

# Features & Offer Instructions

3226 Belmont Circle, Wilmington, 28405

*presented by Mary Kaye Hester*

## **Features**

- All the privacy of a single family home without the yard work!
- Well-maintained detached townhome with 3 bedrooms, 2 baths
- Quiet location bordered by woods in the back
- Primary suite with full bath & walk-in shower is downstairs
- Additional 2 bedrooms upstairs share a full bath
- Sunny screened porch off the kitchen has view of woods
- Freshly painted walls, new blinds throughout
- LVP floors in living area, kitchen & primary bedroom
- Carpet on stairs & in upstairs bedrooms
- Downstairs bath has tile floor, upstairs bath is linoleum
- Ceiling fans in living room & all 3 bedrooms
- Kitchen includes laundry closet with stackable washer/dryer
- Refrigerator with ice maker & countertop microwave also convey
- Storage under stairs & tons of closet space! See floor plan.
- Northchase recreation center includes community pool, playground, basketball court, tennis courts, picnic shelter, walking trails
- Close to Castle Hayne Elementary, Trask Middle & Laney High Schools

## **Offer Instructions**

- Nest does not hold EMD, to be held by selling firm or closing attorney.
- Please include all signed disclosures, addenda, & pre-qualification letter/proof of funds.
- Sellers are Brian M. Cargill & Charlotte Yakovleff.
- Listing firm: Nest Realty, license C25506, 112 Cape Fear Blvd, Carolina Beach, NC 28428
- Listing agent: Mary Kaye Hester, license 226738, 910-297-4789, [marykaye.hester@nestrealty.com](mailto:marykaye.hester@nestrealty.com)

***Thank you very much for considering this home!***