

HOME FOR SALE



12394 Us Highway 117 S  
Rocky Point, North  
Carolina  
United States

Asking Price  
\$450,000

Bedrooms	3	Year Built	
Bathrooms	3	Date Listed	08/01/2024
Size	0	Listing ID	GL-1726661591
Listed by: Realtyww Info			

For more information, visit:  
<https://www.globallistings.com/11751163>

Overview

Welcome to 12394 US Hwy 117, a versatile property blending modern updates, country living, and investment potential. Set on a 1.47-acre lot, this home offers tranquility with easy access to Wilmington and nearby beaches. The main residence features three spacious bedrooms and two full bathrooms, recently updated with luxurious vinyl plank (LVP) flooring. The open-concept living spaces and custom oak kitchen cabinets create a warm, inviting atmosphere. Both bathrooms are modern and well-appointed, ensuring comfort for family and guests. A standout feature is the additional dwelling unit (ADU), complete with a full bathroom and separate entrance. Ideal for an in-law suite, guest quarters, or rental unit, the ADU adds significant value and flexibility. It also has access to shared laundry facilities for added convenience. Outdoor amenities include a large paved parking area for multiple or oversized vehicles, a 20x20 wired workshop with a single car bay door, and a 34x12 covered back patio with a storage closet. A custom concrete sitting area with firepit provides a perfect spot for outdoor gatherings and relaxation. Major systems have been recently updated, with a new roof and HVAC system installed in 2018, ensuring efficiency and reliability. The 1.47-acre lot offers ample space for outdoor activities, gardening, and enjoying the serene country setting. With no HOA restrictions, you have the freedom to personalize the property to your liking, whether it's creating a

garden oasis, installing a pool, or expanding existing structures. Located close to Wilmington, this property provides easy access to shopping, dining, entertainment, and the beaches. The additional dwelling unit offers income-generating potential or a private space for extended family, enhancing the property's appeal. Experience the unique blend of modern living and country charm at 12394 US Hwy 117. Schedule a showing today to see all this incredible property has to offer. Welcome to 12394 US Hwy 117, Rocky Point, NC a stunning and versatile property that offers the perfect blend of modern updates, country living, and investment potential. Nestled on a generous 1.47-acre parcel, this property provides a tranquil retreat with easy access to the conveniences of nearby Wilmington and the beautiful North Carolina beaches. The main residence boasts three spacious bedrooms and two full bathrooms, recently updated with LVP flooring. The thoughtful design and attention to detail are evident throughout, from the open-concept living spaces to the custom oak cabinets that adorn the kitchen. The kitchen serves as the heart of the home, offering ample storage, modern appliances, and a warm, inviting atmosphere for family gatherings and entertaining. The living areas are flooded with natural light, creating a bright and airy ambiance that enhances the home's welcoming feel. Both bathrooms in the main house are well-appointed with modern fixtures and finishes, ensuring comfort and convenience for family and guests alike. One of the standout features of this property is the additional dwelling unit (ADU). This private and completely updated suite includes a full bathroom and its own entrance, making it an ideal space for an in-law suite, guest quarters, or a potential income-producing rental unit. The ADU also has convenient access to the shared laundry facilities, adding to its functionality and appeal. The expansive 1.47-acre lot offers plenty of space for outdoor activities, gardening, and enjoying the serene country setting. A large, paved parking area provides ample room for multiple or oversized vehicles, perfect for those with recreational vehicles, boats, or trailers. The 20x20 wired workshop is a dream for hobbyists, DIY enthusiasts, or anyone in need of extra storage space. With a single car bay door, this versatile building can accommodate a range of uses, from a home gym to a small business operation. Outdoor living is at its finest with the 34x12 covered back patio. T

For more details:

Listed by: Chris Luther

**Contact**

**Email**

**Phone**