



Sub-Type: Single Family Residence
County: New Hanover
Location Type: Mainland
Subdivision: Canby Oaks
City Limits: No
Marketing City: Wilmington
Elem. School: Bellamy
Middle School: Myrtle Grove
High School: Ashley
Year Built: 2020
Zoning: R-15
Lot Acres: 0.29
Lot Dim: 90x143x89x143

Baths - Full: 3
Baths - Half: 1
Baths - Total: 4
Bedrooms: 4
Rooms: 10
Master Bedroom Level: Primary Living Area
SqFt - Heated (Primary): 2,635
Stories: 2
Waterfront: No
Waterview: No
New Construction: No
HOA: Yes
Sign on Property: No

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Master Bedroom	First	14	14		Breakfast Nook	First	11	11	
Bedroom 2	Second	12	13		Dining Room	First	11	12	
Bedroom 3	Second	12	15		Family Room	Second	21	10	
Bedroom 4	Second	13	12		Great Room	First	14	18	
					Office	Second	11	12	
					Kitchen	First	15	11	

Attic: Access Only; Eave Storage; Floored; Floored - Partial; Walk-In
Appliances/Equip: Dishwasher; Dryer; Microwave - Built-In; Refrigerator; Stove/Oven - Electric; Washer
Basement: None
Construction: Wood Frame
Cooling: Central; Heat Pump
Dining Room Type: Formal
Exterior Finish: Vinyl Siding
Other Structures: Storage
Foundation: Raised; Slab
Exterior Features: Cluster Mailboxes; Gas Logs; Irrigation System; Thermal Windows
Terms: Cash; Conventional; VA Loan
Rental Information:
Fuel Tank: None
Trash Collection: City Pick-Up
Unit Type: 4+ Bedroom; Loft
HOA: Association Fee 1/Year: 720; Association Name: Canby Oaks HOA; Association Phone: 9102328865

Flooring: Carpet; Tile; Vinyl
Fencing: Back Yard; Front Yard; Wood
Fireplace: 1
Interior Features: 1st Floor Master; 9Ft+ Ceilings; Ceiling - Trey; Foyer; Gas Logs; Kitchen Island; Mud Room; Pantry; Sprinkler System; Walk-in Shower; Walk-In Closet
Garage & Parking: Attached Garage Spaces: 2; Detached Garage Spaces: 0; Total # Garage Spaces: 2; Total Carport Spaces: 0
HOA and Neigh Amenities: Maint - Grounds; Maint - Roads; Management; Street Lights; Taxes
Heated SqFt: 2600 - 2799
Total SqFt - Heated (Primary + Separate): 5,270
SqFt - Heated Separate: 2,635
Heating: Fireplace(s); Forced Air; Heat Pump; Zoned
Heating System Fuel Source: Electric
Lot Features: Cul-de-Sac Lot; Dead End
Laundry Features: Room
Lot Water Features: None

Patio and Porch Features: Patio; Porch
Parking Features: Concrete; Garage Door Opener; Garage Faces Front; Off Street
On-Site Pool/Spa: In Ground
Roof: Architectural Shingle
Road Type/Frontage: Paved; Private
Stories/Levels: Two
Water Heater: Electric
Utilities: Municipal Sewer Available; Municipal Water Available
Construction Type: Stick Built

Tax Assessed Value:	\$410,400	Plat Book:	66	Plat Page:	49
Cobra Zone:	No	PID:	R07612-001-021-000	Total Real Estate Property Taxes:	\$2,144.34
Total City Real Estate Property Tax:	\$0	Tax Identifier:	R07612-001-021-000	Special Assessments:	None
Deed Book:	6359			Tax Year:	2023
Deed Page:	1704			Lot #:	6

Marketing/Public Remarks: 5404 Sharp Acorn Court is in one of the best locations in New Hanover County. Wilmington Riverfront restaurants, carriage rides and the Historic District are just 10 miles away. Shopping at the Independence Mall (7 miles), The Pointe (4.9 miles) and Mayfaire (10.1 miles). You will find movie theaters at the Pointe and at Mayfaire. The University of NC Wilmington is on S. College just 7.3 miles away. Cape Fear Community College has a beautiful campus downtown next to the Wilson Center that features Broadway Shows and Concerts. Everyone considering a move to Wilmington always ask about the proximity to the beaches. From Sharp Acorn it is just 6.6 miles to Pleasure Inland that features the beach communities of Carolina Beach and Kure Beach. To the north, just 11 miles away, is the very popular Wrightsville Beach that features oceanfront dining at the Holiday Inn and the Oceanic. On the Intracoastal waterway there is dining at Blue Water and Bridge Tender. If you are looking to purchase fresh seafood, check out Mott's Seafood. 5404 Sharp Acorn sits in the small private community of Canby Oaks. The lot has woods across the street and on one side. This provides a great deal of privacy, quiet and no road noise. This is one of the only homes for sale that has an inground saltwater pool in this general price range. The home features a formal dining room, stunning kitchen with a breakfast nook, an open great room with a gas fireplace, a mud room and a two-car garage. The master bedroom is on the main floor and features a view of the pool, walk-in closet, and a master bath with a double sink and walk-in shower. On the second floor we have three bedrooms, a loft area that can be an upstairs living room or playroom, a laundry room that includes the washer and dryer in the sale of the home, two full bathrooms and a home office.

Legal: Lot 6 Canby Oaks Subdivision
Sign on Property: No
Directions to Property: From S. College at Monkey Junction turn onto Piner Rd. Come around the bend to the left. Canby Oaks will be on your left, white brick pillar, just before Myrtle Grove Rd. Take the entry road to the end and turn right. Home is at the end on the left. The HOA does not allow a sign.

Days on Market:	1	Prospect Exempt:	No
Broker Owner:	No	Stipulation of Sale:	None
Seller Rep.:		Buyer Agent Comm:	2.5%
Effective Date:	06/26/2024	Variable Comm:	No
Listing Price:	\$679,000		
List Price/SqFt:	\$128.84		



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