



List
\$529,000
Price



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85 EAGLE CLAW DRIVE

Eagle Run



3



3



2+

If you have been waiting for a better than new home that is ready to go for a new set of owners, then you are in luck! This Dunwoody Way floor plan is perhaps the most sought-after plan in this community. With its gracious living area, large kitchen with extended island, generous room sizes, dedicated office, golf cart garage, and large screened porch, this home has extremely comfortable living space. When you enter this home, the space is open and airy. If you like to entertain, this layout will give your company plenty of room to enjoy themselves, whether they choose the living room, huge island, or dining area. The gourmet kitchen is a chef's dream with ample counter and storage space, a separate beverage station, upgraded appliances, farmhouse sink and pantry. A UV/charcoal whole-house water filtration system was also added by the sellers. With plantation shutters throughout the home, and upgraded lighting and fans, this home is sure to impress. The master bedroom is quite spacious and will accommodate your furniture with ease. The spa-like ensuite will be your retreat at the end of the day. Complete with a very large, walk-in, tiled shower, there is plenty of space in this dressing area. You may actually be challenged to fill the massive master closet! The guest bedrooms are a comfortable size and on the opposite side of the home for privacy. Eagle Run is a friendly, active community with an extremely convenient location near multiple beaches, many golf courses, dining and shopping.

Silver Coast Properties
Colleen Teifer

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www.silvercoastnc.com

Home Features



Year Built:
2022

Lot Size:
.18 acre

Home Size:
2,325
Heated Living Space

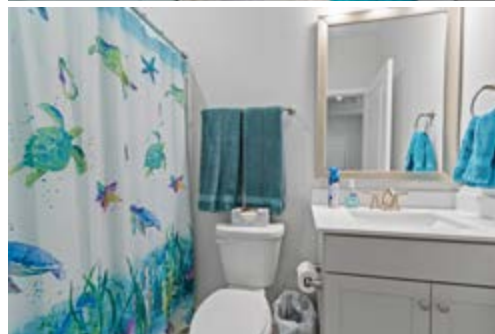
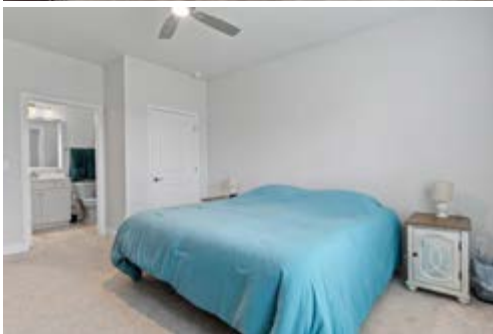
- 3 bedrooms
- 3 full baths
- Separate officespace
- Full two-car garage with additional golf cart garage
- Driveway extended in width to accommodate for extra garage bay
- Plantation shutters throughout the home
- Whole-house UV/Charcoal water filtration system
- LVP in main living area, office and primary bedroom
- Upgraded kitchen with wall oven, electric cooktop, vent hood
- Walk in pantry
- Upgraded fans in breakfast nook, living room, office, primary bedroom
- Upgraded lighting
- Ceiling fans
- Tiled shower in primary bathroom with glass doors
- Large walk in closet in primart bedroom
- Drop-zone off the garage
- Screened porch
- Added irrigation system
- Security system through CPI; includes camera doorbell, keyless entry, sensors on doors, motion detector. Can be assumed for \$49.99/month
- Close to the community amenities
- Washer, dryer and refrigerator will convey

Community Amenities



HOA Fee: \$772 per year. Includes common area and amenity maintenance, and management.

- Community pool and pavilion
- Pickleball courts
- Community fire pit for neighborhood gatherings
- Located only five minutes from Calabash waterfront restaurant district
- Eagle Run includes a fiber network that provides fast, reliable, multi-user Internet needed in homes today and in the future.
- 7 miles to Sunset Beach
- 15 minutes to exciting Myrtle Beach



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
- Termite and Pest control through Home Team Pest Defense 843-979-9991
- 2025 HOA dues \$772.00/year
- 2024 Property taxes: \$2298.17
- Eagle Run is managed by AAM 864-341-8001



FLOOR PLAN

