

# \$945,000 - 393 Magnolia Ln, Arapahoe

MLS® #100430012

**\$945,000**

3 Bedroom, 3.00 Bathroom, 2,706 sqft

Single Family on 0.41 Acres

Not In Subdivision, Arapahoe, NC

MILLION DOLLAR views accompany this gorgeous RIVERFRONT home offering 3 bedrooms with 3 full bathrooms plus a LOFT. Built to incorporate this breathtaking river setting, Located in a very small and private riverfront community and built in 2016, this home offers plenty of space, functionality, and easy care living. The large open living room/dining/kitchen features soaring vaulted ceilings that flow seamlessly throughout the main floor. In the living room, the focal point is the stone surround that houses a cast iron gas burning stove. The dining room provides water side dining every breakfast, lunch and dinner. The kitchen features a large pantry, cast iron farmhouse sink, center island, range, dishwasher, solid surface counter tops, stainless appliances, ceramic tile surround, and more. There is a HUGE master bedroom and bath downstairs as well as another very LARGE bedroom and bath and the laundry room. Upstairs, another bedroom and bathroom that also affords a beautiful view. There is also a loft area that can be used as private living area. Flooring is LVP, windows are covered by plantation blinds. The home has both front and rear decks but the rear deck is the place to be for unobstructed sunrises and sunsets on the water. On the ground floor, there is an amazing amount of parking both in front of the home and underneath it. There is an exterior elevator for ease of access, a Kohler 22 KW stand-by generator should storms approach, a



workshop underneath the home for storing larger outdoor equipment & tools, a Kinetico water softening system, interior plantation blinds, maintenance free Trex decking, Trane heating/cooling system, and piers are already in place if you want a to build a boat dock. NO FLOOD INSURANCE REQUIRED - Elevation Certificate on file.

Built in 2016

### **Essential Information**

MLS® #	100430012
Price	\$945,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,706
Acres	0.41
Year Built	2016
Type	Single Family
Sub-Type	Stick-Built
Status	Active

### **Community Information**

Address	393 Magnolia Ln
Area	Not In Subdivision
Subdivision	Not In Subdivision
City	Arapahoe
County	Pamlico
State	NC
Zip Code	28510

### **Amenities**

Amenities	See Remarks
Utilities	Septic On Site
Parking	Concrete, Lighted
Is Waterfront	Yes
Waterfront	Deeded Water Access, Deeded Waterfront, Deed Water Rights

Pool	None
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## Interior

Interior Features	9Ft+ Ceilings, Blinds, Ceiling Fans, Elevator, Foyer, Kitchen Island, Pantry, Smoke Detectors, Solid Surface, Walk-in Shower, Walk-In Closet, Whole-Home Generator, Workshop
Appliances	Dishwasher, Range, Water Softener
Heating	Heat Pump, See Remarks
Cooling	Central Forced Air, Heat Pump
# of Stories	3
Stories	3 Story or More, 2 Story

## Exterior

Exterior	See Remarks, Vinyl
Lot Description	137.10 x 178.19 x 107.60
Roof	Composition
Construction	Wood Frame
Foundation	Pilings

## School Information

Elementary	Pamlico County Primary
Middle	Pamlico County, Pamlico County
High	Pamlico County, Pamlico County

## Additional Information

Date Listed	February 28th, 2024
Days on Market	179
Zoning	Residential

## Listing Details

Listing Office	Coldwell Banker Advantage
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