

# \$998,000 - 3865 River Overlook Ct Northeast, Leland

MLS® #100401857

**\$998,000**

4 Bedroom, 5.00 Bathroom, 4,100 sqft

Single Family on 0.50 Acres

The Bluffs on the Cape Fear, Leland, NC

\*\*\*Beautiful Custom Coral Bay floor plan under construction Home\*\*\* The Bluffs on the Cape Fear is a vibrant, master-planned community perched on a pristine stretch of the Cape Fear River. Just 15 minutes from the classic waterfront hometown of historic Wilmington, NC, The Bluffs is a private, coastal haven for the families who call it home. The unique vision of The Bluffs is realized every day: natural woodlands and the unspoiled riverfront landscape are preserved and celebrated. Classically-styled coastal homes exist in harmony with lush woodlands, and the riverfront. Our visionary developers created The Bluffs with access and abundance in mind. Accordingly, residents here enjoy a close-knit, active lifestyle with total access to the riverfront and an impressive collection of amenities: - 50-Slip Marina with Scenic Boardwalk - 2-Acre Riverfront Park with Boat & Kayak Launch - Lakefront Clubhouse with Resort-Style Salt Water Pool - Private Beach Club on Oak Island--with Full Ocean Access - Winding Walking & Biking Trails - Golf Cart Friendly Community - Tennis & Pickleball Courts - Fully-Stocked Lake - Community Boat & RV Storage - And soon, a New State-of-the-Art Fitness & Wellness Center We invite you to experience the joy of our authentic riverfront community, The Bluffs on the Cape Fear.

Built in 2023



## Essential Information

MLS® #	100401857
Price	\$998,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,100
Acres	0.50
Year Built	2023
Type	Single Family
Sub-Type	Stick-Built
Status	Active

## Community Information

Address	3865 River Overlook Ct Northeast
Area	The Bluffs on the Cape Fear
Subdivision	The Bluffs on the Cape Fear
City	Leland
County	Brunswick
State	NC
Zip Code	28451

## Amenities

Amenities	Clubhouse, Gated Community, Jogging Path, Maint - Comm Areas, Maint - Grounds, Maint - Roads, Marina, Master Insure, Pickleball, Playground, Storage Lot, Street Lights, Tennis, Storage, RV Parking
Utilities	Natural Gas Connected, Sewer Connect, Water Connected
Parking	Off Street
# of Garages	2

## Interior

Interior Features	1st Floor Master
Heating	Forced Air
Cooling	Central Forced Air, Zoned
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Stories	2 Story

## Exterior

Exterior	Fiber Cement Board
Lot Description	35x103x183x90x280
Roof	Architectural Shingle
Construction	Block, Wood Frame
Foundation	Raised Slab, Slab

## School Information

Elementary	Lincoln
Middle	Leland
High	N. Brunswick

## Additional Information

Date Listed	August 25th, 2023
Days on Market	282
Zoning	R75

## Listing Details

Listing Office	The Bluffs Real Estate Company
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