## **Agent Summary**

#### 209 Bulwell Forest, Williamsburg, VA 23188, James City County VA

MLS#: Master List: Contingent: Ownership: RM:	<u>10468976</u> N Simple	Area: Subdivision: Neighborhood: Date Listed:	118 - James City 022 - FORDS COL NOTTINGHAM PLA 01/06/23	ONY	251		
		Date Entered:		Possession:	CLOSING		+
Prop Type:	Land and Farms	Date Updated:		Appx Taxes:	\$623		ji il
Appx Acres:	0.48	Date Expire:		Financing:			
Appx Lot Size:	.26 to .50 Acre	Date Off-Mrkt:		Subordination:	No		mather the
Appx Lot Depth:		Date Closed:		Wtrfrnt Descr:	Not Waterfront	100 PTH.	E
Appx Lot Frnt: Appx Lot Dim:		High School: Middle School:	Lafayette James Blair Middle	Fence Desc:	None	Entre Con	
Owner Finance:	No	Elem School:	J Blaine Blayton Elementary				
Owner Name: Owner Phone:	JOHN W DAY & HS	IUCHEN LIU REVOC	ABLE				
	Liz Moore & Associa 54-8136 ard Agency ER	ites LLC	List Agent: LA Other Ph: Sub Agent: Showing Inst:	28460 - John W	Vomeldorf	SBC: BBC: SCA:	5 No
	5 .	Hsiuchen Liu Revo	5		until owner builds on p	roperty.	

#### 100 N Stocker Court, Williamsburg, VA 23188, James City County VA

MLS#:	10491500						
Master List: Contingent:	N Simple	Area: Subdivision: Neighborhood:	118 - James City 022 - FORDS CO				
RM:	- F -	Date Listed: Date Entered:	06/20/23 06/20/23	Market Time: Possession:	86 SETTLEMENT		
Appx Acres:	Land and Farms 0.48	Date Updated: Date Expire:	09/06/23	Appx Taxes: Financing:	\$575		
Appx Lot Size: Appx Lot Depth: Appx Lot Frnt: Appx Lot Dim:	.26 to .50 Acre	Date Off-Mrkt: Date Closed: High School: Middle School:	Lafayette James Blair	Subordination: Wtrfrnt Descr: Fence Desc:	No Not Waterfront None		
Owner Finance:	No	Elem School:	Middle D.J. Montague Elementary				
Owner Name:	KEITH T HANSON &	JEMM MARIE-HAN	,				
List Off: 133720 LA Ph: 804-687 LA Email: List Type: Standard		Real Estate	List Agent: LA Other Ph: Sub Agent: Showing Inst	73261 - Alicia ( Go Direct	Chappell	SBC: BBC: SCA:	5 No

Agent Rmrks: Contact Corey Willis for all questions/offers at Corey@HoganGrp.com

#### 106 Dyke, Williamsburg, VA 23188, James City County VA

MI C#.	10402400						<b>4</b> , 5,000
MLS#: Master List: Contingent: Ownership:	<u>10482488</u> No N Simple	Area: Subdivision: Neighborhood:	118 - James City 022 - FORDS COL				
RM:	·	Date Listed: Date Entered:	, = . , = -	Market Time: Possession:	150 AT SETTLEMENT		China 200
Prop Type: Appx Acres:	Land and Farms 0.27	Date Updated: Date Expire:		Appx Taxes: Financing:	\$581	120	
Appx Lot Size: Appx Lot Depth: Appx Lot Frnt: Appx Lot Dim:	.26 to .50 Acre	Date Off-Mrkt: Date Closed: High School: Middle School;		Subordination: Wtrfrnt Descr: Fence Desc:	No Not Waterfront None		
Owner Finance:	No	Elem School:	Middle D.J. Montague Elementary				
Owner Name: Owner Phone:	WILLIAM & PATRIC	TA R. ARMHOLD	<b>,</b>				
	0 - Ford's Colony Re 34-0363	alty	List Agent: LA Other Ph:	26345 - Susan	Krancer	SBC: BBC:	5
LA Email: List Type: Standa	ard Agency ER		Sub Agent: Showing Inst:	Please call/text	agent, then go show		No

Agent Rmrks: Agent will gladly walk this lot with you and answer any questions about the lot or about the Ford's Colony Community. This lot does not have the 3% development fee. A Capital Contribution Fee (CCF) of \$1128 is to be paid by the Purchaser at settlement for 2023. Please call or text agent and show.

