

266 Zinkie Lane, Bath, NC 27808  
\$1,100,000

**Wyatt Fountain**  
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## POTTER'S MARINE

### *Recreational Boat Slips & Boat Ramp*

Beaufort County NC waterfront land with Marina and home. Potter's Marine is tucked away on North Creek just off the Pamlico River only minutes from Historic Bath, NC. The Potter family manages the daily operation of the marina from their 2400 sf home towering over the property. The 3 story family home was completed in 2012 and is comprised of a first floor oversized double garage and workshop with a half bath and additional storage rooms. The first and second floors have patios for relaxing and enjoying the view. A 4' x 4' exterior elevator offers a nice ride to the second floor when needed. The second floor has 2 baths, 3 bedrooms, large kitchen and family room. The master bedroom is on the third floor. An oversized deck overlooks the marina from the second floor. Potters Marine is the income producing component of this property. Significant income is generated from in water slip rental, on land boat storage, and ramp use. It features over 525' of shoreline and 23 income producing recreational boat slips with 30 amp power spread across 3 docks, a boat ramp, 11 on-land boat storage slots with water and electric service and a bath house that serves all customers and guests. There are fourteen 30' x 15' slips, six 30 x 18' slips, two 30' x 12' slips, one 13,000 lb lift, one 16,000 lb lift and one jet ski lift. Dock A is all wood and has 4 slips with permitted expansion capability for additional docks along the additional 100' not yet built. The slips have 30 amp power. Dock B is all wood and has 6 in water slips with 30 amp power. Dock C is wood and concrete and is the newest dock with 13 slips with up to two 30 amp connections per slip. Vessel waste water is pumped out dockside and disposed of in one of the two onsite permitted septic tanks. The bath house is sufficient to take care of basic shower and bathroom needs for customers and their guests. The docks are permitted with room for expansion.

Presented by Wyatt Fountain

### *Property Characteristics:*

- Bedrooms: 4
- Bathrooms: 3.5
- Heated Square Feet: 2,400
- 4 Tracts Combined Totaling 2.89 acres +/-
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### *Bonus Features:*

- 4' x 4" Elevator
- First Level Oversized Garage
- Deck & Patio
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