

# \$599,000 - 1310 Grandiflora Drive Drive, Leland

MLS® #100536659

**\$599,000**

4 Bedroom, 4.00 Bathroom, 3,335 sqft

Residential on 0.29 Acres

Magnolia Greens, Leland, NC

Old growth trees and mature landscaping is what you find in Magnolia Greens and this fabulous home is surrounded by it. Situated on almost 1/3 acre this over 3000 sq ft home has 4 bedrooms, 3 1/2 baths and a bonus room big enough for your home theater, family suite, or huge game room. Solid hardwood floors cover most of the main floor. The chef in your household will appreciate the abundance of quartz counter space complete with center island. Your Primary suite features separate bathtub and tiled custom shower enclosure. Dual sinks for you and your partner. And plenty of space for all your clothes in a 11 ft walk in closet. Your first floor guest rooms are split from the Primary suite for everyone's privacy and comfort. Your sunroom is perfect for morning coffee or afternoon refreshments as it is shaded most of the time due to the location and the canopy of shade trees. If storage is something you need, you have it in abundance here. The garage is extra wide (28 feet) and the 2nd floor has a 10 foot climate controlled storage room. Magnolia Greens amenities are the best value in all of Leland with Indoor and outdoor swimming pools, fitness center, tennis courts, basketball courts, playground, clubhouse, all for under \$60 a month. Plus there is an on site restaurant and 27 holes of championship golf for an additional fee.

Built in 2005



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 100536659               |
| Price          | \$599,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 3,335                   |
| Acres          | 0.29                    |
| Year Built     | 2005                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1310 Grandiflora Drive Drive |
| Subdivision | Magnolia Greens              |
| City        | Leland                       |
| County      | Brunswick                    |
| State       | NC                           |
| Zip Code    | 28451                        |

## Amenities

|                |                                                                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Barbecue, Clubhouse, Community Pool, Fitness Center, Golf Course, Indoor Pool, Maintenance Common Areas, Maintenance Grounds, Master Insure, Pickleball, Restaurant, Sidewalks, Street Lights, Tennis Court(s) |
| Utilities      | Cable Available, Sewer Connected, Water Connected                                                                                                                                                              |
| Parking Spaces | 2                                                                                                                                                                                                              |
| Parking        | Attached, Garage Door Opener, Off Street                                                                                                                                                                       |
| Waterfront     | None                                                                                                                                                                                                           |
| Pool           | None                                                                                                                                                                                                           |
| HOA Amenities  | Barbecue, Clubhouse, Community Pool, Fitness Center, Golf Course, Indoor Pool, Maintenance Common Areas, Maintenance Grounds, Master Insure, Pickleball, Restaurant, Sidewalks, Street Lights, Tennis Court(s) |

## Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Master Downstairs, Walk-in Closet(s), Vaulted Ceiling(s), Tray Ceiling(s), High Ceilings, Entrance Foyer, Solid Surface, Ceiling Fan(s), Walk-in |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|

|            |                                                                                                     |
|------------|-----------------------------------------------------------------------------------------------------|
|            | Shower, Blinds/Shades, Gas Log, Walk-In Closet(s)                                                   |
| Appliances | Electric Oven, Electric Cooktop, Built-In Microwave, Washer, Refrigerator, Range, Dryer, Dishwasher |
| Heating    | Heat Pump, Electric                                                                                 |
| Cooling    | Heat Pump                                                                                           |
| Fireplace  | Yes                                                                                                 |
| Fireplaces | Gas Log                                                                                             |
| Stories    | Two                                                                                                 |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Irrigation System           |
| Lot Description   | Interior Lot, Level, Wooded |
| Roof              | Architectural Shingle       |
| Construction      | Brick Veneer, Fiber Cement  |
| Foundation        | Crawl Space                 |

## School Information

|            |                          |
|------------|--------------------------|
| District   | Brunswick County Schools |
| Elementary | Town Creek               |
| Middle     | Leland                   |
| High       | North Brunswick          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 8                  |
| Zoning         | PUD                |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Saltwater Agency LLC |
|----------------|--------------------------|

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