#### Status: Active **Price:** \$68,000



Status: Active Price: \$75,000



Status: Active Price: \$75,000

115 Heathery	, Williamsburg,		Status: Active Price: \$80,000			
MLS#: Master List: Contingent: Ownership: RM: Prop Type: Appx Acres: Appx Lot Size: Appx Lot Depth: Appx Lot Frnt:	10459162 No N Simple Land and Farms 0.29 .26 to .50 Acre	Area: Subdivision: Neighborhood: Date Listed: Date Entered: Date Updated: Date Expire: Date Off-Mrkt: Date Closed: High School:	09/30/22 10/01/22 06/07/23		349 SETTLEME \$600 No Not Waterfront None	Find: \$80,000
Appx Lot Pint. Appx Lot Dim:		Middle School:	James Blair Middle	Fence Desc.	None	
Owner Finance:	No	Elem School:	D.J. Montague Elementary			
Owner Name: Owner Phone:	ELITE E & E INVES	TMENTS, LLC				
	0 - Ford's Colony Re 58-4000	alty	List Agent: LA Other Ph: Sub Agent:	53383 - Chelle	Sheffield	SBC: 4.0% BBC: SCA: No
List Type: Standa	ard Agency ER		Showing Inst	Courtesy text/o	call to agent; Go show	/!

**Agent Rmrks:** Agent will gladly assist in showing this property. NO 3% Development fee associated with this lot. A Capital Contribution Fee (CCF) of \$1128 to be paid by the Purchaser at settlement for 2023. Plat, soil study, and survey are in documents. Plans have been approved to build on by the Cheasapeake Bay & River board. Owner has house plans approved by the HOA for this lot; if the buyer is interested in seeing them—contact agent for details.

Status: Active Price: \$90,000

Status: Active

Price: \$90,000

### 204 Coxmoor, Williamsburg, VA 23188-3510, James City County VA

MLS#: Master List: Contingent: Ownership: RM:	<u>10483913</u> No N Simple	Area: Subdivision: Neighborhood: Date Listed: Date Entered:	118 - James City 022 - FORDS CO NOTTINGHAMSH: 04/27/23 04/27/23	LONY	140 CLOSING		- Service
Prop Type: Appx Acres: Appx Lot Size: Appx Lot Depth: Appx Lot Frnt: Appx Lot Dim:	Land and Farms 0.55 .51 to 1.0 Acre	Date Updated: Date Expire: Date Off-Mrkt: Date Closed: High School: Middle School:	05/06/23 Lafayette James Blair Middle	Appx Taxes: Financing: Subordination: Wtrfrnt Descr: Fence Desc:	\$630		
Owner Finance:	No	Elem School:	J Blaine Blayton Elementary				
Owner Name: Owner Phone:	ZOUHOUR NARSRA	SAKLY					
	CENTURY 21 Nachn 59-2899 ard Agency ER	nan Realty	List Agent: LA Other Ph: Sub Agent: Showing Inst	65276 - Monica : Go and Show.	a Calhoun	SBC: BBC: SCA:	3 No
Agent Rmrks: Go	and Show.						

#### 209 Kilton Frst, Williamsburg, VA 23188, James City County VA

10402000

MI 6#.

MLS#:	10483899						
Master List:	No	Area:	118 - James City	Co Middle		11.1	
Contingent:	Ν	Subdivision:	022 - FORDS CO	LONY		MI	
Ownership:	Simple	Neighborhood:	NOTTINGHAMSH	IRE			
RM:		Date Listed:	04/27/23	Market Time:	140		and the
		Date Entered:	04/27/23	Possession:	CLOSING	1000	Strate-
Prop Type:	Land and Farms	Date Updated:	05/06/23	Appx Taxes:	\$622	A BOOK AND	and the second s
Appx Acres:	0.45	Date Expire:		Financing:			and the second second
Appx Lot Size:	.26 to .50 Acre	Date Off-Mrkt:		Subordination:			
Appx Lot Depth:		Date Closed:		Wtrfrnt Descr:	Not Waterfront		Conception of the local division of the loca
Appx Lot Frnt:		High School:	Lafayette	Fence Desc:	None		
Appx Lot Dim:		Middle School:	James Blair Middle				CARE-
Owner Finance:	No	Elem School:	J Blaine Blayton Elementary				
Owner Name: Owner Phone:	ZOUHOUR NARSRA	SAKLY	,				
	CENTURY 21 Nachm 59-2899	nan Realty	List Agent: LA Other Ph:	65276 - Monica	a Calhoun	SBC: BBC:	3
LA Email:			Sub Agent:			SCA:	No
List Type: Standa	ard Agency ER		Showing Inst	: Go and Show.			

Agent Rmrks: Courtesy text or call to the listing agent when showing.

