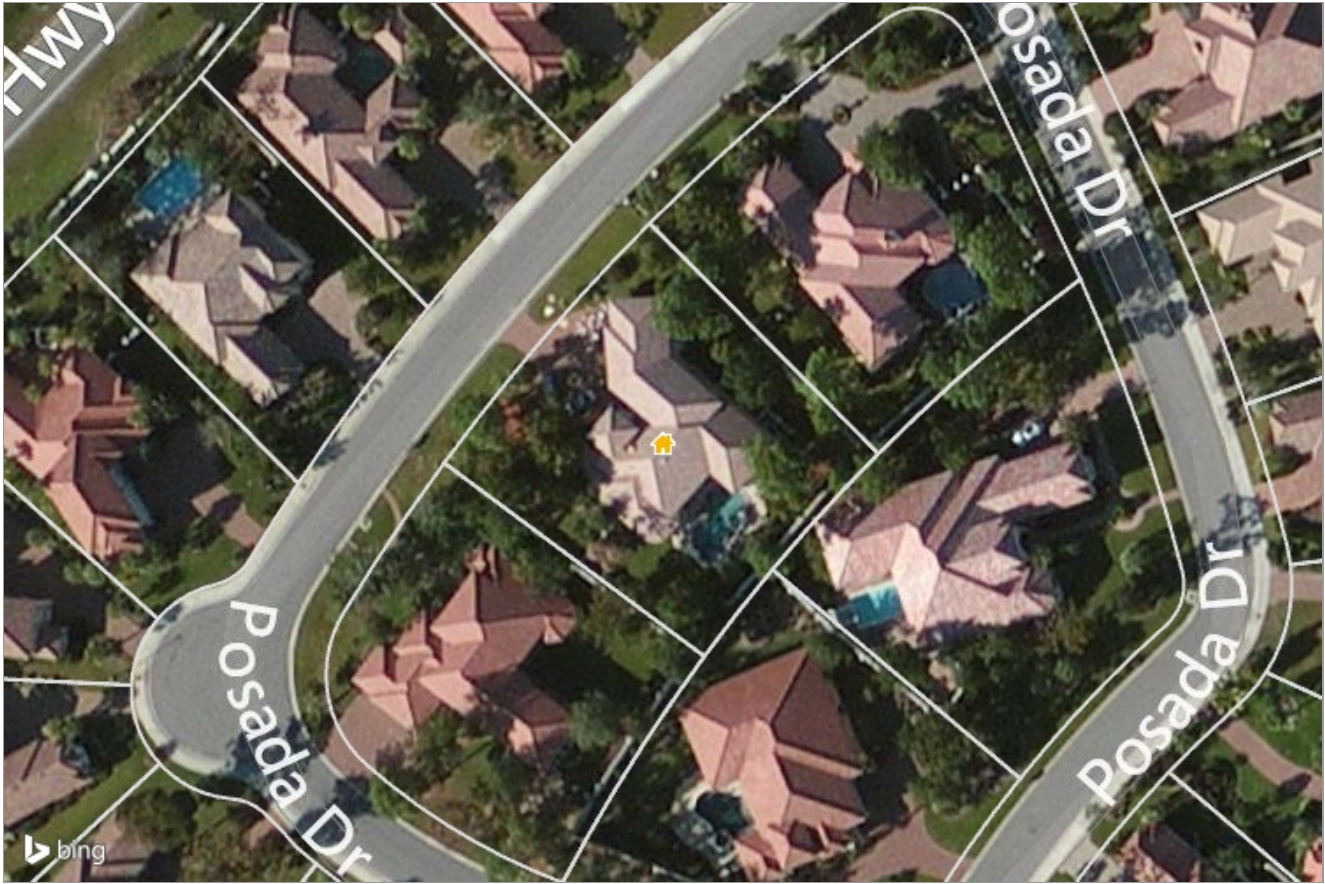




PROPERTY REPORT

411 Posada DR, Myrtle Beach, SC 29572



Presented by

Jason Ellis

South Carolina Real Estate License: 9287

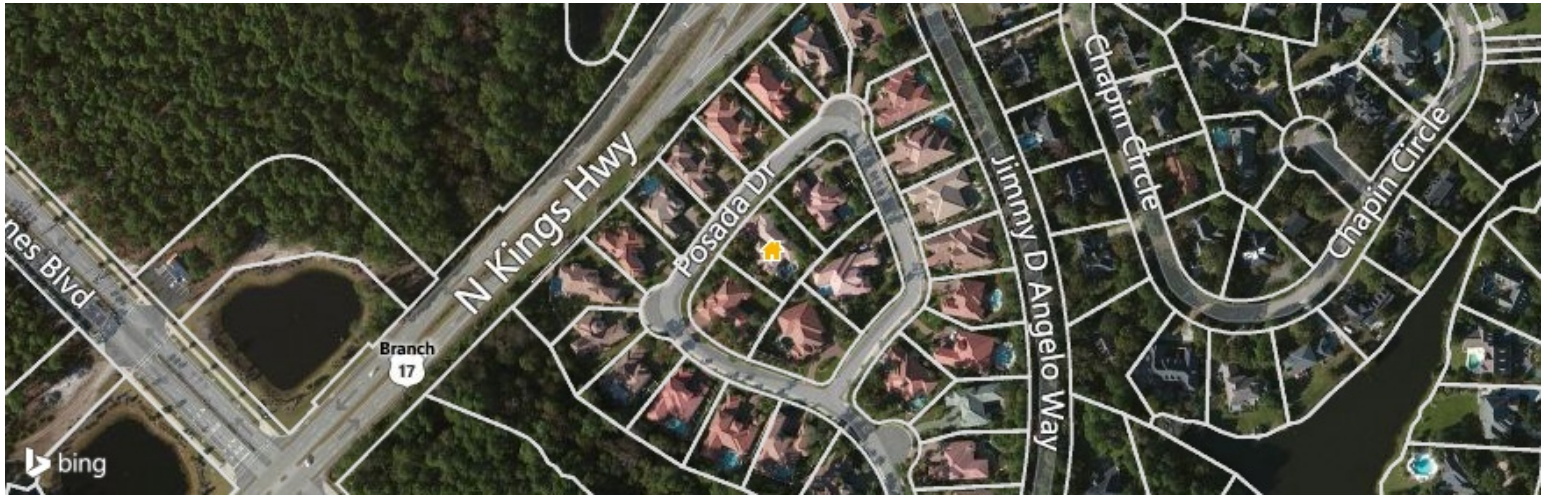


Mobile: (843) 222-2672 | Fax: (843) 248-7149 | Fax: (888) 370-2825

jason@jteRealEstate.com
www.jteRealEstate.com

JTE Real Estate
820 67th Avenue North #6950
Myrtle Beach, SC 29572

411 Posada DR, Myrtle Beach, SC 29572



