



*List  
\$414,900  
Price*



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## 2953 HATCHERS RUN

### Brunswick Forest



3



2

What are you waiting for!?

Low maintenance living in beautiful Brunswick Forest! If you have been looking for a newer home in a great neighborhood that offers the perfect blend of amenities and convenient low maintenance living then don't miss 2953 Hatchers Run. Built in 2021, this townhome offers an easy living 3 bedroom, 2 bath split floor plan that is all on one level. As you enter the front door you step immediately into a great room with vaulted ceilings that has a spacious feel. You will immediately notice the oversized kitchen island and upgraded cabinets as well as the gas stove for those who love to cook. Moving to the living room area one notices an abundance of space for relaxing and gathering. Giving superb flexibility for multiple configurations of furniture. Off of the living area you enter the main suite. With ample space for a king bed and furniture this suite also has a walk in closet. While in the main suite bathroom you will find a large double vanity so everyone has plenty of space! The rest of the home offers great features like 2 additional guest bedrooms, a screened in porch and a two car garage.

Silver Coast Properties  
Bill Anderson

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www.thejoyfulbrokers.com

# Home Features



**Year Built:**

2021

**Home Size:**

1,367

Heated Living Space

- A one-level, split floor plan
- 3 bedrooms and 2 full bathrooms
- LVP throughout main areas of home
- Neutral colors
- Ceiling fans
- Open-concept great room with vaulted ceilings for a spacious feel
- Oversized kitchen island with upgraded cabinets
- Gas stove—ideal for cooking enthusiasts
- Walk in pantry
- Flexible living room layout with space for multiple furniture arrangements
- Primary suite accommodates a king bed and full furniture set
- Walk-in closet in the primary suite
- Primary bath features a large double vanity
- Walk-in tile shower
- Two additional guest bedrooms
- Screened-in porch for relaxing outdoors
- Two-car garage for storage and parking
- Close to Wilmington and Leland town center
- Shopping and everyday life a few minutes away
- Furnishings available for negotiation/purchase separately

Community Pool



Pickleball Courts



Gazebo

## Community Amenities

Brunswick Forest master association fees are \$1,650/year. Heron Pointe HOAs fees are \$5,040/year.

- Multiple pools and fitness centers
- Walking and jogging trails
- Playground
- Pickleball and Tennis Courts
- Activity centers with organized events
- Kayak launch on Town Creek
- Social clubs and community gatherings





## Important Contacts

- Municipal water and sewer through Brunswick County: 910-253-2655, [www.brunswick-countync.gov/utilities](http://www.brunswick-countync.gov/utilities)
- Electric through BEMC: 910-754-4391
- Internet through Focus Broadband: 910-754-4311
- 2025 HOA Brunswick Forest master dues \$1,650/year : 910-256-2021
- 2025 Heron Pointe at Brunswick Forest dues \$ 5,040/year
- 2024 Property taxes are \$ 2,504.64



# FLOOR PLAN