#### 123 Kingdom Of Fife, Williamsburg, VA 23188, James City County VA

10483814 MLS#: 118 - James City Co Middle Master List: Area: 022 - FORDS COLONY Subdivision: Contingent: Ν Ownership: Simple Neighborhood: BERKSHIRE RM: Date Listed: 04/27/23 Market Time: 140 **Date Entered:** 04/27/23 CLOSING Possession: **Date Updated:** Prop Type: Land and Farms 05/06/23 Appx Taxes: \$630 Appx Acres: Date Expire: 0.30 Financing: Appx Lot Size: .26 to .50 Acre Date Off-Mrkt: Subordination: No Appx Lot Depth: Not Waterfront Date Closed: Wtrfrnt Descr: Appx Lot Frnt: **High School:** Lafayette Fence Desc: None Appx Lot Dim: Middle School: James Blair Middle Elem School: **Owner Finance:** No D.J. Montague Elementary **Owner Name:** LOFTI SAKLY **Owner Phone:** List Off: 6425 - CENTURY 21 Nachman Realty List Agent: 65276 - Monica Calhoun SBC: 3 LA Ph: 757-869-2899 LA Other Ph: BBC: LA Email: Sub Agent: SCA: No List Type: Standard Agency ER Showing Inst: Text agent 757-869-2899 and go show.

Agent Rmrks: Go show! Subject to Builders/marketing fee of 3% applies.

#### 223 St Cuthbert, Williamsburg, VA 23188, James City County VA

MLS#:	10492264	· <b>y</b> , <b>_0</b> _00,				Pr	ice: \$92,500
MLS#: Master List: Contingent: Ownership: RM:	No N Simple	Area: Subdivision: Neighborhood: Date Listed: Date Entered:	06/22/23 I		84 SETTLEMENT	NEW ST	
Prop Type: Appx Acres: Appx Lot Size: Appx Lot Depth: Appx Lot Frnt: Appx Lot Dim:	Land and Farms 0.29 .26 to .50 Acre	Date Updated: Date Expire: Date Off-Mrkt: Date Closed: High School: Middle School:	07/02/23	Appx Taxes: Financing: Subordination: Wtrfrnt Descr: Fence Desc:	\$1,183	P	
Owner Finance:	No	Elem School:	D.J. Montague Elementary				
Owner Name: Owner Phone:	PETER H DOUGLAS	6 Barbara B Dougla	· · · · ·				
	0 - Ford's Colony Re 34-0363 ard Agency ER	ealty	List Agent: LA Other Ph: Sub Agent: Showing Inst:	26345 - Susan Courtesy call/te	Krancer ext to agent and go sho	SBC: BBC: SCA: w!	

Agent Rmrks: List agent will be happy to assist in showing this property or in providing information about Ford's Colony. Please call Susan at 757-784-0363. 3% development fee applies to this lot.

#### 114 Burnham, Williamsburg, VA 23188, James City County VA

MLS#: 10465884 Master List: 118 - James City Co Middle No Area: Subdivision: 022 - FORDS COLONY Contingent: Ν **Ownership:** Simple **Neighborhood:** RM: **Date Listed:** 12/01/22 Market Time: 287 12/01/22 **Date Entered:** Possession: SETTLEMN Date Updated: Land and Farms Prop Type: 05/22/23 Appx Taxes: \$995 **Appx Acres:** 0.66 Date Expire: Financing: Appx Lot Size: .51 to 1.0 Acre Date Off-Mrkt: Subordination: No Appx Lot Depth: Date Closed: Wtrfrnt Descr: Not Waterfront Appx Lot Frnt: High School: Lafavette Fence Desc: None Appx Lot Dim: Middle School: James Blair Middle Owner Finance: No **Elem School:** D.J. Montague Elementary **Owner Name:** JENNIFER CAMPBELL Donald Ellerthorpe **Owner Phone:** List Off: 131160 - Ford's Colony Realty List Agent: 26345 - Susan Krancer SBC: 5.0 LA Ph: 757-784-0363 LA Other Ph: BBC: LA Email: Sub Agent: SCA: No Showing Inst: Courtesy call/text to agent; Go show! List Type: Standard Agency ER

Agent Rmrks: Soil study is attached to supplements. Agent will gladly walk this lot with you and answer any questions about the lot or about the Fords Colony Community. Call Susan at 757-784-0363. A Capital Contribution Fee (CCF) of \$1128 is to be paid by the Purchaser at settlement for 2023.

