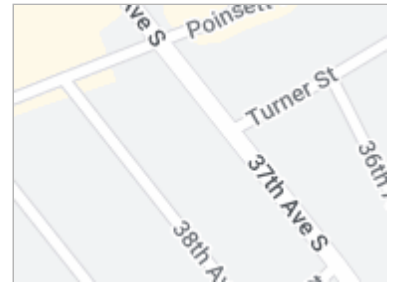


FULL DETAIL - AGENT USE



(39) **MLS #** 2417872
 (53) **Status** ACTIVE
 (45) **Asking Price** \$1,790,000
 (43) **Type** Duplex
 (42) **Class** MULTI-FAMILY
 (46) **Address** 703 37th Ave. S
 (47) **Address 2** unit 1 & 2
 (48) **City** North Myrtle Beach
 (50) **State** SC
 (51) **Zip** 29582
 (52) **Zip** 29582
 (70) **Section/Subdivision** Windy Hill Beach
 (64) **Complex Name**
 (44) **Area** 11E North Myrtle Beach Area--Windy Hill



CONTACT

(68) Type of Agency	Exclusive Right to Sell	(13) Days On Market	1
(56) Listing Agent	Liat Edri - Cell: 843-222-6357	(32) Agent Hit Count	51
(61) Co-Listing Agent		(33) Client Hit Count	10
(57) List Team		(65) Owners Name	Maron
(58) Listing Office	Realty ONE Group Dockside - Main Line: 843-492-4030	(19) Update Date	7/31/2024 2:56 PM
(1) Property Subject to the SC Vacation Rental Act	Yes	(2) Construction Status	Resale
(93) HOA Contact Name & Number		(3) Proposed Closing Date	
(126) Listing Service	Full Service	(14) Price Per SQFT	\$302.36
		(18) Input Date	7/31/2024 1:07 PM

FINANCIAL

(54) Sale/Rent	For Sale	(59) CSL Subagents Fee	0
(60) Buyers Broker Fee	2	(63) Variable Commission (Y/N)	No
(108) Original Price	\$1,790,000		
(90) Est. Gross Scheduled Rent			
(95) Frequency HOA Paid	Does not have HOA		
(94) HOA Calculated Monthly	\$0		
(6) Transaction Broker Fee	2.00		
(91) Est. Operating Expense			

GENERAL

(55) Number of Units	2	(77) Elementary School	Ocean Drive Elementary
(80) #Efficiency		(78) Middle School	North Myrtle Beach Middle School
(81) Efficiency-Rent Range		(79) High School	North Myrtle Beach High School
(82) #1 Br. Units		(96) MLS Approved Lockbox	Yes
(83) 1 Br. Units - Rent Range		(69) 4 Sided Lot Measurement	
(84) #2 Br. Units		(92) Approximate Year Built	2007
(85) 2 Br. Units - Rent Range		(62) Stipulation of Sale	None
(86) #3 Br. Units		(72) Conforming (Y/N)	Yes
(87) 3 Br. Units - Rent Range		(71) Zoning	MF
(88) #4 Br. Units		(73) TMS/PIN#	39104010025
(89) 4 Br. Units - Rent Range		(74) 2nd TMS/PIN #	39104010024
(153) Living Area Source	Public Records	(75) 3rd TMS/PIN #	
(28) Previous Tax Map#		(107) Associated Document Count	1

FEATURES

Unit1	Unit2	Safety Features	Lot Description
3 or More Bedrooms	3 or More Bedrooms	Smoke/Heat Detector	Rectangular
2 or More Bathrooms	2 or More Bathrooms	Misc. Structural	Lot Location
Furnished	Furnished	Individual Water Heater	East of Bus. 17
Refrigerator	Refrigerator	Indiv. Heat & Air	Inside City Limits
Range/Oven	Range/Oven	Amenities Available	Showing Instructions
Dishwasher	Dishwasher	Short Term Rental Allowed	Appointment only
Washer/Dryer	Washer/Dryer	Long Term Rental Allowed	Use ShowingTime Link
Deck/Porch/Patio	Deck/Porch/Patio	Owner Allowed Motorcycle	Possession
Utility Room	Utility Room	Tenant Allowed Motorcycle	Closing
1001+ SqFt	1001+ SqFt	Owner Allowed Pet	Utilities Owner Pays
	Exterior Finish	Utilities Available	Electric

FEATURES

Vinyl Siding	Cable TV	Water/Sewer
Heating & Cooling	Electricity	Trash
Central Heat	Sewer	Terms Of Sale
Central Air	Telephone	Cash
Parking	Water Public	Conventional
Private Garage		
Foundation		
Raised Beach		

SOLD INFORMATION

(118) Sold Price	(116) Contract Date	
(115) How Sold	(117) Closing Date	
(121) Selling Agent	(150) Sellers Concession	
(122) Sell Team	(119) Total Sq Ft	6760
(123) Selling Office		
(120) Total Heated Sq Ft		5920
(15) Sold Price Per SQFT		

