



BUY HOME FROM OWNER



New!

\$547,000



Address

9124 River Road, Wilmington, North Carolina, 28412

ABOUT HOME

**PRIVACY, NATURE & WATERFRONT!
MOTIVATED SELLER! BRING OFFERS!!!**

\$547,000

(910) 547-1741 or email damomemail@charter.net

Beautiful, rare, exceptionally private, extremely large wooded lot with a 30'™ BOAT SLIP!! One of the few pieces of land left on the River!

1.65 ACRES ABOVE THE CAMA MARSH LINE available for structure to be built on. TOTAL ACREAGE OF THE LOT IS 6.26 ACRES so much more can be landscaped, left natural and explored with no close neighbors, noise, etc. Irregular shaped lot allows for PLENTY OF PRIVACY, many trees have been left for added seclusion and 11 trees were relocated from the area cleared for building to allow more beauty and nature to be preserved. ADDITIONAL TREES CAN BE REMOVED, if you wish to open your view to the River or Snows Cut upon approval by the Architectural Design Committee.

VIEWS OF THE CAPE FEAR RIVER, SNOWS CUT AND THE MARSH can easily be seen from any home built on pilings on this lot. The bonus of owning exceptionally lovely marshland between your home and Snows Cut allows for beautiful views but PROTECTION FROM STORMS AND SALT DAMAGE.. Noise from motorboats and party boats traveling Snows Cut also is virtually non-existent. Common area marshland to the left of the lot also allows total privacy, while providing exceptional views of nature and wildlife.

OVER A MILE IN MAINTAINED WALKING TRAILS.. See beautiful foliage, flowers, birds, wildlife all in your own backyard. Walking trail extends from Snows Cut to the east and to your own boat docks on the river in the west.

A lovely gazebo awaits you on the nature trail to Snows Cut, while two bridges and a huge gazebo with floating dock, plus your own 30'™ boat slip are on the River. TRAILS AND BRIDGES ARE LARGE ENOUGH TO ACCOMMODATE GOLF CARTS if you choose but are lovely for exercising, jogging or walking your dog. Very private setting, back to nature which is hard to find!

You'll find many extras with this lot. The driveway has been established and cleared, as well as a potential building site.
contact@leadfsbo.com



This site has been left as natural as possible, allowing you to make decisions about landscaping. The water tap fee of \$1,900 has been paid to Aqua Source, who provides the neighborhood water as well.

CALL TODAY FOR MORE INFORMATION! WE'LL BE HAPPY TO MEET WITH YOU AT THE LOT, OR TAKE YOU ON A GUIDED TOUR OF THE NATURE TRAILS!

MOTIVATED SELLER! BRING OFFERS!!!

\$547,000

(910) 547-1741 or email damomemail@charter.net

PROPERTY DETAILS

Sq. Footage:

of Floors:

of Bedrooms:

of Bathrooms:

Year Built:

If you like this house, call its owner by telephone

(910)547-1741 or leave him message.

With him you may on all agree.

Without go-betweens. Without comission.

Contact Information

Contact: Donna Foland

Phone: (910)547-1741

Phone: (910)547-1741

Email:

All information is deemed reliable but is not guaranteed and should be independently verified.

When you re looking through the Sunday paper you might see ads that say [fsbo home](#), [fsbo house](#), or [fsbo land](#). What does fsbo mean? FSBO stands for For Sale By Owner. This is when a seller puts up his home or land for sale without the use of a real estate agent.

NEW!