

\$250,000 - 3705 Little Berry Place Ne, Leland

MLS® #100537024

\$250,000

Bedroom, Bathroom,
Land on 0.35 Acres

The Bluffs on the Cape Fear, Leland, NC

This lot is located in The Bluffs on the Cape Fear, a vibrant, master-planned community perched on a pristine stretch of the Cape Fear River. Just 15 minutes from the classic waterfront hometown of historic Wilmington, NC, The Bluffs is a private, coastal haven for the families who call it home. The unique vision of The Bluffs is realized every day: natural woodlands and the unspoiled riverfront landscape are preserved and celebrated. Classically-styled coastal homes exist in harmony with lush woodlands, and the riverfront. Our visionary developers created The Bluffs with access and abundance in mind. Accordingly, residents here enjoy a close-knit, active lifestyle with total access to the riverfront and an impressive collection of amenities: - 50-Slip Marina with Scenic Boardwalk - 2-Acre Riverfront Park with Boat & Kayak Launch - Lakefront Clubhouse with Resort-Style Salt Water Pool - Private Beach Club on Oak Island with Full Ocean Access - Winding Walking & Biking Trails - Golf Cart Friendly Community - Tennis & Pickleball Courts - Fully-Stocked Lake - Community Boat & RV Storage - And soon, a New State-of-the-Art Fitness & Wellness Center We invite you to experience the joy of our authentic riverfront community, The Bluffs on the Cape Fear



Essential Information

MLS® #	100537024
Price	\$250,000
Acres	0.35
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	3705 Little Berry Place Ne
Subdivision	The Bluffs on the Cape Fear
City	Leland
County	Brunswick
State	NC
Zip Code	28451

Amenities

Amenities	Basketball Court, Clubhouse, Comm Garden, Dog Park, Gated, Maintenance Common Areas, Management, Marina, Park, Playground, Ramp, RV/Boat Storage, Street Lights, Tennis Court(s), Trail(s), Pool
Utilities	Sewer Available, Water Available, Electricity Available
Waterfront	Water Access Comm
HOA Amenities	Basketball Court, Clubhouse, Comm Garden, Dog Park, Gated, Maintenance Common Areas, Management, Marina, Park, Playground, Ramp, RV/Boat Storage, Street Lights, Tennis Court(s), Trail(s), Pool

Exterior

Lot Description	Development, Subdivided, Water Access Comm
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School Information

District	Brunswick County Schools
Elementary	Lincoln
Middle	Leland
High	North Brunswick

Additional Information

Date Listed	October 20th, 2025
Days on Market	1
Zoning	CO-RR

Listing Details

Listing Office

The Bluffs Real Estate Company

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