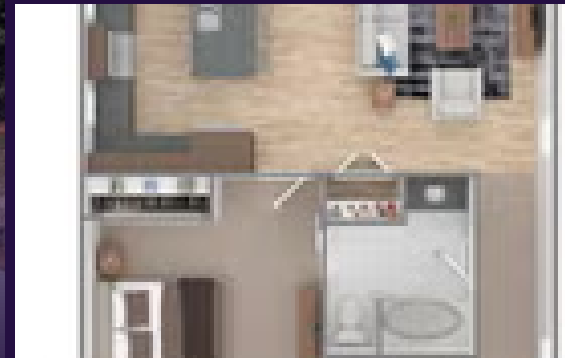
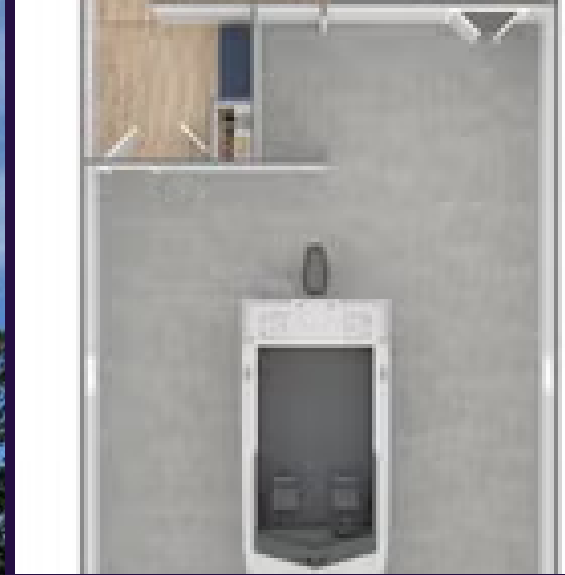


AVAILABLE HOME · BOLIVIA, NC 28422

3013 Surfwatch Drive, Lot #27

The Graham plan · Fords Reach



PRICED AT

\$325,330

2
BED

2.0
BATH

1,368
SQ FT

2
GARAGE

2.0
STORY



SALES CONSULTANT

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COMMUNITY & HOMESITE

LOT SIZE	4,356 sq ft
YEAR BUILT	2026
PRIMARY	Up
HOA	\$500 / year
ELEMENTARY	Supply Elementary School
MIDDLE	Cedar Grove Middle School
HIGH	South Brunswick High School

ABOUT THIS HOME

Discover a unique blend of coastal privacy and unparalleled utility in the Graham floor plan, a standout elevated layout in Bolivia's newest construction community, Fords Reach. This home is a dream scenario for boat owners, car enthusiasts, or anyone needing a serious workshop, featuring an oversized, ground-floor garage that measures an incredible 25 by 36 feet. Deep enough to easily accommodate a boat on a trailer, recreational toys, or multiple vehicles, this massive space also includes a dedicated waste and recycling alcove and a deep under-stair storage area. By placing the main entry on the ground floor and the entire living footprint on the level above, the home creates a secure, elevated sanctuary that maximizes privacy and floods the living spaces with natural light. The second-floor layout spans 1,368 square feet of highly functional, open-concept living space. The heart of the home is a bright 16-by-18-foot family room that transitions seamlessly into a well-appointed kitchen featuring a large central island, a built-in pantry, and the convenience of an included stacked laundry package.