Status: Active Price: \$95,000





Status: Active

	10400152		ency county th			Pr	ice: \$107,500
MLS#: Master List: Contingent: Ownership:	<u>10480153</u> No Y Simple	Area: Subdivision: Neighborhood:	118 - James City 022 - FORDS COL				
RM:		Date Listed: Date Entered:	03/31/23	Market Time: Possession:	167 SETTLEMENT		
Prop Type: Appx Acres:	Land and Farms 0.85	Date Updated: Date Expire:		Appx Taxes: Financing:	\$828		
Appx Lot Size: Appx Lot Depth: Appx Lot Frnt: Appx Lot Dim:	.51 to 1.0 Acre	Date Off-Mrkt: Date Closed: High School: Middle School:		Subordination: Wtrfrnt Descr: Fence Desc:	No Not Waterfront None		
Owner Finance:	No	Elem School:	D.J. Montague Elementary				
Owner Name: Owner Phone:	GLEN C. COFFMAN	Susan K. Coffman					
	0 - Ford's Colony Re 84-0838	alty	List Agent: LA Other Ph:	27980 - Collee	n Starr	SBC: BBC:	3.5
LA Email: List Type: Standa	ard Agency ER		Sub Agent: Showing Inst:	: Call Colleen for	info on lot and Ford's	SCA: s Colony	No

Status: Active

Status: Active Price: \$119,900

Status: Active Price: \$135,000

**Agent Rmrks:** The listing agent is happy to walk the lot with you and your client and answer any questions you may have about building in Ford's Colony or about the neighborhood in general. Ask the agent for advice on putting a building deal together on this lot. A Capital Contribution Fee (CCF) of \$1128 is to be paid by the Purchaser at settlement for 2023. Subject to a ratified contract with contingencies. Owner wishes to continue to show the property and may consider backup/other offers.

#### 142 Highland, Williamsburg, VA 23188, James City County VA

101 Deal, Williamsburg, VA 23188, James City County VA

MLS#:   10499703     Master List:   No   Area:   118 - James City Co Middle	
Contingent: N Subdivision: 022 - FORDS COLONY   Ownership: Simple Neighborhood: ST. ANDREW'S VILLAGE   RM: Date Listed: 08/19/23 Market Time: 26   Date Entered: 08/19/23 Possession: AT CLOSING	
Prop Type: Land and Farms Date Updated: 08/28/23 Appx Taxes: \$955   Appx Acres: 0.34 Date Expire: Financing: Subordination: No   Appx Lot Size: .26 to .50 Acre Date Off-Mrkt: Subordination: No   Appx Lot Depth: Date Closed: High School: Lafayette Fence Desc: None   Appx Lot Dim: Middle School: James Blair Middle Middle	
Owner Finance: No Elem School: D.J. Montague Elementary	
Owner Name: DAVID W. LEES Natalie L. Lees Owner Phone:	
List Off:131160 - Ford's Colony RealtyList Agent:67531 - David LeesLA Ph:757-849-2099LA Other Ph:LA Email:Sub Agent:	SBC: 5 BBC: SCA: No
List Type: Standard Agency ER Showing Inst: Courtesy text/call to agent; Go show	!

**Agent Rmrks:** Agent will gladly walk this lot with you and answer any questions about the lot or about the Ford's Colony Community. This lot does not have the 3% Development Fee! A Capital Contribution Fee of \$1128 is to be paid by the Purchaser at settlement for 2023. Owner is Real Estate Agent.

#### 189 Heritage Pointe Point, Williamsburg, VA 23188, James City County VA

MLS#:	10485657						<b>4155,000</b>
Master List: Contingent:	N	Area: Subdivision:	118 - James City 022 - FORDS COL				
Ownership:	Simple	Neighborhood:				7	
RM:		Date Listed: Date Entered:	/ / -	Market Time: Possession:	129 CLOSING		L'ES'
Prop Type:	Land and Farms	Date Updated:		Appx Taxes:	\$655	1	
Appx Acres: Appx Lot Size:	0.53 .51 to 1.0 Acre	Date Expire: Date Off-Mrkt:		Financing: Subordination:	No	24	
Appx Lot Depth: Appx Lot Frnt:		Date Closed: High School:		Wtrfrnt Descr: Fence Desc:	Not Waterfront None		
Appx Lot Dim:		Middle School:	James Blair Middle		None	1010.34	
Owner Finance:	No	Elem School:	D.J. Montague Elementary				
Owner Name: Owner Phone:	NONNA"S PROPERT	TIES LLC	<b>,</b>				
	0 - Virginia Capital R 39-4671	Realty LLC	List Agent: LA Other Ph:	26179 - Bruce	Gordon	SBC: BBC:	3
LA Email:			Sub Agent:			SCA:	No
List Type: Standa	ard Agency ER		Showing Inst:	Vacant lot call I	isting agent then show		

**Agent Rmrks:** Seller stopped development due to possible relocation. Site survey complete and builder has walked the lot and is simply waiting on home design selection for submission to add to development plan for submission to Architectural Review committee. Beautiful .53-acre lot near end of street with cul-de-sac. Nice pond near rear corner of lot. Water, gas, electric and sewer all available at street.

