

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



**\$439,500**

**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](http://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](mailto:rbugg@buggproperties.com)

2019 Rentals:

- 242 nights rented/reserved

- All weeks May-August rented
  - Managed via [www.vrbo.com/178123](http://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

