SEASIDE BAY



A waterfront community on the Lockwood Folly River with a boat launch and dock in place.





AVAILABLE LOTS

Lot 52 Seaside Bay 325 Levies Landing SW CO	184GB014 .40 acre/164x106x165x105	\$25,000
Lot 51 Seaside Bay 331 Levies Landing SW CO	184GB013 .55 acre/224x105x224x106	\$25,000
Lot 54B Seaside Bay 319 Levies Landing SW	184BC009 3.83 acre/See GIS	\$39,000
Lot 57A Seaside Bay 330 Levies Landing Sw CO	184BC005 3.63 acre/See GIS	\$55,000
Lot 45 Seaside Bay 357 Levies Landing Sw CO	184GB007 0.51 acre/162x132x224x108	\$25,000
TRACK B Seaside Bay 589 Stone Chimney Road SW	1680001105 1.88 acre/See GIS	\$39,000
16.18 AC DONATED TO HOA	1680001108 16.18 acre/See GIS	\$0
Lot 103 Seaside Bay 664 Sanctuary Point SW CO	184AA043 0.30 acre /75x173x76x178	\$25,000
Lot 37 Seaside Bay 686 Squirrel Run Drive SW CO	184GB016 0.44 acre/125x184x30x80x223	\$25,000
Lot 53 Seaside Bay 321 Levies Landing SW CO	184GB015 0.39 acre/164x105x163x103	\$25,000
Lot 125 Seaside Bay 382 Big Island Drive SW CO	184AA063 0.51 acre/80x232x100x276	\$30,000





















Supply Area - 28462

DEMOGRAPHICS



POPULATION

11.9K

POPULATION DENSITY PER SQUARE MILE

322

POPULATION CHANGE SINCE 2010

+14.5%

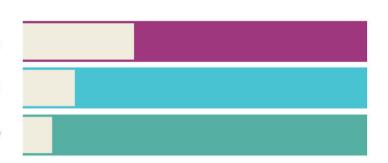


FEMALE RAIO

ASSOCIATES DEGREE 32%

BACHELORS DEGREE 14%

GRAD/PROFESSIONAL DEGREE 7%



HOUSEHOLDS



WITH CHILDREN



WITHOUT CHILDREN



50K



50 TO 150K

MORE THAN 150K

REAL ESTATE SNAPSHOT

WHAT WILL SELL FAST & FOR THE MOST MONEY?

MARKET AVERAGES

HOLDEN BEACH MAINLAND WATERFRONT COMMUNITIES

DAYS ON MARKET

74

SQ FT SQUARE FOOTAGE 1,737

PRICE

SALES PRICE
PER SQ FT

\$140.56

*RESALES ONLY · NO NEW CONSTRUCTION

SALES PRICE
\$209,400
*RESALES ONLY · NO NEW CONSTRUCTION

NIKI + JESS RECOMMENDATIONS

DOM

DAYS ON MARKET

74

SQ FT 1,600-2,000

PRICE LIST PRICE PER SQ FT \$150-\$170

PRICE \$240-\$300K

HELPFUL INFORMATION

WHAT CAN YOU BUILD IN SEASIDE BAY?

SQUARE FOOTAGE MINIMUM:

No less than 1,200 square feet of enclosed, finished, heated floor space

SIDING:

Hardiplank, Brick, Wood, Stone, or other natural material

EXTERIOR STRUCTURES:

Detached garage and one small storage building may be constructed as long as it matches the single-family residence on the same lot.

BUILD TIMEFRAME:

All exterior construction shall be completed within 1 year from the time any construction begins on any lot.

IMPERVIOUS:

4,300 impervious max including asphalt, gravel, concrete, brick, stone, slate, or similar material but does not include wood decking or the water surface of a swimming pool.

WATER & SEWER:

County Water and Sewer available

SETBACKS:

5 ft from Sides25 ft from Front Right of Way9 ft from Rear Property Line

HOA DUES: \$532 ANNUALLY

WANT TO REVIEW ALL THE RESTRICTIVE COVENANTS?

Email Niki at niki@buildersup.com

Call Niki or Jess for more information on Seaside Bay.





910-518-5377 mobile/text





