



BANKRUPTCY AUCTION

Waterfront Condominium Redevelopment Opportunity

16 One-Bedroom Condo Units Across 2 Buildings

Fairfield Harbour, Minutes from Historic New Bern, North Carolina

Bid Deadline: July 10, 2023 / Auction: July 13, 2023 / Min. Bid: \$735,000

OFFERING OVERVIEW



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Great Neck Realty Co. is pleased to offer an incredible redevelopment opportunity within the Planned Unit Development of *Fairfield Harbour*, a waterfront community located on the protected harbour of Broad Creek along the Neuse River. With over 2,800 single family homes and condos, the development offers multiple harbour and marina facilities, a golf course, clubhouses, pools and other recreational parks & amenities.

Being offered for sale are two condominium buildings, consisting of eight units each, overlooking the Neuse River & Northwest Creek Marina. The buildings are within walking distance to the Broad Creek Recreational Center which offers indoor & outdoor pools, playgrounds, basketball & tennis courts, and fitness facility (membership to Rec Center can be purchased but is not included with sale). Each of the 16 units are 1-bed / 2-bath and consist of approx. 1,000 spacious square feet.

Resort-themed redevelopment opportunity in a beautiful setting with access to amenities, located within a short drive to Historic New Bern

OFFERING HIGHLIGHTS

- Master Association maintains roadways, infrastructure, and common areas.
- Spacious floor plans and overlook the Neuse River and Northwest Creek Marina.
- Roofs on each building replaces approx. 3-4 years ago.
- Located only 6 miles upriver to historic downtown New Bern and 18 miles down the Neuse River to the Intracoastal Waterway without bridges to navigate.
- Condo market trends show strong growth across sales and rentals.
- Buildings to delivered vacant and free & clear of timeshare interests.
- All transactions are “as-is, where-is” and subject to Bankruptcy Court approval (U.S. Bankruptcy Court for the Eastern District of North Carolina, Case No. 22-02267-5-JNC).

PROPERTY DESCRIPTION



Description	
Address:	Dock Side Drive at Fairfield Harbour, New Bern, NC
County:	Craven County
# of Buildings / Year Built:	2 buildings, built in 1979-1980; structural repair / redevelopment required.
Roof:	Replaced approx. 5 years ago on both buildings
# of Units:	16 total units
# of Beds / # of Baths:	1 / 2 (each unit slept up to 8 occupants when operated as timeshares)
Parking:	Ample parking; 8 covered spaces under <i>each</i> building, additional parking in front lots.
Unit Description:	<ul style="list-style-type: none">• Units are approx. 1,000 square feet.• Units are painted with flooring that may include carpet, tile, and linoleum.• Each unit has patio / outdoor living space overlooking the Northwest Creek Marina & Neuse River.
Master HOA:	Master HOA maintains roads & infrastructure, common areas, stormwater systems, gate security, etc.
Master HOA Dues:	\$1,173 per unit annually; reassessments in spring of each year.

