

\$625,000 - 2021 Simmerman Way, Leland

MLS® #100439418

\$625,000

3 Bedroom, 3.00 Bathroom, 2,266 sqft

Single Family on 0.20 Acres

Brunswick Forest, Leland, NC

Moving to North Carolina but not ready till next year? Then check out this income producing property in Brunswick Forest! Current tenant is leased at \$3200 month through February 2025! This former model home, located in the highly sought after neighborhood of Shelmore in Brunswick Forest, was constructed in 2015 by Southern Homebuilders, Inc. and is full of upgraded features. This impeccably maintained home offers single-story living with an open and airy floor plan and a bonus room above the garage. The kitchen offers a spacious island, natural gas cooktop, stainless steel appliances, tile backsplash, custom lighting, and ample cabinetry. The living area has a coffered ceiling, fireplace, and custom bookshelf with additional cabinets. The primary bedroom on the main floor includes elegant touches such as a tray ceiling and an ensuite bathroom complete with a double vanity, tile shower, and two generous walk-in closets. An additional well-appointed guest bedroom and a spacious laundry room, which could be converted into a fourth bedroom if desired, complete the main level. Upstairs is a bonus room with its own full ensuite bathroom. A screened-in porch, conveniently located off the living room, offers an ideal spot for outdoor relaxation, featuring an additional gas hookup for grilling. The expansive backyard, bordered by wooded open space, ensures ultimate privacy. Brunswick Forest is a master-planned community with unparalleled amenities, including three fitness centers, four saltwater



pools, 100 miles of walking and biking trails, pickleball and tennis courts, and the vibrant Villages town center. Additionally, residents have access to the esteemed Cape Fear National Private Golf Club. Don't miss the opportunity to experience this exceptional home firsthand - schedule your appointment today!

Built in 2015

Essential Information

MLS® #	100439418
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,266
Acres	0.20
Year Built	2015
Type	Single Family
Sub-Type	Stick-Built
Status	Active

Community Information

Address	2021 Simmerman Way
Area	Brunswick Forest
Subdivision	Brunswick Forest
City	Leland
County	Brunswick
State	NC
Zip Code	28451

Amenities

Amenities	Basketball, Dock, Clubhouse, Pool - Outdoor, Fitness Center, Golf Course, Maint - Comm Areas, Tennis, Trails, Pool - Indoor
Utilities	Municipal Sewer, Municipal Water, Natural Gas Available
Parking	On Site Parking
# of Garages	2

Interior

Interior Features	1st Floor Master, 9Ft+ Ceilings, Blinds, Ceiling - Trey, Ceiling Fans, Pantry, Smoke Detectors, Solid Surface, Walk-in Shower, Walk-In Closet, Intercom/Music
Appliances	Cooktop - Gas, Dishwasher, Disposal, Microwave - Built-In, Refrigerator
Heating	Heat Pump
Cooling	Central Forced Air
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	1 1/2 Story

Exterior

Exterior	Fiber Cement Board
Exterior Features	Landscape Sprkr Sys, Thermal Doors, Thermal Windows
Lot Description	65x135x65x135
Roof	Metal/Tin, Shingle
Construction	Wood Frame
Foundation	Slab

School Information

District	Brunswick County Schools
Elementary	Town Creek
Middle	Leland
High	N. Brunswick

Additional Information

Date Listed	April 18th, 2024
Days on Market	29
Zoning	PUD

Listing Details

Listing Office	RE/MAX Executive
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