

\$424,900 - 1246 Formosa Drive Se 83, Bolivia

MLS® #100522152

\$424,900

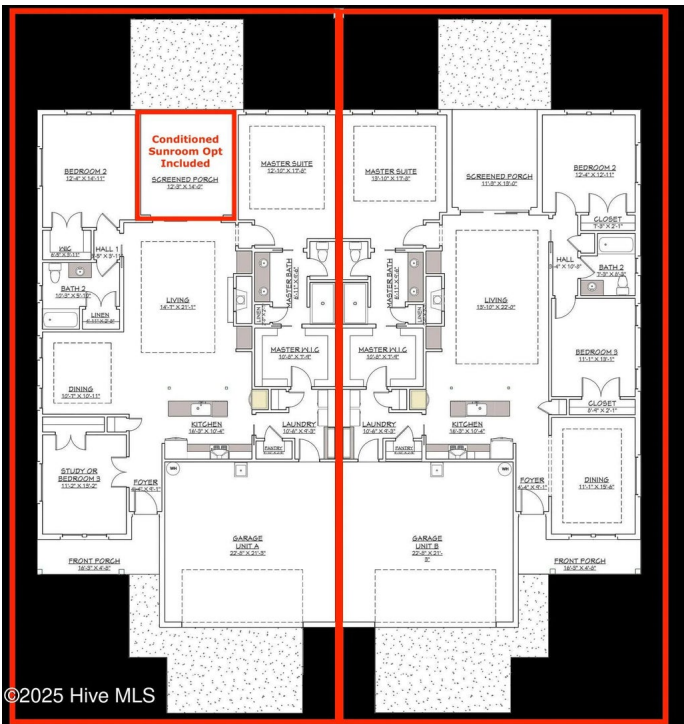
3 Bedroom, 2.00 Bathroom, 1,820 sqft
Residential on 0.06 Acres

Palmetto Creek, Bolivia, NC

Experience the ease and elegance of new construction in this thoughtfully crafted villa by American Homesmith, perfectly situated in the vibrant, amenity-filled community of Palmetto Creek. A welcoming rocking chair front porch invites you to enjoy a low-maintenance, coastal lifestyle. Inside, a warm and spacious foyer opens into a formal dining area adorned with detailed wainscoting and a tray ceiling—ideal for hosting family or friends.

Durable and stylish laminate flooring flows throughout the main living spaces, connecting the dining area, great room, and kitchen in one cohesive layout. The great room features a tray ceiling, gas fireplace, and custom built-ins, creating a cozy and functional space to relax. The kitchen is a standout, featuring timeless white cabinetry, quartz countertops, a stylish tile backsplash, and a large center island—enhanced by modern hardware and pendant fixtures. Stainless steel appliances include a gas cooktop, wall oven, and built-in microwave. A nearby laundry room offers ample storage and connects directly to the walk-in closet in the primary suite for added daily convenience.

The private primary suite includes a tray ceiling, custom wood shelving in the walk-in closet, and a spa-inspired en suite bath with a fully tiled walk-in shower, dual vanity, linen closet, and separate water closet. Two additional guest bedrooms and a full hall bath



offer comfort and flexibility for family or visitors.

Step outside to your screened porch and patio, perfect for relaxing in your own private outdoor space. Palmetto Creek offers an unbeatable lifestyle with resort-style amenities including a pool, fitness center, clubhouse, tennis courts, putting green, walking trails, and a kayak/canoe launch. With beaches like Oak Island and Holden Beach just a short drive away, this is coastal Carolina living at its finest.

Built in 2025

Essential Information

MLS® #	100522152
Price	\$424,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,820
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Townhouse
Status	Active

Community Information

Address	1246 Formosa Drive Se 83
Subdivision	Palmetto Creek
City	Bolivia
County	Brunswick
State	NC
Zip Code	28422

Amenities

Amenities	Clubhouse, Community Pool, Fitness Center, Gated, Maintenance Common Areas, Maintenance Grounds, Maintenance Roads, Management, Master Insure, Pest Control, Pickleball, Playground, Street Lights, Tennis Court(s), Trail(s), See Remarks
-----------	--

Utilities	Cable Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage Faces Front, Garage Door Opener, Off Street
HOA Amenities	Clubhouse, Community Pool, Fitness Center, Gated, Maintenance Common Areas, Maintenance Grounds, Maintenance Roads, Management, Master Insure, Pest Control, Pickleball, Playground, Street Lights, Tennis Court(s), Trail(s), See Remarks

Interior

Interior Features	Master Downstairs, Walk-in Closet(s), Tray Ceiling(s), High Ceilings, Entrance Foyer, Solid Surface, Bookcases, Kitchen Island, Ceiling Fan(s), Pantry, Walk-in Shower, Gas Log, Walk-In Closet(s)
Appliances	Vented Exhaust Fan, Gas Cooktop, Built-In Microwave, Built-In Electric Oven, Disposal, Dishwasher
Heating	Electric, Heat Pump
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Log
Stories	One

Exterior

Exterior Features	Irrigation System
Roof	Shingle
Construction	Brick
Foundation	Slab

School Information

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

Additional Information

Date Listed	July 30th, 2025
Days on Market	85
Zoning	Co-R-6000

Listing Details

Listing Office	Coldwell Banker Sea Coast Advantage
----------------	-------------------------------------

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of HIVE MLS,

and is updated as of October 31st, 2025 at 9:36pm EDT. All information is deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change, or withdrawal. Neither listing broker(s) nor Northrop Realty: A Long & Foster Company shall be responsible for any typographical errors, misinformation, or misprints, and shall be held totally harmless from any damages arising from reliance upon these data. © 2016 North Carolina Regional MLS LLC