UNIT FLOOR PLAN

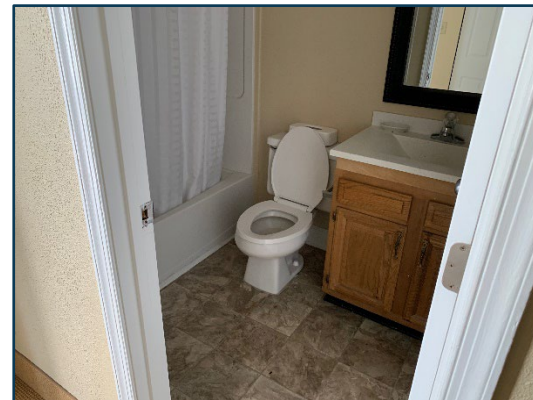


EXTERIOR PHOTOS



INTERIOR PHOTOS

Representative of what finished units looked like



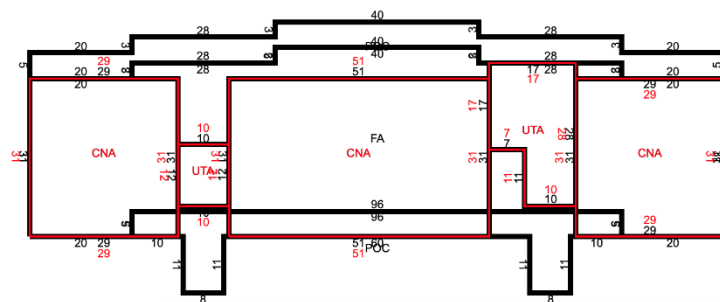
TAX CARD

Parcel Id : 2-029 -003
Type: MULTIPLE RESIDENCE - GENERAL
Total Floor Area (FA): 8288
Heating: WARM & COOL AIR ZONED
Roof Structure: WOOD TRUSS
Floor Structure: WOOD
Interior Walls: DRYWALL

Card-Line : 1-1
Value: \$450,400
Year Built: 1979
Exterior Walls: VINYL
Roof Material: ASPHALT SHINGLES
Floor Covering: CARPET
Interior Ceiling: DRYWALL

Click here for a [description](#) of sketch appendage codes.

Red lines and text indicate upper levels of structure.

