

Property Details

**4102 Fraternity Court
Wilmington, NC 28403**

- 910 ft2 | Built 1992
- 2 bedrooms/2 full baths
- Primary suite with walk-in closet & full bath
- Second bedroom near hallway full bath
- Open living/dining area with vaulted ceiling & ceiling fan
- Ceiling fans in bedrooms
- No carpet – easy-care LVP flooring throughout
- Kitchen with dishwasher & refrigerator included
- Laundry room with washer & dryer included
- Fenced backyard with sunny patio, great for grilling or entertaining
- Off-street parking
- Minutes to UNCW - shuttle stop nearby
- No rental restrictions
- Convenient to shopping, restaurants, & all Wilmington has to offer!



Mary Kaye Hester

Broker

910.297.4789

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Nestrealty.com/marykayehester

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Offer Instructions

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- Nest does not hold EMD, to be held by selling firm or closing attorney
- Refrigerator, washer/dryer convey, please note under personal property
- Offers must be submitted in writing with signed Offer to Purchase, all disclosures, & pre-approval letter or proof of funds.
- Please ensure there are no blank spaces on the OTP. If a section does not apply, kindly indicate N/A.
- Seller:
 - Estate of David Sandoval Lopez, Charlotte Noel Fox, Administrator CTA
- Property is offered AS IS with no concessions or repairs.
- Sale is subject to Chapter 1, Article 29A including a ten-day upset bid period.
- 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



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