#### 128 Highland, Williamsburg, VA 23188, James City County VA

120 mgmana,	Williamsburg,	VA 25100, 50				Pric	<b>:e:</b> \$139,000
MLS#:	10495844						<b></b> \$135,000
Master List:		Area:	118 - James City	Co Middle			AN A AN
Contingent:	N	Subdivision:	022 - FORDS COL	ONY			AL.
Ownership:	Simple	Neighborhood:					
RM:		Date Listed:	- 1 1 -	Market Time:	55		A SALANCE AND
		Date Entered:	- , , -	Possession:	CLOSING	The second	Shark Street
Prop Type:	Land and Farms	Date Updated:		Appx Taxes:	\$955		
Appx Acres: Appx Lot Size:	0.15 Less Than 1/4 Acre	Date Expire:		Financing: Subordination:	No	And Andrews	a state of the sta
Appx Lot Depth:	Less man 1/4 Acre	Date Closed:		Wtrfrnt Descr:	Not Waterfront		
Appx Lot Frnt:		High School:		Fence Desc:	None	Section 2	the The second
Appx Lot Dim:		Middle School:	James Blair				
			Middle				
<b>Owner Finance:</b>	No	Elem School:	D.J. Montague				
			Elementary				
Owner Name:	JAMES M NEW Mela	inie K New					
Owner Phone:							
List Off: 9255 -	Liz Moore & Associa	tes LLC	List Agent:	40842 - Denise	e Fleischmann	SBC:	4
LA Ph: 757-84	16-0202		LA Other Ph:			BBC:	
LA Email:			Sub Agent:			SCA:	No
List Type: Standa	rd Agency ER		Showing Inst	go direct			

Status: Active

Status: Active

Status: Active **Price:** \$199,000

Agent Rmrks: Go and show. Call Denise if you have questions.

#### 196 Blackheath, Williamsburg, VA 23188, James City County VA

	,	g, <u>_</u> ,				Pri	<b>ce:</b> \$175,000
MLS#:	10459161						
Master List:	No	Area:	118 - James City	Co Middle		and a state of the	
Contingent:	Ν	Subdivision:	022 - FORDS COL	ONY			
Ownership:	Simple	Neighborhood:	BLACKHEATH			Ardere	
RM:		Date Listed:		Market Time:	349		
		Date Entered:	-1 - 1	Possession:	SETTLEME		and the second second
Prop Type:	Land and Farms	Date Updated:		Appx Taxes:	\$1,126	5 5	
Appx Acres:	0.27	Date Expire:		Financing:		the start	
Appx Lot Size:	.26 to .50 Acre	Date Off-Mrkt:		Subordination:			
Appx Lot Depth:		Date Closed:		Wtrfrnt Descr:	Not Waterfront		
Appx Lot Frnt: Appx Lot Dim:		High School: Middle School:		Fence Desc:	None	FILL IS	and the second
		muule School.	Middle		8		
Owner Finance:	No	Elem School:	D.J. Montague				
• • • • • • • • • • • • • • • • • • • •			Elementary				
Owner Name:	ELITE E & E INVES	TMENTS, LLC Elite	· · · · ·	LC			
Owner Phone:							
List Off: 13116	0 - Ford's Colony Re	altv	List Agent:	53383 - Chelle	Sheffield	SBC:	4.0%
	58-4000		LA Other Ph:			BBC:	
LA Email:			Sub Agent:			SCA:	No
List Type: Standa	ard Agency ER		Showing Inst:	Courtesy text/o	call to agent; Go show	!	

Agent Rmrks: Agent will gladly assist in showing this property and answering questions about building in Fords Colony. 3% Development fee associated with this lot. A Capital Contribution Fee (CCF) of one-half of the Ford's Colony HOA Regular Assessment is to be paid by the Purchaser at settlement. For year 2023, CCF amount is \$1128. Plat, soil study, and survey are in documents. Owner has house plans for this lot; if the buyer is interested in seeing them—contact agent for details.

#### 108 Braemore, Williamsburg, VA 23188, James City County VA

MLS#:	10489391					<b>Price:</b> \$199,000
Master List: Contingent: Ownership:	N Simple	Area: Subdivision: Neighborhood:	118 - James City 022 - FORDS COL			and the second
RM:		Date Listed: Date Entered:	/ / -	Market Time: Possession:	100 CLOSING	
Prop Type: Appx Acres:	Land and Farms 0.56	Date Updated: Date Expire:		Appx Taxes: Financing:	\$1,530	C. Alter
Appx Lot Size: Appx Lot Depth: Appx Lot Frnt:	.51 to 1.0 Acre	Date Off-Mrkt: Date Closed: High School:		Subordination: Wtrfrnt Descr: Fence Desc:	No Lake None	
Appx Lot Dim:		Middle School:	James Blair Middle		None	
Owner Finance:	No	Elem School:	D.J. Montague Elementary			
Owner Name: Owner Phone:	STEVEN KOEHLER	Jennifer Koehler				
	6 - BHHS RW Towne 54-3313	Realty	List Agent: LA Other Ph:	64175 - Olyvia	Salyer	<b>SBC:</b> 3 <b>BBC:</b>
LA Email: List Type: Standa	ard Agency ER		Sub Agent: Showing Inst	Call/text Olyvia	a @ 757-254-3313	SCA: No

Agent Rmrks: Seller offering \$1500 credit to buyer for wetlands study due to proximity to the pond. Seller already began the initial process to build and can recommend builders and next steps. Soil Study and Survey available upon request - text Olyvia at 757-254-3313. 3% Development fee applies.