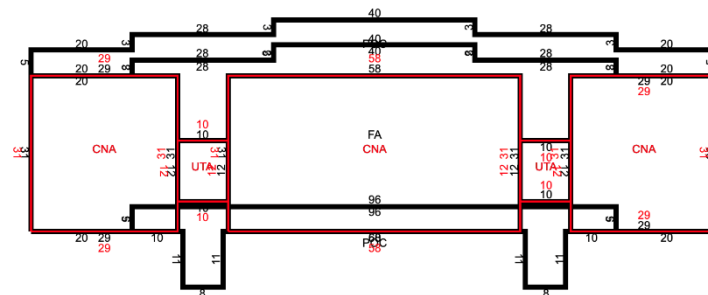


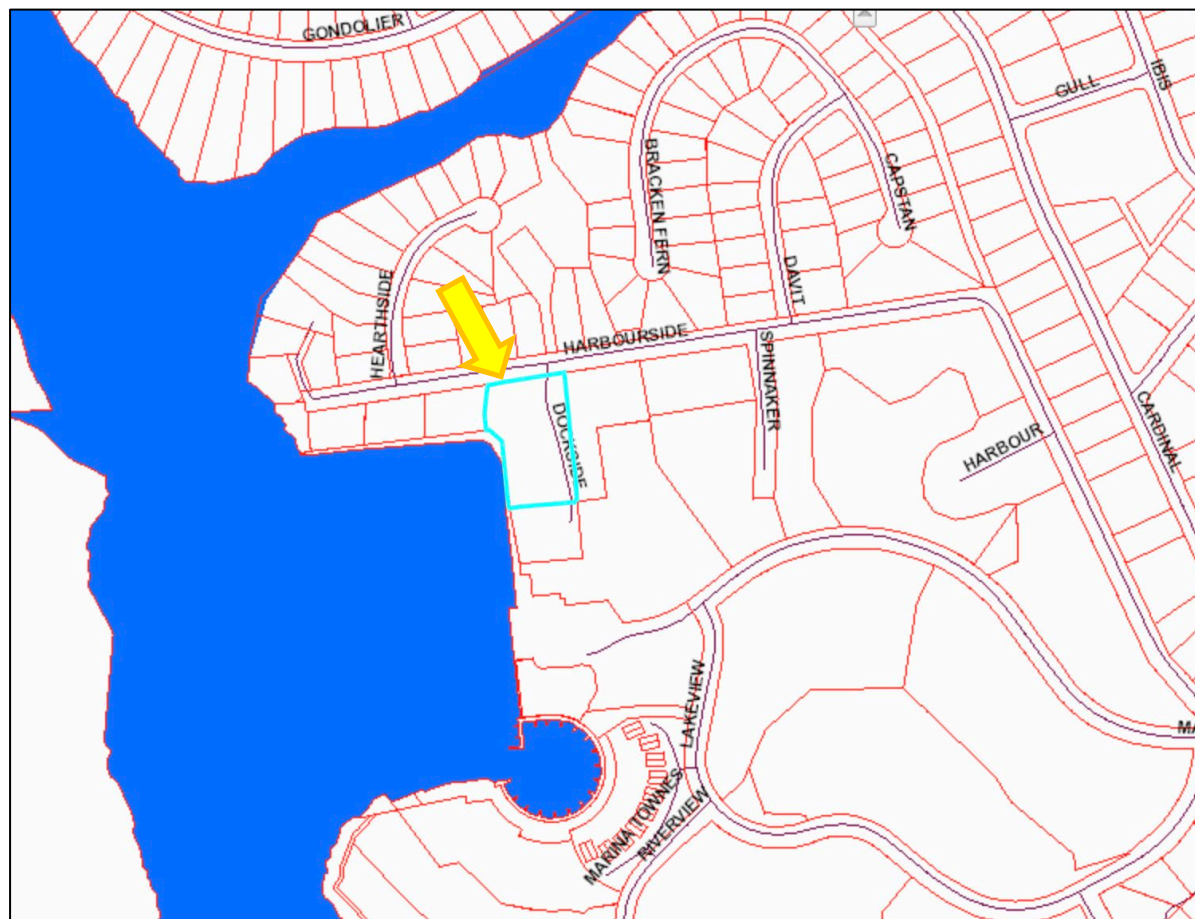
Parcel Id : 2-029 -003
Type: MULTIPLE RESIDENCE - GENERAL
Total Floor Area (FA): 8288
Heating: WARM & COOL AIR ZONED
Roof Structure: WOOD TRUSS
Floor Structure: WOOD
Interior Walls: DRYWALL

Card-Line : 2-1
Value: \$447,200
Year Built: 1979
Exterior Walls: VINYL
Roof Material: ASPHALT SHINGLES
Floor Covering: CARPET
Interior Ceiling: DRYWALL

Click here for a [description](#) of sketch appendage codes.

Red lines and text indicate upper levels of structure.





LEGEND

- ON ELECTRIC
- UNDERGROUND ELECTRIC
- POWER POLE
- GUY WIRE
- EXISTING WATER
- EXISTING SEWER

HARBOUR SIDE DRIVE (60' R/W)

HARBOUR SIDE, PHASE I

FAIRFIELD HARBOUR MARINA

NOTE: THIS AREA OCCASIONALLY FLOODED ACCORDING TO U.S. GEOLOGICAL SURVEY MAPS.

VICINITY MAP

NO SCALE

DATE

REVISIONS

NO.	REVISIONS	DATE
1	ADD PHASE I TO PROJECT	6-79
2	ADD PHASE II TO PROJECT	6-79
3	ADD PHASE III TO PROJECT	6-79
4	ADD PHASE IV TO PROJECT	6-79

OWNER: FAIRFIELD HARBOUR, INC.

DESIGNED BY: SNIDER

DRAWN BY: SNIDER

DATE: FEBRUARY, 1979

SCALE: 1"=30'

PRIDGEN CONSULTANTS, INC.

CHAPL HILL, RALEIGH & NEW BERN, N.C.

FAIRFIELD HARBOUR, INC.

