

FOR SALE BY OWNER*
428 33rd Street Sunset Beach, NC (6th Row)
Updated 3 bedroom, 2 bath Beach Cottage



\$419,900

House Description:

- Owned and loved by the Bugg family since 2004
- 3 bedrooms, 2 full bathrooms, 1,008 sq. ft.
- Freshly painted inside and out
- Tastefully decorated in beach friendly colors
- Stainless steel appliances
- New HVAC and roof
- Sold fully furnished and ready to rent or enjoy
- Fenced and landscaped yard
- Beautiful views from front, side, back, and rooftop decks
- Beach access less than 300 feet from the house
- Over \$30K per year rental history!
- Additional information at www.thebugghouse.com

*Owner is licensed NC Real Estate Broker. Buyer's Agents protected and welcome!

For more information and showings contact owner directly:

Robert W. Bugg: 704-719-2100 or rbugg@buggproperties.com

2019 Rentals:

- 242 nights rented/reserved

- All weeks May-August rented
 - Managed via www.vrbo.com/178123
 - Many year after year loyal tenants
 - Total rental 2019 anticipated rental income: \$32,000*
 - 10-year rental history available to Buyer
- *rental income is "cash to owner" and does not include taxes or fees collected*

Property taxes are \$1,755 per year.
 Homeowners and flood insurance is \$2,287 per year.

Brunswick County Parcel ID #: 263BB024
 Legal Description: L-32 B-35 SSB Plat 7/64-B
 Deed Book 2092 page 0525
 Year Built: 1969