Legend: 🌟 Subject Property

OFF MARKET

• Public Record

Current Estimated Value

\$1,071,000

Last AVM Update: 10/13/2014

AVM Est. Range: \$738,990 – \$1,403,010

AVM Confidence: ★☆☆☆☆

⬇️ AVM Change - Last 1 Month: -\$41,000

⬆️ AVM Change - Last 12 Months: 11.21%

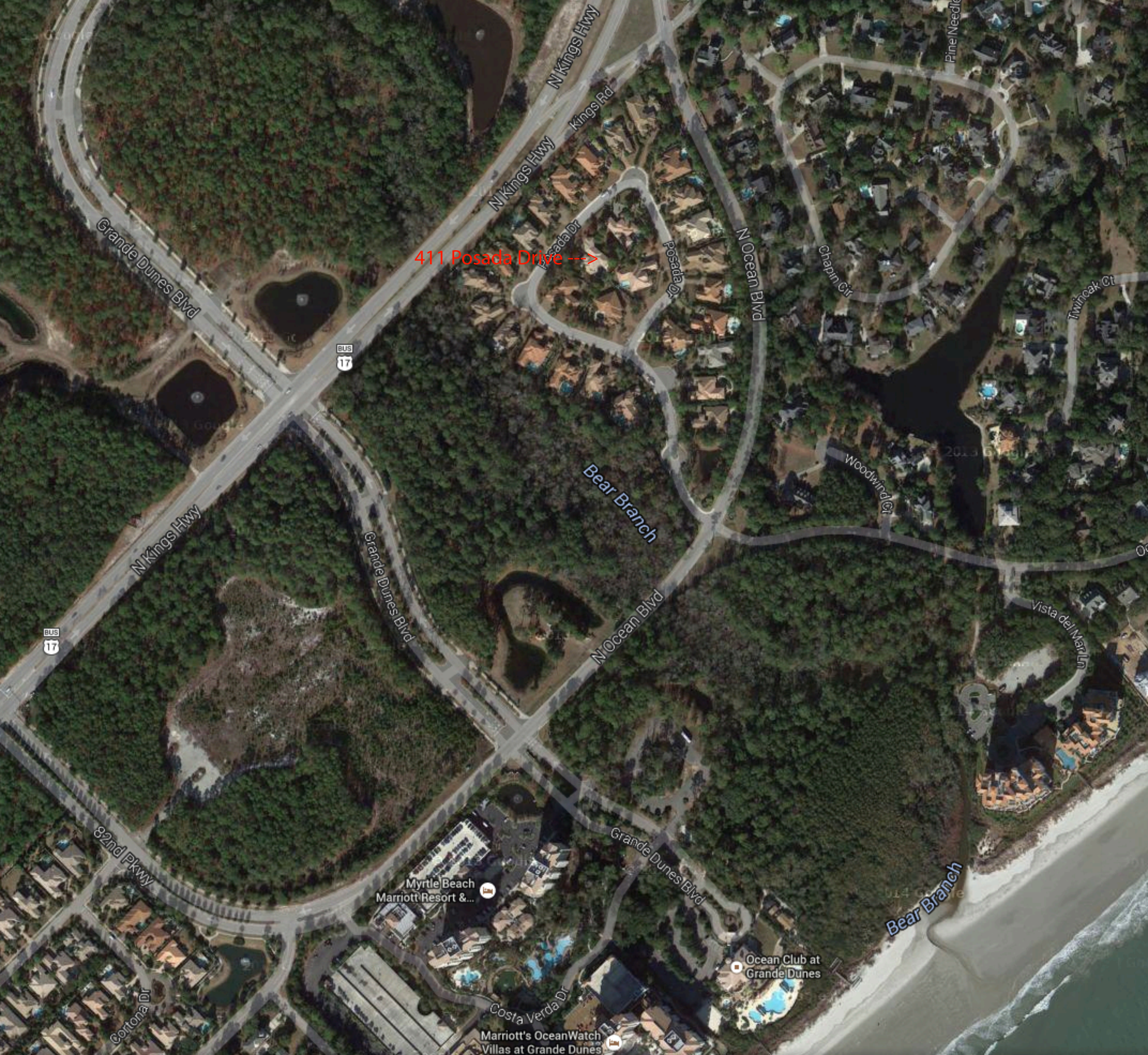
This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	—	
Property Subtype	Single Family	—	
Bedrooms	5	—	
Total Baths	5	—	
Full Baths	5	—	
Living Area (sq ft)	5,037	—	
Garage	Yes	—	
Garage (spaces)	3	—	
Pool	Yes	—	
Year Built	2005	—	
Total Rooms	12	—	
Style	Conventional	—	
Heating	Heat Pump	—	
Cooling	Central	—	
Basement	No Basement	—	
Exterior Walls	Stucco	—	
Number of Buildings	0	—	
Number of Units	1	—	
Number of Stories	1	—	

Homeowner Facts

Owner Name	Horstemeyer Derek L
Mailing Address	411 Posada Dr Myrtle Beach SC 29572-4165



