



\$559,900




100 Eagle Claw Drive

Your New Dream Home

100 Eagle Claw Drive, Carolina Shores
Eagle Run

Property Features

- Grand pond view
- Gourmet kitchen
- 3-Season room
- Golf cart garage
- Linear fireplace
- Spacious living area
- Walk-in closet
- Tiled master shower

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What are you waiting for!?

This spacious and bright, one-level home is ready and waiting to welcome a new owner! The panoramic pond views are stunning. You will live in this large 3-season room with coated floor. The grand master suite is your spa-like retreat at the end of the day. And all of this 15 minutes from the beach!

Silver Coast Properties
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silvercoastnc.com



Built in 2022
.18 acre lot
2,400 Heated Sq. Ft.

Features

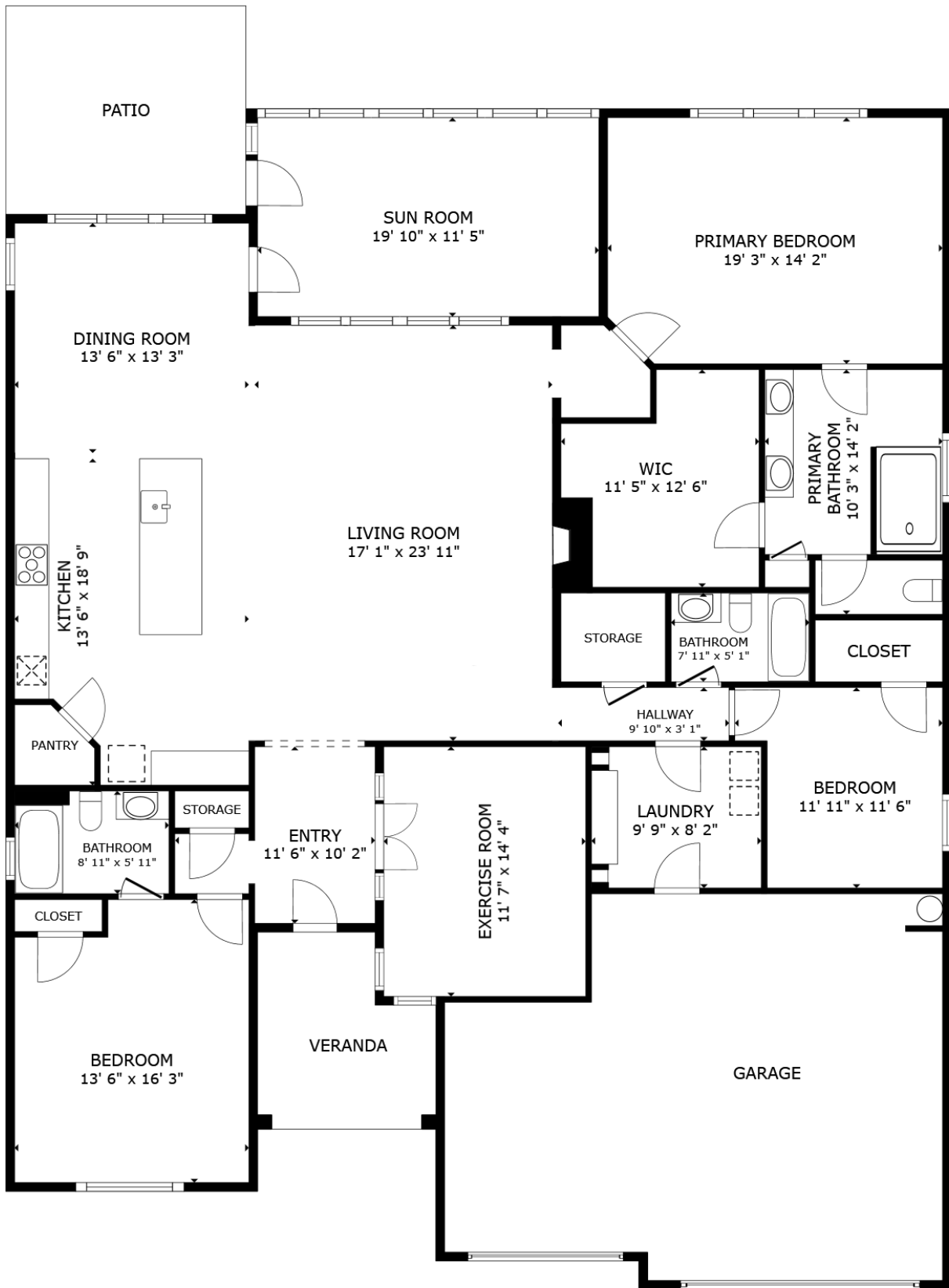
- Premium lot with expansive pond view
- Gourmet kitchen with soft-close cabinetry, slide out shelves, gas stove and top-end Kitchen Aid appliances, farmhouse sink and beverage cooler (please note- beverage cooler will not convey)
- Extended kitchen island
- Instant water heater under kitchen sink (can be removed if buyer does not want)
- Golf cart garage
- Three-season room with vinyl windows, coated floor, and roll-down solar shades
- Fenced-in backyard
- 6 inch gutters added to home
- Solar panels- these are owned and generate approximately 107% of the home's electricity (including charging of the electric car). The homeowner receives an overage check from BEMC in June each year.
- Dedicated 50A outlet in garage for EV home charge; the owner will be taking the existing charger as it is specific to her car, however the outlet has been installed and can accommodate another charger.
- Linear gas fireplace with decorative tile wall in living room
- Wainscoting in dining area and office
- Propane stub-out at patio
- Oversized, tiled walk-in shower in master bathroom
- Tray ceiling in master bedroom
- Decorative front door glass added to home
- Comfort-height toilets in bathrooms
- Full irrigation system with Rain Bird digital control panel

Exclusions

- Beverage cooler
- Washer and Dryer
- Hydro-Viv water filter under kitchen sink and on master shower head
- Electric car charger

Important Contacts

- Municipal water and sewer through Brunswick County
910-253-2655
<https://www.brunswickcountync.gov/utilities/>
- Electric through BEMC 910-754-4391
- Cable/Internet through Focus Broadband 910-754-4311
- Propane tank owned; gas provided by Blossman Gas 910-754-8788 Currently on auto-fill schedule.
- Termite and Pest control through Home Team Pest Defense 843-979-9991
- 2024 HOA dues \$652.00/year
- 2023 Property taxes were \$2252.02
- CPI Security system installed- \$44.99/month
- Eagle Run is managed by AAM 864-434-1800



FLOOR PLAN