

100526058
Residential

1086 Bridgeport Way , Leland, NC 28451

Active
Current Price: \$250,000



Sub-Type:	Townhouse	# Baths - Full:	2
County:	Brunswick	# Baths - Half:	0
Location Type:	Mainland	# Baths - Total:	2
Subdivision:	Windsor Park	# Bedrooms:	2
City Limits:	Yes	# Rooms:	5
Marketing City:	Leland	Master Bedroom Level:	Primary Living Area
Elem. School:	Lincoln	SqFt - Heated (Primary):	1,264
Middle School:	Leland	Stories:	1
High School:	North Brunswick	Waterfront:	Yes
School District:	Brunswick County Schools	Waterview:	Yes
Year Built:	2019	New Construction:	No
Zoning:	Le-M-F	HOA:	Yes
Lot Acres:	0.04	Sign on Property:	No
Lot Dim:	27 x 61 x 27 x 61		

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Master Bedroom					Dining Room				
Bedroom 1					Kitchen				
					Living Room				

<p>Attic: Floored - Partial; Stairs - Pull Down Appliances/Equip: Built-In Microwave; Dishwasher; Dryer; Electric Oven; Refrigerator Construction: Wood Frame Cooling: Central Air Dining Room Type: Combination Exterior Finish: Brick Veneer Foundation: Slab Exterior Features: Cluster Mailboxes; Irrigation System; Storm Doors; Thermal Doors Terms: Cash; Conventional; FHA; VA Loan Rental Information: Structure Type: Townhouse HOA: Association Fee 1/Year: 2,496; Association Name: Bridgeport Way HOA; Association Phone: 9103951500; HOA 1 Mgmt. Company: CEPSCO; Association Fee 2/Year: 400; Association Name 2: Windsor Park HOA; Association Phone 2: 9103951500; HOA 2 Mgmt. Company: CEPSCO</p>	<p>Fencing: None Fireplace: None Interior Features: Blinds/Shades; Ceiling Fan(s); Master Downstairs; Pantry; Tray Ceiling(s); Walk-in Shower; Walk-In Closet(s) Garage & Parking: Attached Garage Spaces: 0; Detached Garage Spaces: 0; Total # Garage Spaces: 0; Total Carport Spaces: 0; Other - See Remarks: 2 assigned spaces HOA and Neigh Amenities: Barbecue; Clubhouse; Community Pool; Maint - Comm Areas; Maint - Grounds; Master Insure; Party Room; Pest Control; Picnic Area; Playground; Sidewalk; Street Lights; Termite Bond Heated SqFt: 1200 - 1399 Total SqFt - Heated (Primary + Separate): 1,264 Heating: Heat Pump Heating System Fuel Source: Electric Laundry Features: Laundry Room Lot Water Features: None</p>	<p>Patio and Porch Features: Covered; Enclosed; Porch; Screened Parking Features: Asphalt; Assigned; Lighted; On Site; Parking Lot; Paved Roof: Architectural Shingle Road Type/Frontage: Paved; Public (City/Cty/St) Stories/Levels: One; End Unit Water Heater: Electric Utilities: Cable Available; Sewer Connected; Water Connected Sewer: Municipal Sewer Water Source: Municipal Water Construction Type: Stick Built View Type: Pond</p>
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Tax Assessed Value: \$233,130	Plat Book: 110	Plat Page: 5
Cobra Zone: No	PID: 028CF012	Special Assessments: none known
Deed Book: 4300	Tax Identifier: 028cf012	Tax Year: 2025
Deed Page: 1275		

Marketing/Public Remarks: Charming and Turn-Key Brick Townhome! Built in 2019, this unit has been meticulously maintained by the original owner and is move in ready. Refrigerator, washer, dryer, and padded swivel bar stools are included! This end unit has plenty of bright natural light...and a beautiful pond view! Stainless steel appliances, plenty of counter and cabinet space, and an oversized closet pantry complete the kitchen. Both bedrooms have generous walk in closets, en suite bathrooms, and tray ceilings with ceiling fans. The covered front porch and screened back porch offer shaded outdoor sitting areas. The laundry room includes a raised platform for the washer and dryer. Bonus storage is available in the attic (with pull down stairs). Bridgeport HOA dues cover exterior maintenance, exterior insurance, and lawn care. Bridgeport is located in the popular larger community of Windsor Park! There is a community pool, picnic shelter, playground, butterfly garden, and a community field for events to enjoy. The clubhouse (with an efficiency kitchen) is available for private party rentals. Sidewalks and street lights provide easy access throughout the community for walking and biking. Community activities are planned throughout the year by the residents. This home is located approximately 8 miles from downtown Wilmington, and it is within 30-60 minutes of at least 6 local beaches. There are 7 grocery stores, 8 pharmacies, and a variety of restaurants and retail shopping within 5-10 minutes of this home. Strategically located just off Hwy 74/76 and Hwy 140, which allow quick access to many areas of southeastern NC.

Legal: L-84 S-7 Bridgeport At Windsor Pk Pl 110/5
Sign on Property: No
Directions to Property: Cross the Cape Fear Bridge into Leland and take 74/76W towards Charlotte, Travel 8 miles and turn right on Enterprise Dr. Take the first left on Trade St. Take the first right on Amber Pines Dr. Take the first left on Bridgeport Way. Last building on the left.

Days on Market:	1	Prospect Exempt:	No
Broker Owner:	No	Stipulation of Sale:	Standard
Seller Rep.:			
Effective Date:	08/20/2025		
Listing Price:	\$250,000		
List Price/SqFt:	\$197.78		



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