



Bolivia Country Estate



Location: Brunswick County

117 Danford Road, Bolivia NC, 28422 34.068018 -78.142887

From the intersection of Business 17 and Danford Road in Bolivia, take Danford Road for .31 miles. The property is on the left.

Distances: Wilmington – 22 Miles Southport – 16 Miles Oak Island – 11 Miles

Acreage: 5.25 +/- Cleared: 1 +/- Wooded: 4 +/- Road Front: 690' +/-

Parcel Number: Portion of 125PC014

Zoning: BO-R-15

Possible Uses: Home

Timber: Mature hardwood and loblolly pine.

Description: This property is located on Danford Road in Bolivia, North Carolina. This home and acreage is in a great location close to Brunswick County beaches, the Brunswick County Government Complex, and is in close proximity to the hospital in Supply. The property is only twenty minutes to the restaurants and shops in both Southport and Wilmington. The lawn is well landscaped with azaleas, magnolias, and fruit trees with woodlands composed mostly of mature hardwoods. The home is 1,540 square feet with 3 bedrooms, 2 full baths, formal living and dining areas. The house has a brick exterior with columns on the front. There is also a 25X16 bonus room upstairs that is not included in the heated square footage. The driveway is gated, and a concrete walk leads to the front porch. There is a screened in back deck that would be great for entertaining. Recent improvements include a 17 SEER HVAC system, partial roof replacement, vinyl flooring throughout, new toilets, and a new garage door.

For more information on this property or other premier properties in North Carolina and South Carolina, give me a call at (910) 617-4326, e-mail me at mianier@mossyoakproperties.com, or visit my web site at www.moprockcreekland.com.

Offering Price: \$ 349,900