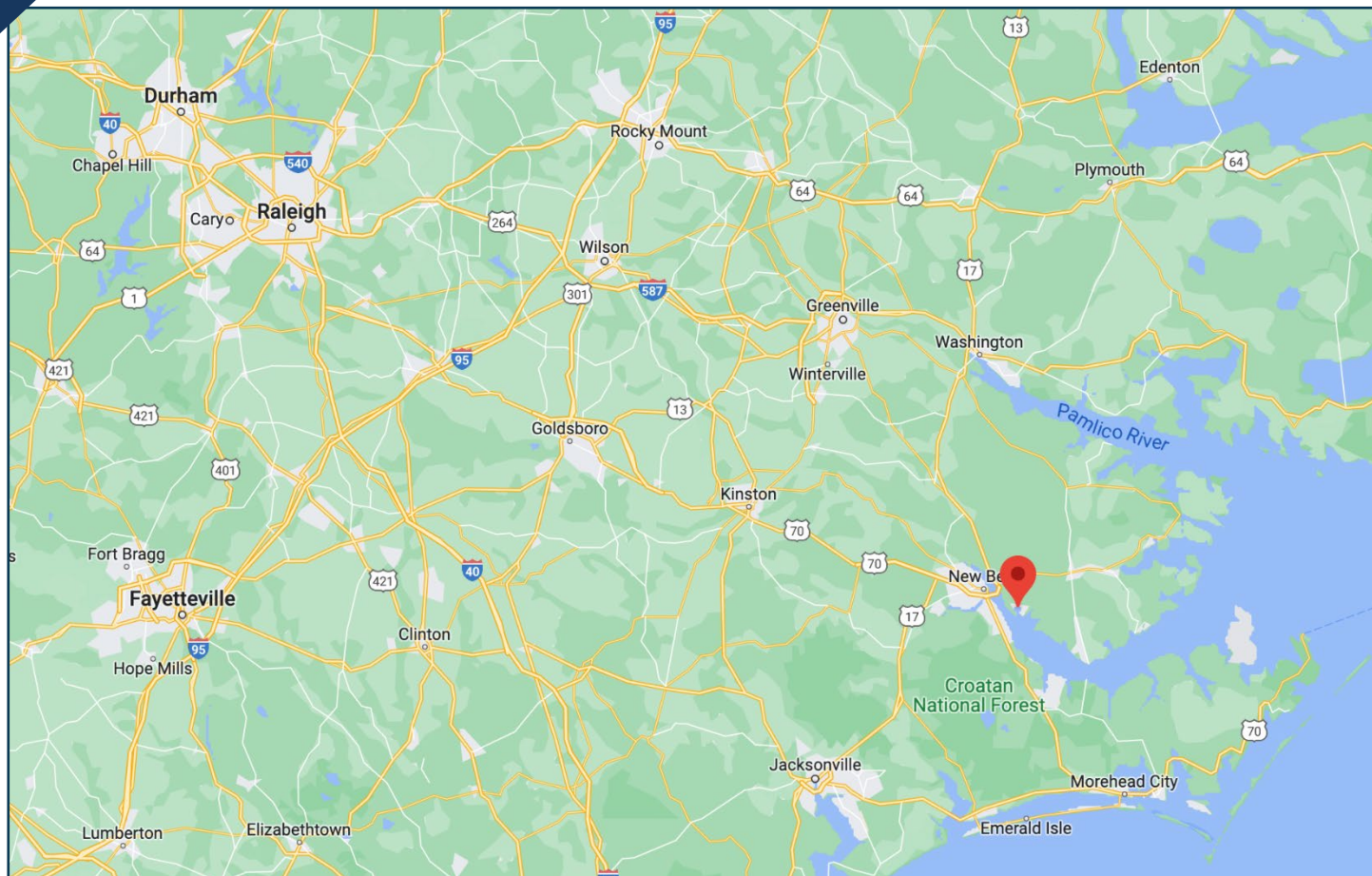
CHAPL HILL, RALEIGH & NEW BERN, N.C.

