

1205 Olmstead Lane – Feature Sheet

Property Overview

- List Price: \$1,199,900
- Main House: 2,956 sq ft
- Apartment: 537 sq ft
- Total Heated: 3,493 sq ft
- Bedrooms: 4 | Bathrooms: 4.5
- Year Built: 2004
- No Flood Zone

Property Highlights

- Charleston-style architecture with double front porches
- Nearly 3,500 sq ft of living space
- Detached 537 sq ft apartment with private entrance
- Walkable and bikeable to Mayfaire Town Center
- Minutes to Wrightsville Beach
- Open-concept living with hardwood floors
- New Roof 2024 + HVACs 2022–2024

Main Home Features

- Real hardwood floors throughout
- Open-concept living with natural light
- Chef's kitchen: granite, Viking gas range, wet bar, wine cooler
- First-floor suite with custom closet and ensuite bath
- Two upstairs ensuite guest bedrooms
- Treehouse-style primary suite with balcony

Apartment Features

- Private entrance above garage
- Full kitchen with updated finishes
- Living area, bedroom, full bath
- Washer/dryer hookups
- Ideal for rental, multigeneration, or workspace

Mechanical & Structural

- Encapsulated crawl space with newer insulation
- Upgraded HVAC systems (2022–2024)
- New roof (2024)
- Rear-load garage with additional parking pad

- Carpeted walk-in attic (potential for finishing)

Schools

- Wrightsville Beach Elementary
- Noble Middle School
- New Hanover High School

HOA

- HOA Dues: \$240.75/month