109 Troon, Williamsburg, VA 23188, James City County VA							tatus: Active ice: \$199,000
MLS#: Master List: Contingent: Ownership: RM: Prop Type: Appx Acres: Appx Lot Size:	10477351 No N Simple Land and Farms 0.43 .26 to .50 Acre	Area: Subdivision: Neighborhood: Date Listed: Date Entered: Date Updated: Date Expire: Date Off-Mrkt:	118 - James City 022 - FORDS CO 03/09/23 03/09/23 07/28/23	Market Time: Possession: Appx Taxes: Financing: Subordination:		Pr	Ice: \$199,000
Appx Lot Depth: Appx Lot Frnt: Appx Lot Dim:		Date Closed: High School: Middle School:	Lafayette James Blair Middle	Wtrfrnt Descr: Fence Desc:	Not Waterfront None		
Owner Finance:	No	Elem School:	D.J. Montague Elementary				
Owner Name: Owner Phone:	DAVID G WALKER,	TRUSTEE	Liementary				
	0 - Ford's Colony Re 84-0363	alty	List Agent: LA Other Ph:	26345 - Susan	Krancer	SBC: BBC:	5.0
LA Email: List Type: Standa	ard Agency ER		Sub Agent: Showing Inst	t: Courtesy Call t	o Agent, then go sho	SCA:	No

Status: Active **Price:** \$209,000

Status: Active

Agent Rmrks: Agent will gladly assist in showing this lot. Contact Ford's Colony Realty 757-258-4000. The seller has an ownership interest in the listing agency. A Capital Contribution Fee (CCF) of one-half of the Ford's Colony HOA Regular Assessment is to be paid by the Purchaser at settlement. For year 2023, CCF amount is \$1128.

### 128 Inverness, Williamsburg, VA 23188, James City County VA

MI C#.	10402704					······ +205/000
MLS#: Master List: Contingent: Ownership: RM:	<u>10482794</u> No N Simple	Area: Subdivision: Neighborhood: Date Listed:	118 - James City 022 - FORDS COI 04/21/23		146	
		Date Entered:		Possession:	CLOSING	the state of the s
Prop Type: Appx Acres: Appx Lot Size:	Land and Farms 0.74 .51 to 1.0 Acre	Date Updated: Date Expire: Date Off-Mrkt:		Appx Taxes: Financing: Subordination:	\$1,310	
Appx Lot Depth:		Date Closed:		Wtrfrnt Descr:	Pond	
Appx Lot Frnt:		High School:	Lafayette	Fence Desc:	None	
Appx Lot Dim:		Middle School:	James Blair Middle			
<b>Owner Finance:</b>	No	Elem School:	D.J. Montague Elementary			
Owner Name: Owner Phone:	WILLIAM J ISSLER					
	Liz Moore & Associa 10-1440	tes LLC	List Agent: LA Other Ph: Sub Agent:	53025 - Sue M	cSwain	SBC: 4 BBC: SCA: No
List Type: Standa	rd Agency ER			: go and show		

Agent Rmrks: Listing agent is happy to walk lot with your buyer -- or go direct. Feedback always appreciated.

#### 108 N Knob Hill Hill, Williamsburg, VA 23188, James City County VA

	,,		,	,,		<b>Price:</b> \$225,000
MLS#:	10492644					
Master List:	Yes	Area:	118 - James City	Co Middle		
Contingent:	Ν	Subdivision:	022 - FORDS COL	_ONY		
Ownership:	Simple	Neighborhood:				CONTRACTOR AND A
RM:		Date Listed:	06/30/23	Market Time:	76	
		Date Entered:	06/30/23	Possession:	SETTLEMENT	
Prop Type:	Land and Farms	Date Updated:	07/09/23	Appx Taxes:	\$1,555	
Appx Acres:	1.10	Date Expire:		Financing:		
Appx Lot Size:	1.1 to 3.0 Acres	Date Off-Mrkt:		Subordination:	No	
Appx Lot Depth:		Date Closed:		Wtrfrnt Descr:	Pond	
Appx Lot Frnt:		High School:	Lafayette	Fence Desc:	None	
Appx Lot Dim:		Middle School:	James Blair			
			Middle			
Owner Finance:	No	Elem School:	D.J. Montague			
			Elementary			
Owner Name:	JOSEPH G BEDNER	Brenda S Bedner				
Owner Phone:						
List Off: 12050	3 - EXP Realty LLC		List Agent:	70319 - Aaron	Grant	<b>SBC:</b> 3
	01-7499		LA Other Ph:			BBC:
LA Email:			Sub Agent:			SCA: No
List Type: Standa	ard Agency ER		Showing Inst	: No Gate Code I	Required. Courtesy	Text LA 757-401-7499