DATE: 25 JUNE 1979

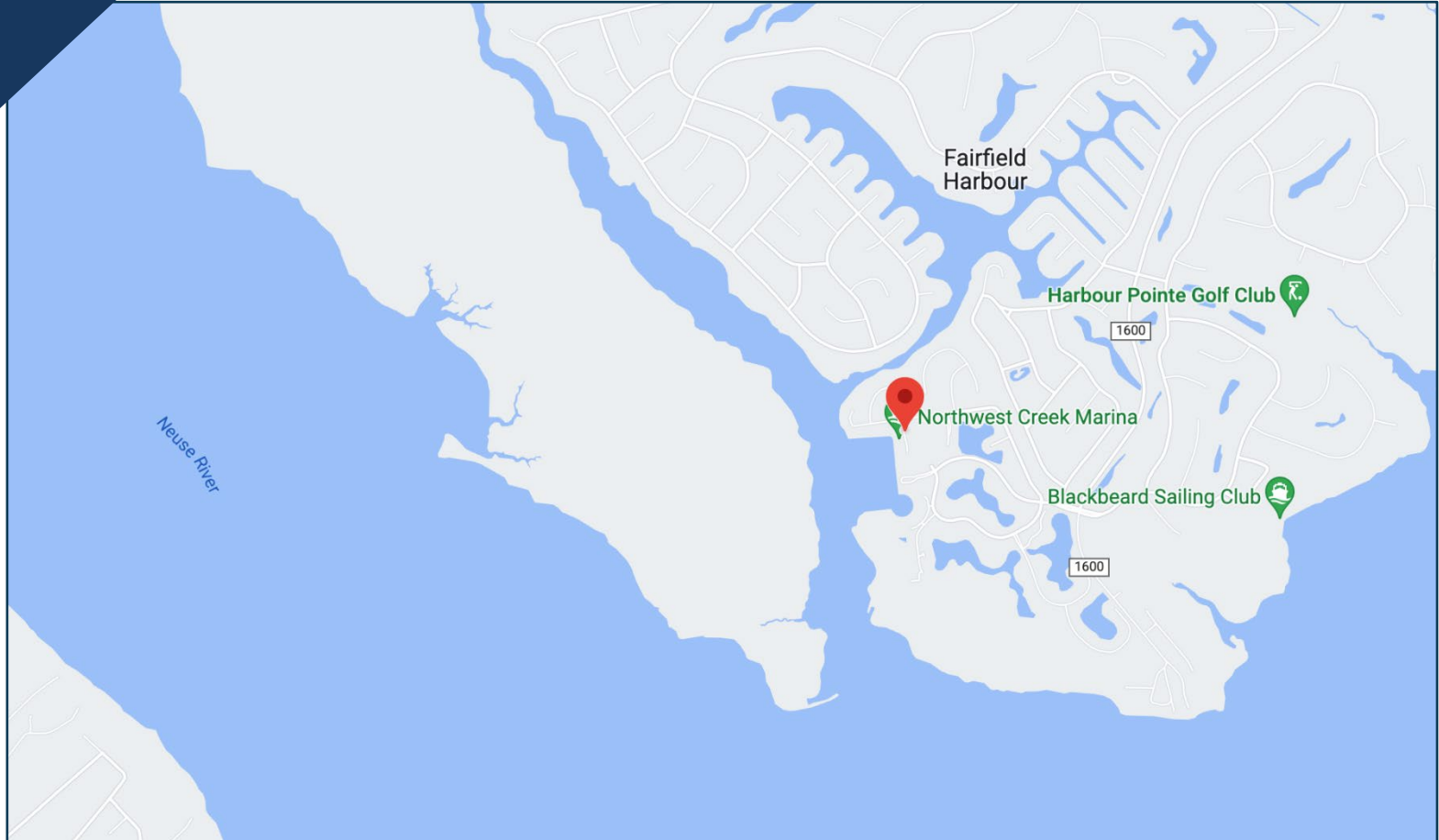
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LOCATION MAPS



