



178 CLUBHOUSE ROAD UNIT 4 OSPREY RIDGE AT SEA TRAIL PLANTATION



3



2.5



What are you waiting for!?

This 3 bedroom, 2.5 bathroom Osprey Ridge end unit condo in the vibrant community of Sea Trail is ready for a new set of owners! With an open and airy floor plan, massive porch with EZ Breeze windows, and panoramic views of the golf course and pond, this unit is sure to impress. These conscientious owners have taken excellent care of the home and made several improvements. The primary suite bathroom was updated in 2021 with a tiled, walk-in shower, new vanities and new tile flooring. All kitchen appliances, washer, dryer and water heater are newer as well. The fireplace surround, lighting and paint are other thought-

ful upgrades. There is no carpet in this home, with a combination of laminate and tile flooring throughout. This location could not be more convenient or ideal, 5 minutes from the pristine sands of Sunset Beach and a stone's throw from the town areas of Sunset Beach, Calabash and Ocean Isle. Sea Trail is an amenity-rich community with two owners' amenity centers, two outdoor pools, fitness and exercise rooms, tennis/pickleball courts, a private parking lot on Sunset Beach, multiple meeting rooms and a plethora of organized social groups and activities. Two newly renovated restaurants on site offer options for dining or enjoying a drink on the outdoor patio overlooking the golf course.

Silver Coast Properties
Colleen Teifer

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Home Features



Year Built:
2005
Living Space:
1,429

- 3 Bedrooms
- 2.5 Baths
- All floor elevator
- Low-maintenance laminate and tile flooring
- Primary bathroom updated in 2021 with walk-in tiled shower, new tile flooring, new countertops and fixtures
- HVAC replaced in 2018
- Water heater replaced in 2022
- Kitchen appliances updated in 2018
- Newer washer and dryer
- Updated fireplace surround
- Paint and some lighting fixtures have been updated
- Two exterior storage closets
- End unit location
- Large screened porch with EZ Breeze windows
- Panoramic golf course and water view
- Furniture is negotiable with an acceptable offer
- 5 minutes from Sunset Beach and 10 golf courses
- Access to multiple amenity centers
- 200 yard walk to community center
- Walk to restaurants and clubhouses a
- Master Association dues: \$1,100/year
- 2025 Osprey Ridge HOA dues: \$5,484/year
- 2024 property taxes: \$1932.60

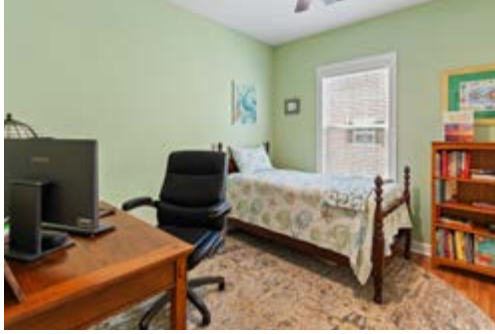
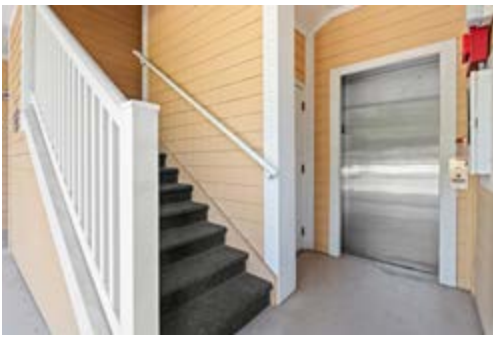
Note: Currently, there are two assessments. One is a \$500/year assessment through the year 2028 for the purpose of putting money into the reserves. The second is an ongoing \$500/year assessment for the purpose of creating an elevator fund for future replacement of elevators. This will be an annual assessment until it is determined that it is no longer necessary.

Community Pool



Community Amenities

- Private beach parking
- 5-minutes to beach
- 2 Private clubhouses
- Outdoor pools
- Tennis courts
- Pickleball courts
- Community library
- Fitness center
- 54-holes of golf
- Exercise classes
- On-site fine dining
- Hot tub
- 2 activity rooms
- Heated jacuzzi
- Whirlpool
- Sauna
- Organized clubs
- Golf cart friendly

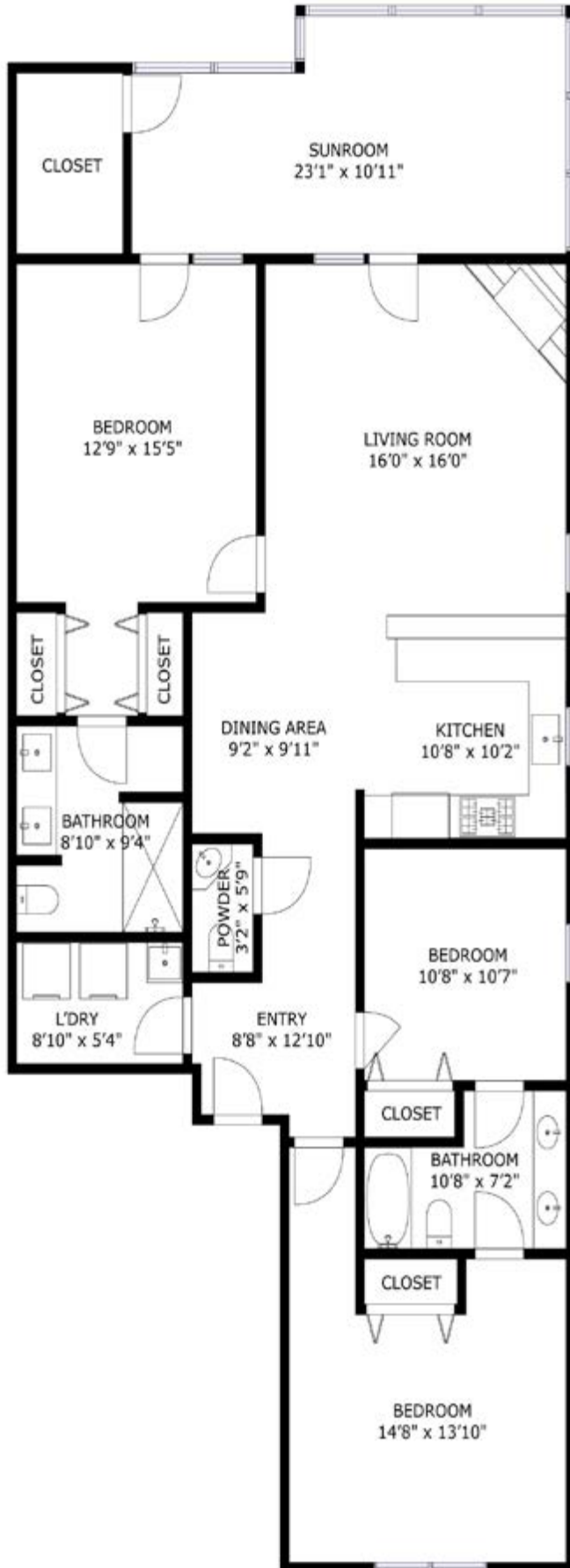


Important Contacts

- Municipal water and sewer through Brunswick County: 910-253-2655
- Electric service through BEMC: 910-754-4391
- Internet through Focus Broadband: 910-754-4311



FLOOR PLAN



PANORAMIC GOLF VIEWS



FRONT PORCH



ENTRY AND STORAGE CLOSET