Agent Rmrks: Contact "Joe" Aaron J Grant (LA) with any question 757-401-7499. No gate code required to show. Courtesy text LA prior to showing. Located on quite cul-de-sac. Site has utilities available. HOA - Ford's Colony at Williamsburg 757-258-4230, 100 Manchester Dr Williamsburg, VA 23188.

#### Status: Active Price: \$229,000 MLS#: 10497925 Master List: No Area: 118 - James City Co Middle 022 - FORDS COLONY **Contingent:** Subdivision: Ν Ownership: Simple **Neighborhood:** RM: Date Listed: 08/07/23 Market Time: 38 **Date Entered:** 08/07/23 Possession: SETTLE **Prop Type:** Date Updated: Appx Taxes: Land and Farms 08/16/23 \$1,152 Appx Acres: Date Expire: Financing: 0.45 Appx Lot Size: .26 to .50 Acre Date Off-Mrkt: Subordination: No Wtrfrnt Descr: Not Waterfront Appx Lot Depth: Date Closed: **Appx Lot Frnt: High School:** Lafayette Fence Desc: None Appx Lot Dim: Middle School: James Blair Middle **Owner Finance:** No Elem School: D.J. Montague Elementary **Owner Name:** MATTHEW T HOFFMAN Robin G Hoffman **Owner Phone:** List Off: 131160 - Ford's Colony Realty List Agent: 26345 - Susan Krancer SBC: 40 LA Ph: 757-784-0363 LA Other Ph: BBC: No

LA Email: SCA: Sub Agent: List Type: Standard Agency ER Showing Inst: Courtesy call/text to listing agent, then go show

Agent Rmrks: Listing agent will be happy to assist in showing this property. Also, share the HOA's website with your clients so they can find out more about the neighborhood: fordscolonyliving.com A Capital Contribution Fee (CCF) of one-half of the Ford's Colony HOA Regular Assessment is to be paid by the Purchaser at settlement. For the year 2023, CCF amount is \$1128.

#### 123 Edenbridge, Williamsburg, VA 23188, James City County VA

MLS#:	10471005						+,
Master List:	101/1000	Area:	118 - James City	Co Middle			10 mm
Contingent:	N	Subdivision:	022 - FORDS COL	ONY			A CONTRACT OF A CONTRACT.
Ownership:	Simple	Neighborhood:	FORDS COLONY				Service and the
RM:		Date Listed:	01/20/23	Market Time:	237	-	
		Date Entered:	01/20/23	Possession:	CLOSING	SE 4	NIA BARANCE A
Prop Type:	Land and Farms	Date Updated:	03/28/23	Appx Taxes:	\$1,665	AF A	
Appx Acres:	0.35	Date Expire:		Financing:		A ANNAL	
Appx Lot Size:	.26 to .50 Acre	Date Off-Mrkt:		Subordination:	No	CHILD OF DEPARTY	and the second
Appx Lot Depth:		Date Closed:		Wtrfrnt Descr:	Not Waterfront	27	and the second se
Appx Lot Frnt:		High School:	Lafayette	Fence Desc:	None	and the	
Appx Lot Dim:		Middle School:	James Blair				
			Middle				
Owner Finance:	No	Elem School:	D.J. Montague Elementary				
Owner Name: Owner Phone:	MARK W. KUGLER I	PATSY P. LEACH	,				
	0 - All Homes Real E 51-7309	state Group LLC	List Agent: LA Other Ph:	36332 - Duke N	Iorisset	SBC: BBC:	4
LA Email: List Type: Standa	rd Agency ER		Sub Agent: Showing Inst:	Please call Duk	e for availability at (7		No 9

Agent Rmrks: One of the most desirable lots in Fords Colony! A 3% Developer Fee is required once your Buyer begins construction. An additional HOA Fee is required to join Fords Colony Country Club, which includes a golf course membership and access to member-only dining. Please call Duke for availability at (757) 561-7309 or Frankie at (757) 262-9792. Thank you!

