

\$1,275,000 - 157 Kerr Landing Drive, Wilmington

MLS® #100535094

\$1,275,000

4 Bedroom, 4.00 Bathroom, 3,630 sqft

Residential on 0.37 Acres

River Bluffs, Wilmington, NC

Exquisite Vahue Custom Home â€” impeccably maintained and gently lived in. Life's unexpected turns can create exceptional opportunities, and this is one of them. Experience the best of new construction without the wait.

Every detail of this home reflects thoughtful craftsmanship and premium finishes. Highlights include designer lighting throughout, surround sound, a heated and cooled sunroom, and top-of-the-line appliances. The kitchen features a striking soapstone surround with a large quartz island and stunning cabinetry. The hand-scraped engineered hardwood floors flow seamlessly throughout the entire home and striking tile selections adorn the bathrooms. Custom closets add both function and sophistication. A whole home generator lends to piece of mind, while the EV charging station offers the convenience of overnight charging.

Enjoy effortless main-floor living with three spacious bedrooms, two and a half baths, and a dedicated office. Push open the large glass door panels and revel in an additional 300 sf., heated and cooled, patio overlooking the mature landscape. Upstairs, a versatile bonus room (or fourth bedroom) offers a closet and full bathâ€”perfect for guests or flex space.

Outside, a lush, fully fenced backyard awaits, complete with elegant pavers leading to a cozy



fire pit framed by mature trees. There's even room to add a pool for the ultimate outdoor retreat.

Set within the sought-after community of River Bluffs, residents enjoy access to world-class amenities including a marina with available boat slips, community boat ramp, two resort-style pools, fitness center, scenic riverwalk, clubhouse, fire pit, community farm, and storage for boats and trailers. Additional offerings include tennis, pickleball, basketball courts, a dog park, and a vibrant calendar of social clubs and activities.

Don't miss this rare opportunity to own a nearly new, custom-built luxury home in one of the area's premier waterfront communities.

Built in 2023

Essential Information

MLS® #	100535094
Price	\$1,275,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,630
Acres	0.37
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	157 Kerr Landing Drive
Subdivision	River Bluffs
City	Wilmington
County	New Hanover
State	NC

Zip Code 28429

Amenities

Amenities Waterfront Community, Basketball Court, Boat Dock, Clubhouse, Comm Garden, Community Pool, Dog Park, Fitness Center, Gated, Maintenance Common Areas, Maintenance Grounds, Maintenance Roads, Management, Marina, Master Insure, Park, Pickleball, Playground, Restaurant, RV/Boat Storage, Security, Street Lights, Tennis Court(s), Trail(s)

Utilities Cable Available, Sewer Connected, Water Connected

Parking Spaces 2

Parking Garage Faces Front, Concrete, Garage Door Opener, Paved

HOA Amenities Waterfront Community, Basketball Court, Boat Dock, Clubhouse, Comm Garden, Community Pool, Dog Park, Fitness Center, Gated, Maintenance Common Areas, Maintenance Grounds, Maintenance Roads, Management, Marina, Master Insure, Park, Pickleball, Playground, Restaurant, RV/Boat Storage, Security, Street Lights, Tennis Court(s), Trail(s)

Interior

Interior Features Sound System, Master Downstairs, Walk-in Closet(s), Vaulted Ceiling(s), High Ceilings, Entrance Foyer, Mud Room, Solid Surface, Whole-Home Generator, Bookcases, Kitchen Island, Ceiling Fan(s), Pantry, Walk-in Shower, Blinds/Shades, Gas Log, Walk-In Closet(s)

Appliances Vented Exhaust Fan, Electric Cooktop, Built-In Microwave, Built-In Electric Oven, Self Cleaning Oven, Refrigerator, Double Oven, Disposal, Dishwasher, Convection Oven, Generator

Heating Heat Pump, Fireplace(s), Electric, Zoned

Cooling Central Air, Zoned, Heat Pump

Fireplace Yes

Fireplaces Gas Log

Stories One and One Half

Exterior

Exterior Features Irrigation System, Gas Grill, Cluster Mailboxes, Gas Log

Lot Description Interior Lot

Roof Architectural Shingle

Construction Fiber Cement

Foundation Slab

School Information

District	New Hanover
Elementary	Castle Hayne
Middle	Holly Shelter
High	Laney

Additional Information

Date Listed	October 8th, 2025
Days on Market	21
Zoning	R15

Listing Details

Listing Office	Coldwell Banker Sea Coast Advantage
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