



ONLINE LANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	255DC005
Ownership?	No
Lot Count:	1
Account # or GEO #:	255DC005
Property Address:	634 Kingfisher Ln Sw Sunset Beach, North Carolina 28468
If No Address or 0 address: Closest Property with Numbered Address	N/A
County:	Brunswick
State:	NC
Lot Number:	Lot 16
Legal Description:	L 16 S 3 Sunset Lakes Plat H/400
Parcel Size:	0.83
Subdivision:	Sunset Lakes - a peaceful community in Sunset Beach featuring a lake, clubhouse, and pool. Its convenient location offers easy access to beaches, golf courses, shopping, and dining. The neighborhood's natural beauty and friendly atmosphere make it ideal for those seeking a relaxed lifestyle in Brunswick County.
Approximate Dimensions:	184.02 ft Northwest 304.45 ft South 74.87 ft East 257.09 ft Northeast
GPS Center Coordinates (Approximate):	33.89282, -78.53181
GPS Corner Coordinates (Approximate):	33.89316467801337, -78.53190316574334 33.89288591654774, -78.53225572053394 33.8927822404969, -78.53229368160208 33.892559522267355, -78.53131521145298 33.89274158459607, -78.53121299786143
Google map link:	https://maps.app.goo.gl/wWQZMnoeSAmngej8A

Elevation:	16.6 feet
Market Value:	\$80,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved road of Kingfisher Ln - https://drive.google.com/file/d/1DafkAckzJ1BaA8vNFVzYKEivXtd5vp_e/view?usp=sharing
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	none
Property miscellaneous images	
YouTube Link:	https://youtu.be/D_ZZvz-BHbc?si=oElwidaTLebrQM7e
ADDITIONAL LAND INFO	
QUESTION/S	
Closest major city:	Wilmington, NC - 1 hr 11 min (51.4 miles)
Closest small town:	Calabash, NC - 19 min (7.9 miles)
Nearby attractions:	Sunset Beach Town Park - 7 min (2.1 miles) Ingram Planetarium - 10 min (3.7 miles) Alligator Adventure - 46 min (20.7 miles) Bird Island Reserve - 6 min (1.8 miles) Heritage Shores Nature Preserve - 41 min (18.3 miles)
COUNTY DATA	
QUESTION/S	
Assessor Website	Link
Assessor Contact	910-253-2729
Treasurer Website	Link
Treasurer Contact	910-253-2729
Recorder/Clerk Website	Link
Recorder/Clerk Contact	910-253-2690
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	910-253-2025
County Environmental Health Department Website	Link
County Environmental Health Department Contact	910-253-2250
GIS Website	Link
CAD Website	Link
TAX DATA	
QUESTION/S	

Are there any back taxes for this property? If yes, how much is owed? (From what year to what year)	-
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$62.75
Are there any tax liens for this property? If yes, how much is owed? (From what year to what year? Note: Most of the time the county does not have access to this data because they need to know if there are any mortgages or any kinds of liens.	No
Is the property part of an HOA (Homeowners Association) or any community? (Yes/No)	<p>Yes, Sunset Lakes HOA - Sunset Lakes offers a tranquil and charming community for residents to call home.</p> <p>Sunset Lakes is known for its serene atmosphere, beautiful natural surroundings, and friendly neighbors. The neighborhood features a pristine lake, perfect for fishing or enjoying a peaceful afternoon by the water. Residents can also take advantage of the community clubhouse and swimming pool, ideal for social gatherings and relaxation.</p> <p>Located in Sunset Beach, Sunset Lakes provides easy access to the area's stunning beaches, championship golf courses, and a variety of dining and shopping options. Whether you're looking to spend a day on the sand, hit the links, or explore local boutiques, Sunset Lakes is just a short drive away from all the amenities the area has to offer.</p> <p>With its convenient location, natural beauty, and welcoming community, Sunset Lakes is the perfect place to live for those seeking a peaceful and laid-back lifestyle in Brunswick County.</p>
How much is the annual HOA due?	\$250.00
Are there any HOA dues? If yes, how much is the total amount owed?	-
County Operator Details who Confirmed the Information:	
ZONING DATA	
QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	CO-R-7500 - Medium Density Residential

Terrain type? (Is it flat /slope/etc)	Level gentle rolling
Property use code?	Vacant land
Is the land cleared? (Yes/No)	Not cleared
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes, there are 50% wetlands in the property but there is a buildable area on the property
What can be built on the property? (Different types of homes that we can build on the lots.)	Single-family dwelling Manufactured homes
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Notes on RV's (jot down notes about whatever the county has to say)	RV is not allowed
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	A manufactured home is allowed
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	Yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	None
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	35ft
What are the setbacks of the lot?	35ft front 20ft rear 20ft side 30ft side street yard
What is the minimum lot size to build on the property?	15,000 sqft without water and wastewater 7,500 sqft with water and wastewater
Is there any time limit to build?	The building permit is good for 6 months
Is there a County or City Impact fee required to build and if so how much does this cost?	None
Is the property in a flood zone and if so what needs to	Property in a flood zone area

be done to the lot to build?	
Any other restrictions?	Link
Is the property in a Floodzone? (if yes add a link to FEMA Website)	Zone A - Regulatory floodway
Link to FEMA website	See image
Is property wetland?	50% of the property is in wetlands but there is buildable space in the area
Link to Wetland website	See image
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside the city limit? Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) IF Outside City: It is considered under County, which means water can be built through a deep well (You need to confirm it)	County
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not available in the area
If YES... (Put the company name and the phone number of the provider)	Hewett's Well Drilling & Pump - +19107546528
If it's in the area (Put the street name where the main water line is located.)	None
If NO: (Ask if we do we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)	Would need to dig a well
Does the property currently have a sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)	Private company
Please ask for the details of the Company Name & the Contact information(Call and Confirm if it's the right company)	A Countywide Septic Tank & Services - +19108428300
If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	Would need to install a septic system

If the septic system has to be installed, (Ask if we need to percolate the soil?)	Land might be perked already since there is residential in the area
Does the property currently have electricity connected? (Yes, No, or Do Not Know)	Available in the area
What is the electric company name (Confirm If there is an Electric company Service in the area - Select either City, Community, None, etc.)	Brunswick Electric Membership Corporation - +19107544391
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas R D White & Sons Inc - +19107546415
For waste.... Will the county or city pick up the trash?	Private company
If YES... Get the details of the company name and contact information of that service in the area... NOTE: If NO, (Ask if it's the responsibility of the property owner.)	Recycle Facility - no contact number
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM THE OLM TEAM:	
DISCLAIMER	
All information provided is based on preliminary research conducted by the Online Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.	