#### 108 New Market, Williamsburg, VA 23188, James City County VA

MI C.#.	10405000					4205/500
MLS#: Master List: Contingent: Ownership:	<u>10495806</u> N Simple	Area: Subdivision: Neighborhood:	118 - James City 022 - FORDS COL			
RM:		Date Listed:	- / / -	Market Time:	55	
		Date Entered:	07/21/23	Possession:	CLOSING	
Prop Type: Appx Acres:	Land and Farms 0.41	Date Updated: Date Expire:		Appx Taxes: Financing:	\$1,111	
Appx Lot Size:	.26 to .50 Acre	Date Off-Mrkt:		Subordination:	No	
Appx Lot Depth:		Date Closed:		Wtrfrnt Descr:	Not Waterfront	
Appx Lot Frnt:		High School:	Lafayette	Fence Desc:	None	
Appx Lot Dim:		Middle School:	James Blair Middle			
<b>Owner Finance:</b>	No	Elem School:	D.J. Montague Elementary			
Owner Name: Owner Phone:	HOLLY ROLLEY, TRU	JSTEE	,			
List Off: 4803 -	Howard Hanna Rea	Estate Services	List Agent:	43330 - Holly F	Rolley	<b>SBC:</b> 5%
LA Ph: 757-34	15-1466		LA Other Ph:			BBC:
LA Email:			Sub Agent:			SCA: No
List Type: Standa	rd Agency ER		Showing Inst	Please call Holl questions	y at 757-345-1466	or Steve at 757-291-3332 w/any

Agent Rmrks: Owner is agent. Please don't hesitate to call Holly at 757-345-1466 with any questions or if you would like help showing this lot or to show how a particular home would fit or be positioned on this property. Co-list agent is related to owner.





Status: Active Price: \$269,900

# 105 Harlech, Williamsburg, VA 23188, James City County VA

#### 108 Birdie, Williamsburg, VA 23188, James City County VA Status: Active Price: \$325,000 MLS#: 10472952 118 - James City Co Middle Master List: Area: **Contingent:** Subdivision: 022 - FORDS COLONY Ν Ownership: Simple **Neighborhood:** Date Listed: RM: 01/30/23 Market Time: 227 Date Entered: 01/30/23 Possession: AT CLOSING Land and Farms Date Updated: 02/08/23 Appx Taxes: \$1,332 Prop Type: Appx Acres: 0.45 Date Expire: Financing: Appx Lot Size: .26 to .50 Acre Date Off-Mrkt: Subordination: No Not Waterfront Appx Lot Depth: **Date Closed:** Wtrfrnt Descr: **Appx Lot Frnt: High School:** Lafayette Fence Desc: None Appx Lot Dim: Middle School: James Blair Middle **Owner Finance:** No Elem School: D.J. Montague Elementary **Owner Name:** CLARENCE W GOWEN, JR. Marilyn A Gowen **Owner Phone:** List Off: 4803 - Howard Hanna Real Estate Services List Agent: 53807 - Nancy Manzlak SBC: 4 LA Ph: 757-207-7780 LA Other Ph: BBC: LA Email: Sub Agent: SCA: No Showing Inst: Courtesy text to LA 757-207-7780. Call with questions

List Type: Standard Agency ER

Agent Rmrks: Call Listing Agent Nancy Manzlak 757-207-7780 if you would like assistance showing this lot and/or need information about the HOA. No 3% development fee

> Status: Active Price: \$395,000

#### 10 Poindexter Ct, Williamsburg, VA 23188, James City County VA

MLS#: Master List: Contingent: Ownership:	<u>10477354</u> No N Simple	Area: Subdivision: Neighborhood:	118 - James City 022 - FORDS COL				
RM:		Date Listed: Date Entered:	,,	Market Time: Possession:	189 AT SETTLEMENT	J.S.	
Prop Type: Appx Acres:	Land and Farms 0.67	Date Updated: Date Expire:		Appx Taxes: Financing:	\$1,575	Ton tot	
Appx Lot Size: Appx Lot Depth:	.51 to 1.0 Acre	Date Off-Mrkt: Date Closed:		Wtrfrnt Descr:	Pond	V	
Appx Lot Frnt: Appx Lot Dim:		High School: Middle School:	Lafayette James Blair Middle	Fence Desc:	None		
Owner Finance:	No	Elem School:	D.J. Montague Elementary				
Owner Name: Owner Phone:	DAVID G WALKER,	TRUSTEE	,				
	0 - Ford's Colony Rea 34-0363	alty	List Agent: LA Other Ph:	26345 - Susan	Krancer	SBC: BBC:	5%
LA Email: List Type: Standa	rd Agency ER		Sub Agent: Showing Inst:	Courtesy call to	agent, Go Show	SCA:	No

Agent Rmrks: Agent will gladly assist in showing this property and answering questions about building in Fords Colony. Bring your builder, or we can help you find one. NO development fee associated with this lot! Call Ford's Colony Realty if you have any questions 757-258-4000. Seller has an ownership interest in the listing agency. A Capital Contribution Fee (CCF) of one-half of the Ford's Colony HOA Regular Assessment is to be paid by the Purchaser at settlement. For year 2023, CCF amount is \$1128.