

\$729,000 - 489 Broomsedge Court Se, Bolivia

MLS® #100533104

\$729,000

3 Bedroom, 3.00 Bathroom, 2,997 sqft

Residential on 0.25 Acres

Winding River Plantation, Bolivia, NC

Welcome home, this like new home is only 3 years old & still shows like new! Located in the gated golf community of Winding River. The original owners have done an incredible job maintaining this property inside & out. Located on a quiet cul-de-sac, the enhanced landscaping provides great curb appeal. Upon entering the front door, you will find a foyer complete with custom trim. An oversized guest bedroom is located off the foyer, this room would make a great guest suite or office. The open floorplan features a stunning upgraded kitchen complete with built-in stainless steel appliances, a walk-in butler's pantry & ample cabinet space. The huge island is perfect for entertaining & hosting your family/friends. Take your pick of places to eat, whether it be at the barstools at the island, the breakfast nook or the formal dining room, or perhaps on the large screened porch overlooking a mature nature preserve. The huge primary suite with private sitting area is certainly one of the highlights of this floorplan. This space makes a cozy reading area or could be a nice office. The ensuite bath will remind you of a spa, there are two sinks in the vanity, the custom tile shower features a rain head faucet & a bench seat. Adjacent to the bathroom there is a massive walk-in closet with upgraded shelving. There is no carpet anywhere on the first floor. On the second floor there is a huge loft & a generous sized third bedroom with a full bath. If you need storage, this house has it! There are multiple large closets upstairs plus a



HUGE walk in attic (could be finished into another room). The list of highlights goes on & on, come see it for yourself! Residents enjoy an outdoor pool, a state of the art fitness center, tennis/pickleball courts, walking trails, a marina on the Lockwood Folly River with boat ramp and kayak launch and perhaps the best amenity of all is the ocean front beach clubhouse and pool on nearby Holden Beach. 27 holes of golf are available for a separate fee

Built in 2022

Essential Information

MLS® #	100533104
Price	\$729,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,997
Acres	0.25
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	489 Broomsedge Court Se
Subdivision	Winding River Plantation
City	Bolivia
County	Brunswick
State	NC
Zip Code	28422

Amenities

Amenities	Waterfront Community, Beach Access, Boat Dock, Clubhouse, Comm Garden, Community Pool, Fitness Center, Gated, Maintenance Common Areas, Maintenance Roads, Marina, Meeting Room, Party Room, Pickleball, Ramp, RV/Boat Storage, Sidewalks, Street Lights, Tennis
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	Court(s), Trail(s)
Utilities	Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Paved
HOA Amenities	Waterfront Community, Beach Access, Boat Dock, Clubhouse, Comm Garden, Community Pool, Fitness Center, Gated, Maintenance Common Areas, Maintenance Roads, Marina, Meeting Room, Party Room, Pickleball, Ramp, RV/Boat Storage, Sidewalks, Street Lights, Tennis Court(s), Trail(s)

Interior

Interior Features	Master Downstairs, Walk-in Closet(s), High Ceilings, Solid Surface, Kitchen Island, Ceiling Fan(s), Pantry, Blinds/Shades, Walk-In Closet(s)
Appliances	Built-In Microwave, Built-In Electric Oven, Refrigerator, Range, Dishwasher
Heating	Electric, Heat Pump
Cooling	Central Air
Stories	Two

Exterior

Roof	Architectural Shingle
Construction	Fiber Cement
Foundation	Raised, Slab

School Information

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

Additional Information

Date Listed	September 27th, 2025
Days on Market	133
Zoning	Co-R-7500

Listing Details

Listing Office	The Saltwater Agency
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