LOCATION MAP



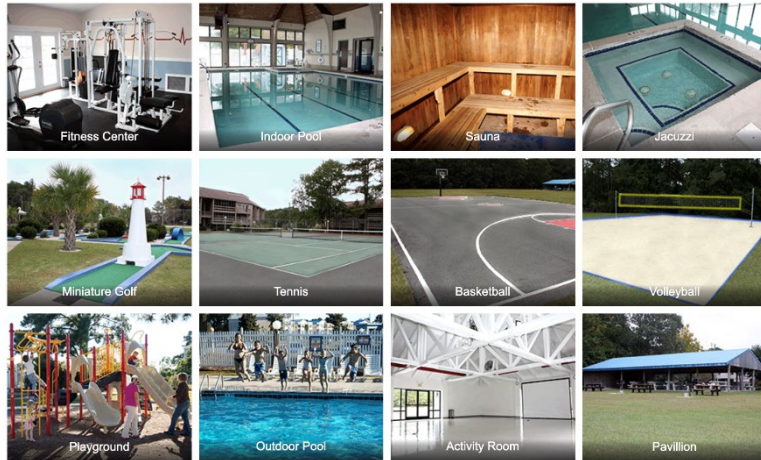
AERIAL MAP



BROAD CREEK RECREATIONAL CENTER*

Broad Creek Recreational Facility: Fairfield Harbour is located right on the banks of the Neuse River, and offers owners and visitors access to year-round activities, events and other family fun. The property is within walking distance to Broad Creek Recreational Center, which offers indoor & outdoor pools, a sauna, jacuzzi, a fully equipped fitness center, as well as tennis, basketball and volleyball courts.

- **Family Activities:** Family activities like miniature golf, billiards, ping-pong, horseshoes, bicycle rentals, movies, swimming, and special monthly activities like digital photo scavenger hunt, Bingo, tournaments, arts and crafts projects, and social events are also offered at the Broad Creek Recreation Center.
- **Waterfront Activities:** Being located on the waterfront, Fairfield Harbor offers a variety of water sports and activities – boating, sailing, kayaking, jet skiing, fishing and more.



Golf: The Harbour Pointe Golf Club is a resort-style, 18-hole championship Billy Casper Golf course that winds golfers through a natural setting filled with picturesque coastal marsh land, river and forest vistas at every hole. A challenging layout with undulating greens and water hazards on several holes keep both experienced and novice golfers returning time and again.

Marina: The Northwest Creek Marina has 274 boat slips and can accommodate guest yachts up to 60 feet in length. Fishing in the river, lakes and nearby ponds are allowed, however a North Carolina fishing license is required).

New Bern Area Attractions: The New Bern area is rich in history, folklore and fun in the sun. Tryon Palace, the colonial capital of North Carolina, is located in downtown New Bern's Historic District. Additional popular downtown attractions include local restaurants, shops, the Pepsi Store (New Bern is the birthplace of Pepsi), and Mitchell's Hardware (a real general store dating bath to 1898)

For more information, please visit <https://www.ncrmg.com/broad-creek-recreation-center/>.

***Membership to Rec Center and related amenities NOT included in sale. Family and individual memberships are available for purchase separately.**

DISCLAIMER

Confidentiality & Conditions

PROPERTY BEING SOLD “AS-IS, WHERE-IS”. ALL INFORMATION CONTAINED HEREIN AND SUBSEQUENTLY PROVIDED WAS OBTAINED FROM SOURCES DEEMED RELIABLE. NO WARRANTIES OF REPRESENTATION, EXPRESSED OR IMPLIED, ARE MADE REGARDING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND SUCH INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, AND/OR WITHDRAWAL WITHOUT NOTICE. ALL TRANSACTIONS ARE SUBJECT TO BANKRUPTCY COURT APPROVAL. U.S. BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF NORTH CAROLINA, CASE NO. 22-02267-5-JNC.

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