411 Posada Drive --->

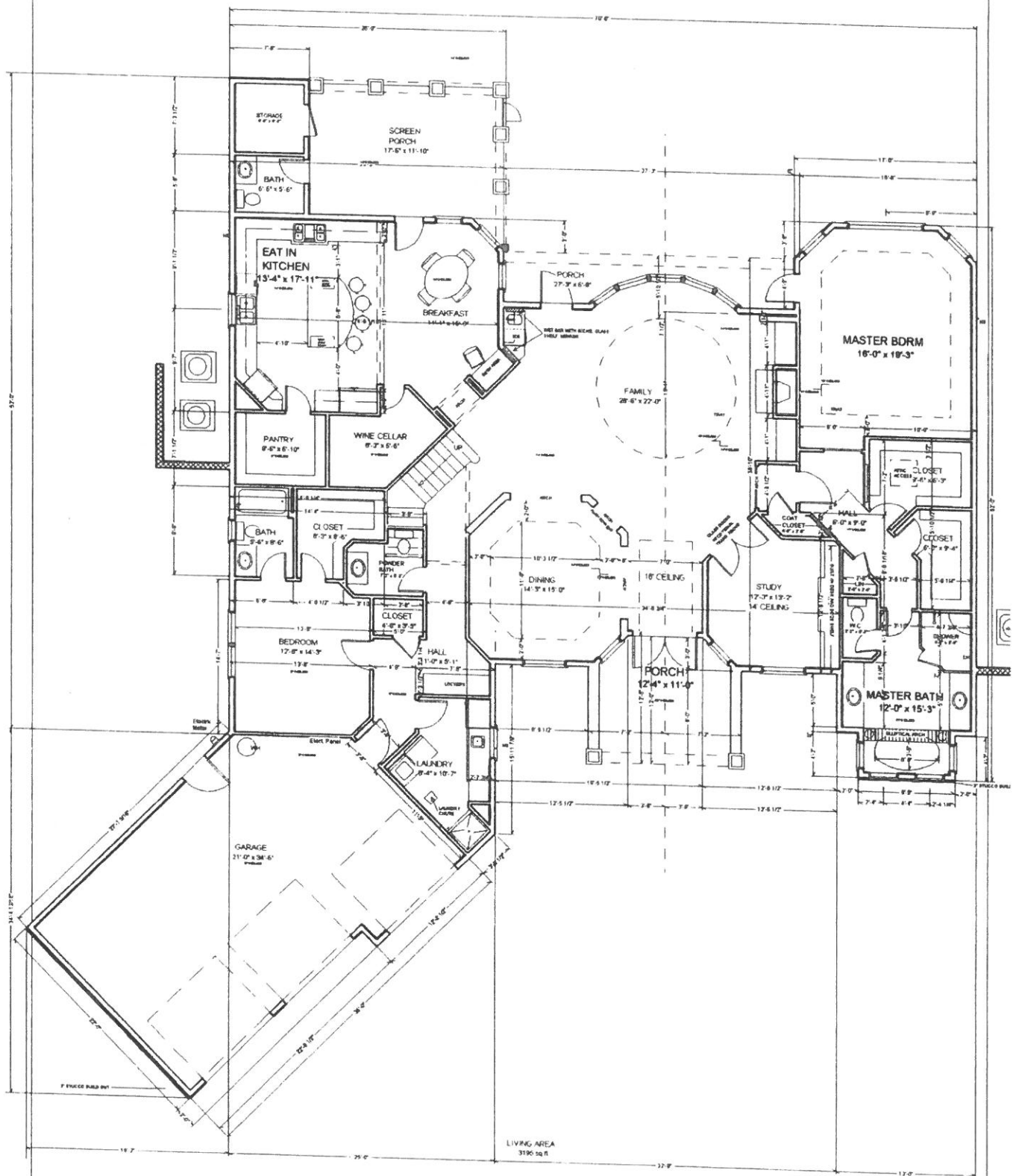


1st FLOOR CONDITIONED AREA ~ O.F. OF STUD	3217 SF
2nd FLOOR CONDITIONED AREA ~ O.F. OF STUD	1548 SF
TOTAL CONDITIONED AREA	4765 SF

ENTRY PORCH AREA	163 SF
GARAGE AREA ~ O.F. OF STUD	786 SF
SCREEN PORCH AREA	235 SF
TOTAL UNCONDITIONED COVERED AREA	1184 SF

TOTAL AREA UNDER ROOF	5949 SF
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AREA CALCULATION



FLOOR PLAN

Scale 1/4" = 1'

Page 1

Derek & Jill Horstemeyer

Lot 27 Calais, Grande Dunes

2 Story
Volano

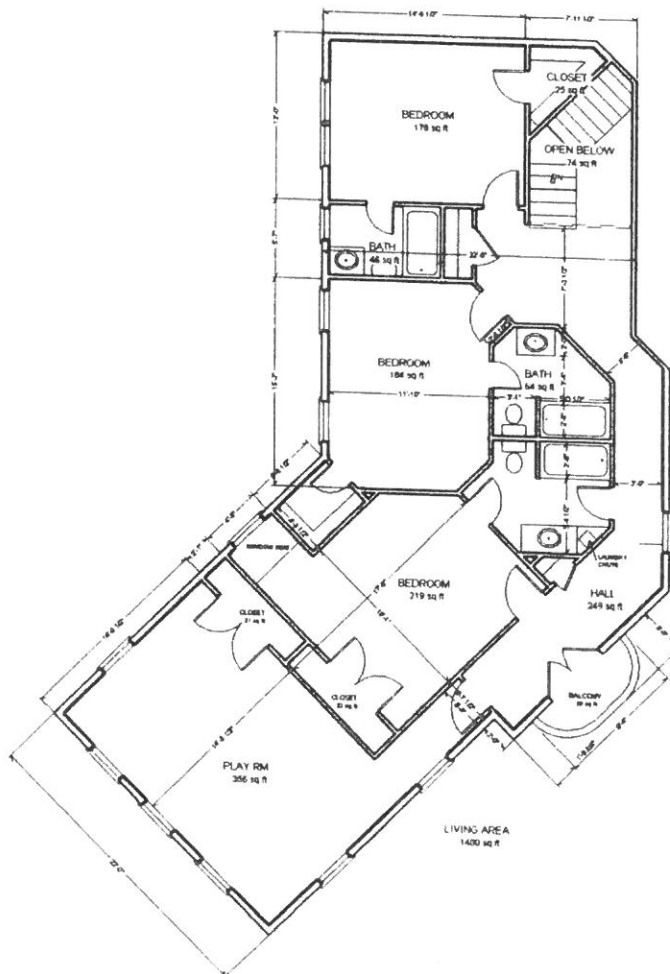


Wingard Properties, Inc.

