

\$2,290,000 - 2760 Marsh Point Lane Se, Southport

MLS® #100498413

\$2,290,000

5 Bedroom, 6.00 Bathroom, 6,486 sqft

Residential on 1.37 Acres

St James, Southport, NC

Stunning Custom Estate with Golf & Pond Views located on a double lot with a coveted Premiere Club Membership included offers timeless neoclassical architecture with modern efficiency. sellers are offering a generous \$100,000 credit at closing with an accepted offer rather than doing planned updates, an exceptional opportunity to customize to your taste! Nestled on a corner with a long, inviting driveway, this home provides exceptional privacy. Inside, the grand foyer opens to a two-story great room, featuring a stucco fireplace spanning 2 stories complimented with expansive windows, porcelain tile and natural light. The Carolina Room, complete with brick flooring and a mini-split system seamlessly connects to the outdoor patio and spectacular views. A chef's kitchen serves as the heart of the home, boasting top-tier appliances, Sub-Zero refrigerator, Miele steam oven, granite countertops, and a walk-in pantry anchored by the morning room with unparalleled ambience and views. A beautiful gallery hallway spans the length of the home connecting each living space with an elegant flow. The primary suite is a private retreat, offering serene views, an adjoining sitting room, his-and-her walk-in closet, spa-like en-suite with double vanities, makeup station, walk-in shower, and sauna. The 650 sf guest house, connected by a breezeway, offers a cozy yet private space with two bedrooms, bath, living room/kitchenette, perfect for visitors or multi-generational living. Upstairs,



the library nook and game area overlook the great room, leading to two spacious en-suite bedrooms and a balcony with sweeping views perfect for an afternoon to unwind. Built for efficiency, this home features a geothermal HVAC system, geothermal and electric water heaters providing continually circulating hot water, whole-house saltwater filtration, reverse osmosis, encapsulated crawl space with

Built in 2002

Essential Information

MLS® #	100498413
Price	\$2,290,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	6,486
Acres	1.37
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2760 Marsh Point Lane Se
Subdivision	St James
City	Southport
County	Brunswick
State	NC
Zip Code	28461

Amenities

Amenities	Barbecue, Beach Access, Beach Rights, Clubhouse, Comm Garden, Community Pool, Dog Park, Exercise Course, Fitness Center, Gated, Golf Course, Indoor Pool, Jogging Path, Maintenance Common Areas, Maintenance Grounds, Maintenance Roads, Management, Marina, Master Insure, Meeting Room, Park, Party Room, Pickleball, Picnic
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	Area, Playground, Restaurant, RV Parking, RV/Boat Storage, Security, Shuffleboard Court, Sidewalks, Storage, Street Lights, Tennis Court(s), Trail(s), Trash, Water, Club Membership
Utilities	Other
Parking Spaces	3
Parking	Garage Faces Side, Concrete, Garage Door Opener
View	Golf Course, Pond
Is Waterfront	Yes
Waterfront	None
Pool	None
HOA Amenities	Barbecue, Beach Access, Beach Rights, Clubhouse, Comm Garden, Community Pool, Dog Park, Exercise Course, Fitness Center, Gated, Golf Course, Indoor Pool, Jogging Path, Maintenance Common Areas, Maintenance Grounds, Maintenance Roads, Management, Marina, Master Insure, Meeting Room, Park, Party Room, Pickleball, Picnic Area, Playground, Restaurant, RV Parking, RV/Boat Storage, Security, Shuffleboard Court, Sidewalks, Storage, Street Lights, Tennis Court(s), Trail(s), Trash, Water, Club Membership

Interior

Interior Features	Master Downstairs, Central Vacuum, Walk-in Closet(s), High Ceilings, Entrance Foyer, Mud Room, Bookcases, Apt/Suite, Ceiling Fan(s), Pantry, Sauna, Walk-in Shower, Blinds/Shades, Gas Log, In-Law Quarters, Walk-In Closet(s), Workshop
Appliances	Vented Exhaust Fan, Mini Refrigerator, Electric Cooktop, Built-In Microwave, Built-In Electric Oven, Water Softener, Washer, Self Cleaning Oven, Refrigerator, Humidifier, Dryer, Disposal, Dishwasher, Convection Oven, Sump Pump, Wall Oven
Heating	Geothermal, Other, Heat Pump, Zoned
Cooling	Other, Central Air, Zoned, Heat Pump
Fireplace	Yes
Fireplaces	Gas Log
Stories	Two

Exterior

Exterior Features	Outdoor Shower, Irrigation System
Lot Description	On Golf Course, Corner Lot
Windows	Skylight(s)
Roof	Tile, See Remarks
Construction	Stucco

Foundation	See Remarks, Crawl Space
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School Information

District	Brunswick County Schools
Elementary	Virginia Williamson
Middle	South Brunswick
High	South Brunswick

Additional Information

Date Listed	April 2nd, 2025
Days on Market	205
Zoning	Sj-Epud

Listing Details

Listing Office	St James Properties LLC
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