AGENT TO AGENT REMARKS

(112) Agent to Agent Remarks	Sold fully furnished and equipped. Please call listing agent. YTD 2023: \$177,502.94 (owner used one of the units for personal use during the fall and winter). YTD GRI 2024: \$127,735.49 Property Insurance: \$4,800 per year for each side. Square footage not guaranteed. Buyer to verify
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PUBLIC REMARKS

(113) Public Remarks	<p>INVESTORS ALERT!!! Welcome to luxury living/vacationing at the Windy Hill section of North Myrtle Beach! This Duplex is located Blocks from the beach and is boasting TWO units each offering 5 bedrooms and 6 bathrooms, each unit has its own private pool and backyard retreat. The entrance welcomes you into a large foyer area, with tile flooring throughout. Located on the ground floor is the attached two car garage, a laundry room with a full-sized washer and dryer, hot water heater. Also located on the first floor is a multi-purpose / entertainment room with ceiling fan, a built-in wet bar and mini refrigerator, this room allows access to the back yard, outdoor pool and patio. The backyard is fully fenced for privacy. Along with the bonus room is a large storage room and the first full bathroom featuring a tub/shower combo, vanity and continued, easy to clean, tile flooring. Walking up to the second floor you are met with a large open space that combines the living area, dining area and kitchen. Through the living room is access to a porch that overlooks the pool and private oasis backyard. The spacious living area is big enough for a couch/loveseat combo and even some accent chairs, the space features tile flooring, a ceiling fan and plenty of natural light through the huge windows and French doors. The kitchen equipped with granite counter tops and custom cabinetry, breakfast bar, plenty of storage, stainless steel appliances and tile throughout as well. The main living level also has a half bath right off the kitchen and the master bedroom. The master fits a king size bedroom set with ease, a ceiling fan, sliding glass door that steps out to a private balcony. The master bath offers a garden bathtub, a separate shower and a double vanity. Making your way up to the third level the second bedroom overlooks the pool, featuring its own balcony, its own mini wet bar with mini-refrigerator and ceiling fan. All additional bedrooms are extra-large and offer spacious closets and bathrooms. The fifth bedroom is a second master suite with a front porch overlooking the front of the residence, a king-sized bed, ceiling fan, walk-in closet and full bath with tub/shower combo, tile flooring and a vanity. This property truly has it all. Sold FULLY FURNISHED AND EQUIPPED. NO HOA! Plenty of space, privacy and is located at the heart of North Myrtle Beach just within minutes of shopping, restaurants, Barefoot Landing, The House of Blues, Alligator adventure, and all the tourist attractions this town has to offer. THIS IS IT!</p>
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DRIVING DIRECTIONS

(111) Driving Directions	Hwy 17 from NMB Turn Left on 37TH AVE and on property will be on the right
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SHOWING INSTRUCTIONS

(114) ShowingTime Instructions	Please use showing time. Appointment required
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ADDITIONAL INFO

(12) Picture Count	40	(66) Listing Date	7/31/2024
(101) Display on Internet	Y	(104) HotSheet Date	7/31/2024
(109) Display on Realtor.com	Yes	(102) Update Date	7/31/2024
(35) VOW Include	Yes	(103) Status Date	7/31/2024
(36) VOW Address	Yes		
(37) VOW Comment	Yes		
(38) VOW AVM	Yes		
(110) Last Photo Update Date			
(106) Input Date	7/31/2024 1:07 PM		
(97) Off Market Date			
(105) Price Date	7/31/2024		

LOCATION

(151) Primary School	(152) Intermediate School
(100) Search By Map	(30) Geocode Quality
(49) County	Manually Placed Pin
Horry	

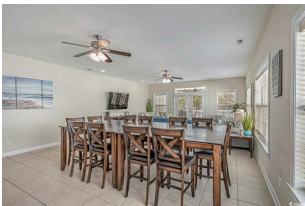
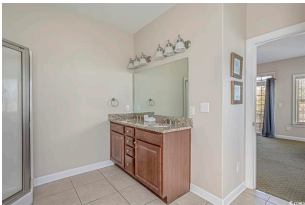
LEGAL DESCRIPTION

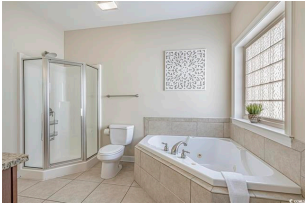
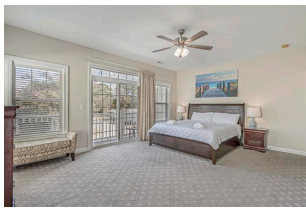
(76) Legal Description O B Cottages @ 703 37Th; Unit 2 Hpr

ADDITIONAL PICTURES



Front Of Structure





Bedroom



Patio

DISCLAIMER

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