



## 3089 VALDERAMA WAY, BOLIVIA, BRUNSWICK

### ACTIVE

Corner lot 63 in SeaWatch at Sunset Harbor is on Valderama Way and Espinosa Court. Build your new home among the trees on this .49 Acre home site with public utilities available. Beautiful coastal community with winding roads, backing up to the backwaters of Mercer Mill Creek which makes it perfect for kayaking and canoeing. The community Kayak/Canoe center is built and ready for your use! Center features a large meeting room, fireplace, storage, baths and a wonderful screened room for viewing the waters and wildlife. Minutes to Hwy 211 leading to Southport and the beaches, as well as Hwy 17. Hwy 17 North leads to Wilmington NC, while Hwy 17 South leads to Myrtle Beach. Hwy 211 leads to Interstate 74/76 for travel up and down the coast. Ideally located if you have family north and south. You can use any builder you want in SeaWatch but they must be a true custom home builder with a resume of custom home building in order to qualify.

### MORE DETAILS

**Address:**

3089 Valderama Way  
Bolivia, NC 28422

**Acreage:** 0.5 acres

**County:** Brunswick

**GPS Location:**

33.958710 x -78.203684

**PRICE: \$50,000**