

\$57,300 - 9870 Rivergate Dr Northwest 46, Ash

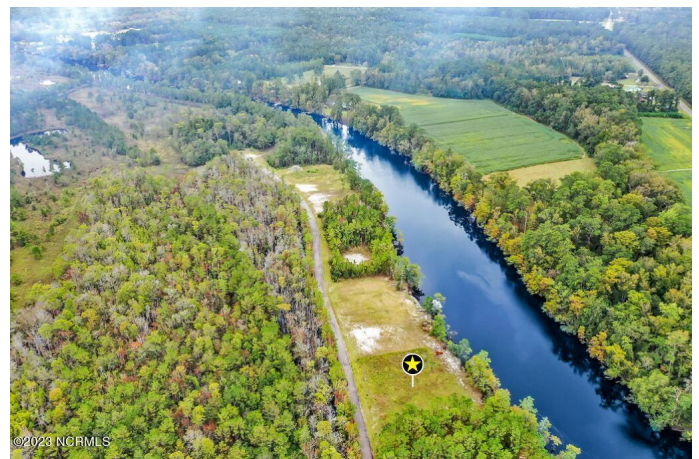
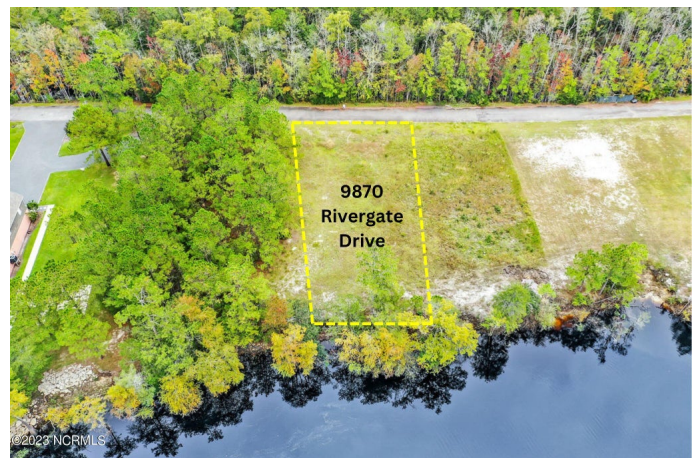
MLS® #100408934

\$57,300

Bedroom, Bathroom, 11,645 sqft
Land/Acreage/Site on 0.27 Acres

Rivergate, Ash, NC

WATERFRONT LOT on the Waccamaw River in The Rivergate Community of Ash NC in Brunswick County and it overlooks the River with scenic views. Enjoy the beauty of the grand Waccamaw river with your family and friends ! **This waterfront homesite has a current perc test for a 2-bedroom house. **And it has a well water permit in place. ***AND it has An Authorization to Construct released from the Brunswick County Health Department. A minimum 1600 sq ft stick built home is required with 10 ft setbacks on the side and 25 ft from the road. Deed Restrictions are attached. Please see all attached documents. You could enjoy owning the land-even before you build on it !! You may even want to throw in a line and wet a hook while burgers & dogs are cooking and you are enjoying your favorite beverage. The road is private and maintained by the HOA. If you would like to build an immaculate home located on the Waccamaw River with direct water access.... look no further. You could have amazing views of the water from a multiple level home. The home is in an AE flood zone and you will want to build a home on Pilings (or stilts). The NC Public Wildlife Boat Ramp is right next to this neighborhood for you to launch your boat. Buyers should consult with CAMA and a Marine Construction Company about putting in a dock and pier. Flood Information: Buyers should call their local insurance carrier about what type of insurance would be required on a home built



on this lot. **Uploaded MLS document from the HOA shows \$150 in HOA fees for the year. The new rate is \$300 yearly. Call the HOA President for more HOA information. This homesite is centrally located and only 30 minutes from North Myrtle Beach SC, Shallotte NC, Sunset Beach and Ocean Isle Beach.

Essential Information

MLS® #	100408934
Price	\$57,300
Square Footage	11,645
Acres	0.27
Type	Land/Acreage/Site
Sub-Type	Residential
Status	Active Contingent

Community Information

Address	9870 Rivergate Dr Northwest 46
Area	Rivergate
Subdivision	Rivergate
City	Ash
County	Brunswick
State	NC
Zip Code	28420

Amenities

Amenities	Gated Community, Maint - Roads, No Amenities
Is Waterfront	Yes
Waterfront	Water Access Comm, Water Front Comm

Exterior

Lot Description	75 x 157 x 75 x 157
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School Information

Elementary	Jessie Mae Monroe El
Middle	Shallotte
High	West Brunswick

Additional Information

Date Listed	October 7th, 2023
Days on Market	209
Zoning	Residential
Short Sale	Yes

Listing Details

Listing Office Southport Realty, Inc.

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