1310 Azalea Court Suite R, Myrtle Beach, SC 29577

Ph: 843.497.9811

www.wingardprop.com



SECOND FLOOR

Ar

-00-01-071 AND
CAROLINA STATE
ALL DISTANCES
GRID DISTANCES.
FICE
ENCE, 2 COMMON AREAS)
95 P.B. 151,
ATION OF
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N THE R.M.C. OFFICE
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SED AS OPEN SPACE
Y SHOWN HEREON
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HERWISE NOTED.

TOTAL TRACT AREA	16.08 AC.
ROAD R/W	2.59 AC.
TOTAL LOT AREA	12.53 AC.
COMMON AREAS	0.96 AC.

TALLATION
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AT A
REQUIRED
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RECEIVED.

CS.

LINE	LENGTH	BEARING
L1	74.08	N 43°39'02" E
L2	100.01	S 41°38'30" W
L3	100.76	S 38°40'00" W
L4	99.21	N 43°45'16" E
L5	99.99	N 43°44'22" E
L6	40.29	N 45°28'03" W
L7	100.01	N 26°30'23" W
L8	100.07	N 26°32'46" W
L9	103.60	N 26°45'42" W
L10	100.80	N 45°37'43" W
L11	100.11	N 43°42'05" E
L12	96.81	S 88°29'44" E
L13	39.40	S 08°04'58" W
L14	8.93	N 25°59'35" W
L15	100.26	N 26°34'40" W
L16	98.76	N 66°40'18" W
L17	100.20	S 81°30'40" W
L18	72.20	S 73°45'56" W
L19	72.58	S 72°27'57" E
L20	72.41	S 72°29'27" E
L21	50.00	S 61°43'41" E
L22	106.40	N 26°31'37" W
L23	99.98	N 72°29'39" W
L24	86.08	S 02°21'48" W
L25	67.32	S 88°33'15" W

JOBBES, UPCHURCH & ASSOCIATES, P.A.
CONSULTING ENGINEERS AND SURVEYORS
SOUTHERN PINES, NC

ERU ALLOCATION:
LANDUSE: SINGLE FAMILY HOMES
ERU FOR LANDUSE: 1.00
TOTAL NO. OF UNITS: 29
TOTAL NO. OF ERU'S FOR THIS DEVELOPMENT: 29

OWNER:
BURROUGHS AND CHAPIN CO., INC.
2411 NORTH OAK STREET
MYRTLE BEACH, SOUTH CAROLINA

DEVELOPER:
GRANDE DUNES DEVELOPMENT CO., L.L.C.
2411 NORTH OAK STREET
MYRTLE BEACH, SOUTH CAROLINA

LEGEND
O NEW IRON ROD
O EIR EXISTING IRON ROD
FLOOD PLAIN AREA
TIE LINE
EDGE OF WETLAND
ROAD RIGHT OF WAY
PROPERTY BOUNDARY

CURVE	LEAK
C1	23.2
C2	27.2
C3	111.5
C4	106
C5	110
C6	100
C7	101
C8	100
C9	99.9
C10	100.1
C11	249
C12	33.9
C13	31.4
C14	20.4
C15	41.6
C16	101.1
C17	100.4
C18	99.3
C19	55.7
C20	16.6
C21	25.3
C22	43.4
C23	37.7
C24	44.9
C25	16.6
C26	8.33
C27	93.2
C28	67.1
C29	9.84
C30	51.9
C31	20.7
C32	43.85
C33	138.3
C34	34.7
C35	27.96
C36	28.12
C37	48.35
C38	40.58
C39	44.68
C40	28.19
C41	18.85
C42	82.74
C43	19.92
C44	22.70
C45	82.53
C46	24.28
C47	124.27
C48	50.81
C49	20.00
C50	176.94
C51	18.93
C52	84.74
C53	18.32
C54	114.28
C55	136.81
C56	98.32
C57	33.61
C58	89.99
C59	12.59
C60	17.87
C61	20.59
C62	37.58
C63	39.57
C64	83.37
C65	146.09
C66	146.09
C67	44.28
C68	16.12
C69	143.13
C70	27.50
C71	97.79
C72	97.82
C73	23.28
C74	10.17
C75	106.43
C76	77.22
C77	123.43
C78	50.88
C79	72.64
C80	123.84