



## 596 NEWGATE COURT, BOLIVIA, BRUNSWICK

### SOLD

Large Development Opportunity in one of the fastest growing areas in the Country! Goose Marsh is a single-family residential development located in Bolivia, NC, midway between Wilmington and North Myrtle Beach, in a great location near Brunswick County Community College with convenient access to Highway 17. For sale are 61 fully developed single family lots that are building permit ready, with access to water & sewer & underground utilities. There are currently 7 existing homes within the community. Seller is Declarant and controls the ARC which allows for greater flexibility for approval of house plans. Proposed amenities include: swimming pool, pickleball, tennis courts, playground, walking trails, river access and scenic overlooks. NOTE - The individual lot at 596 Newgate Court (Lot 244) was used as the address for the entire offering to satisfy local MLS requirements. All other information pertains to the the total offering. Buyer & their Agent are responsible for verifying all information.

### MORE DETAILS

**Address:**

596 Newgate Court  
Bolivia, NC 28422

**Acreage:** 316.2 acres

**County:** Brunswick

**GPS Location:**

34.026431 x -78.200346

**PRICE: \$4,500,000**