

100492778
Residential

1641 Culdees Lane SE , Bolivia, NC 28422
Lot # 75

Active
Current Price: \$300,000



Sub-Type: Single Family Residence	# Baths - Full: 2
County: Brunswick	# Baths - Half: 0
Location Type: Mainland	# Baths - Total: 2
Subdivision: Avalon	# Bedrooms: 3
City Limits: No	# Rooms: 5
Marketing City: Bolivia	Primary Living
Elem. School: Virginia Williamson	Master Bedroom Level: Area
Middle School: South Brunswick	SqFt - Heated
High School: South Brunswick	(Primary): 1,370
School District: Brunswick County Schools	Stories: 1
Year Built: 2021	Waterfront: No
Zoning: R60	Waterview: No
Lot Acres: 0.18	New Construction: No
Lot Dim: 81x121x52x81	HOA: Yes
	Sign on Property: Yes

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Master Bedroom	First	12.7	12.2		Dining Room		11	8	
Bedroom 2	First	11.7	9.8		Kitchen	First	14	8	
Bedroom 3	First	11.7	9.8		Living Room	First	16	12	

<p>Attic: Access Only</p> <p>Appliances/Equip: Dishwasher; Dryer; Microwave - Built-In; Refrigerator; Stove/Oven - Electric; Washer</p> <p>Basement: None</p> <p>Construction: Brick/Stone</p> <p>Cooling: Central</p> <p>Dining Room Type: Combination</p> <p>Exterior Finish: Vinyl Siding</p> <p>Foundation: Slab</p> <p>Exterior Features: Cluster Mailboxes</p> <p>Terms: Conventional; FHA; VA Loan</p> <p>Rental Information:</p> <p>Fuel Tank: Fuel Tank Y/N</p> <p>Trash Collection: City Pick-UP</p> <p>Furnished: Unfurnished</p> <p>Structure Type:</p> <p>HOA: Association Fee 1/Year: 1,260; Association Name: Premier Management; Association Phone: 9106793012; HOA 1 Mgmt. Company: Premier Management</p>	<p>Flooring: LVT/LVP</p> <p>Fencing: Back Yard; Wood</p> <p>Fireplace: 1</p> <p>Interior Features: 1st Floor Master; 9ft+ Ceilings; Blinds/Shades; Ceiling Fan(s); Pantry; Walk-in Shower; Walk-In Closet</p> <p>Garage & Parking: Attached Garage Spaces: 2; Detached Garage Spaces: 0; Total # Garage Spaces: 2; Total Carport Spaces: 0</p> <p>HOA and Neigh Amenities: Community Pool; Dog Park; Fitness Center; Maint - Comm Areas; Maint - Roads; Management; Pickleball; Playground; Sidewalk; Street Lights</p> <p>Heated SqFt: 1200 - 1399</p> <p>Total SqFt - Heated (Primary + Separate): 1,370</p> <p>Heating: Forced Air; Heat Pump</p> <p>Heating System Fuel Source: Electric</p> <p>Laundry Features: Room</p>	<p>Patio and Porch Features: Patio</p> <p>Parking Features: Concrete</p> <p>Roof: Shingle</p> <p>Road Type/Frontage: Paved; Private</p> <p>Stories/Levels: One</p> <p>Electric Provider: Brunswick Electric</p> <p>Water Heater: Electric</p> <p>Utilities: Municipal Sewer; Municipal Water</p> <p>Water Provider: Brunswick County Public Utilities</p> <p>Sewer Provider: Brunswick County Public Utilities</p> <p>Construction Type: Stick Built</p>
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Tax Assessed Value: \$287,560	Federal Flood Ins Avlbl: Yes	Plat Page: 63
Cobra Zone: No	Plat Book: 121	Total Real Estate Property Taxes: \$1,183.46
Deed Book: 04697	PID: 185FP004	Special Assessments: None known
Deed Page: 955	Tax Identifier: 185fp004	Tax Year: 2024
		Lot #: 75

Marketing/Public Remarks: Welcome to 1641 Culdees Lane SE, a home that breaks free from the ordinary! Located in the sought-after Avalon community of Bolivia, NC, this thoughtfully designed 3-bedroom, 2-bath home is filled with modern upgrades and custom touches that make it truly special. Step inside and feel the warmth of the open-concept living area, where a built-in electric fireplace creates the perfect cozy atmosphere. Every room is beautifully enhanced with shiplap or board-and-batten accents, adding character and style throughout. Fresh, updated paint gives the home a bright and airy feel, setting the stage for easy coastal living. The stunning kitchen is both stylish and functional, featuring a sleek subway tile backsplash, elegant cabinetry, and gleaming granite countertops. The stainless steel appliances—including a dishwasher, oven/stove, and refrigerator—blend seamlessly into this gorgeous space, making meal prep a delight. Just off the kitchen, the laundry room is equipped with a washer, dryer, and new cabinetry, ensuring both convenience and extra storage. The primary suite is a peaceful retreat, highlighted by a gorgeous shiplap accent wall that adds texture and charm. The ensuite bath and walk-in closet with custom shelving complete this serene space. Two additional bedrooms, separated by a full bath, offer flexibility for family, guests, or a home office. Step outside to find a small dog run, perfect for your four-legged friends! The backyard provides endless possibilities to create your own outdoor haven. To make moving in easier, all TV's, surround sound and blinds will stay! Living in Avalon means having access to incredible amenities, including a zero-entry swimming pool, pickleball court, a 15-acre kayak lake with a launch, a tot lot, a dog park, and scenic walking trails. Plus, you're just a short drive from Brunswick County beaches, golf courses, and the charming towns of Southport, Oak Island, and Wilmington. Schedule an appt today!

Legal: L-75 PH-2 PARAMOUNTE AT AVALON PL-121-63-64

Sign on Property: Yes

Directions to Property: From HWY 211, turn onto Pleasant Hollow Drive, turn left at stop sign then right at the next stop sign, onto Culdees. The home is on the right. From the front entrance Off HWY 211, turn onto S. Fi

Days on Market: 2	Prospect Exempt: No
Broker Owner: No	Stipulation of Sale: None
Seller Rep.:	
Effective Date: 03/06/2025	
Listing Price: \$300,000	
List Price/SqFt: \$218.98	



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