



List Price
\$399,900



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172 CLUBHOUSE ROAD UNIT 1

OSPREY RIDGE AT SEA TRAIL PLANTATION



3



2.5



This 3 BR, 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 first floor unit has a fantastic setting. This property is a great blank slate for someone to make it their own. The water heater was replaced in 2023, dishwasher and garbage disposal 2022, and HVAC 2019. Two exterior storage closets allow for bicycle or beach gear housing. 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 Sun-

set 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. If you are a golfer, Sea Trail boasts three 18-hole courses. For those who enjoy bike riding, the town park and beach are nearby destinations, and many residents also enjoy riding through the community.

Silver Coast Properties
Colleen Teifer

Call: 609.868.2393
carolinacolleen@gmail.com

www.carolinacolleen.com
www.seatrailhomes.com

Home Features



Year Built:
2005
Living Space:
1,428

- 3 Bedrooms
- 2.5 Baths
- All buildings have their own elevator
- First floor unit
- Carpet and tile flooring
- Plantation shutters throughout
- HVAC 2019
- Water heater 2023
- Dishwasher 2022
- New smoke detectors 2019
- Garbage disposal 2022
- Two exterior storage closets
- End unit
- Large screened porch with EZ Breeze windows and panoramic views of golf course
- 5 minutes from Sunset Beach and 10 golf courses
- Access to multiple amenity centers
- 200 yard walk to community center
- Master Association dues: \$1,100/year
- 2025 Osprey Ridge HOA dues: \$5,484/year
- 2024 property taxes: \$1,855.19

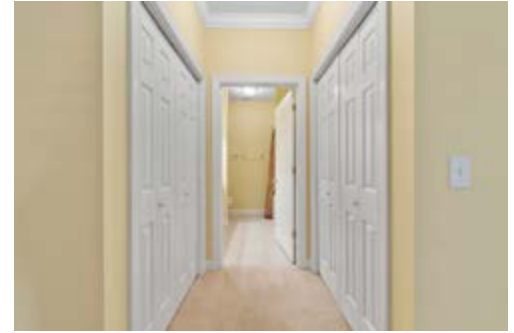
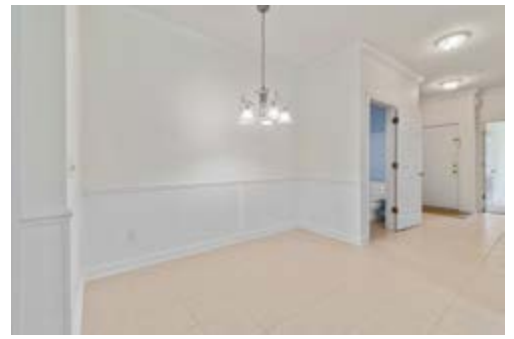
Note: Currently, there are two assessments. One is a \$500/year assessment through the year 2028 for the purpose of putting money into the reserves. The second is an ongoing \$500/year assessment for the purpose of creating an elevator fund for future replacement of elevators. This will be an annual 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

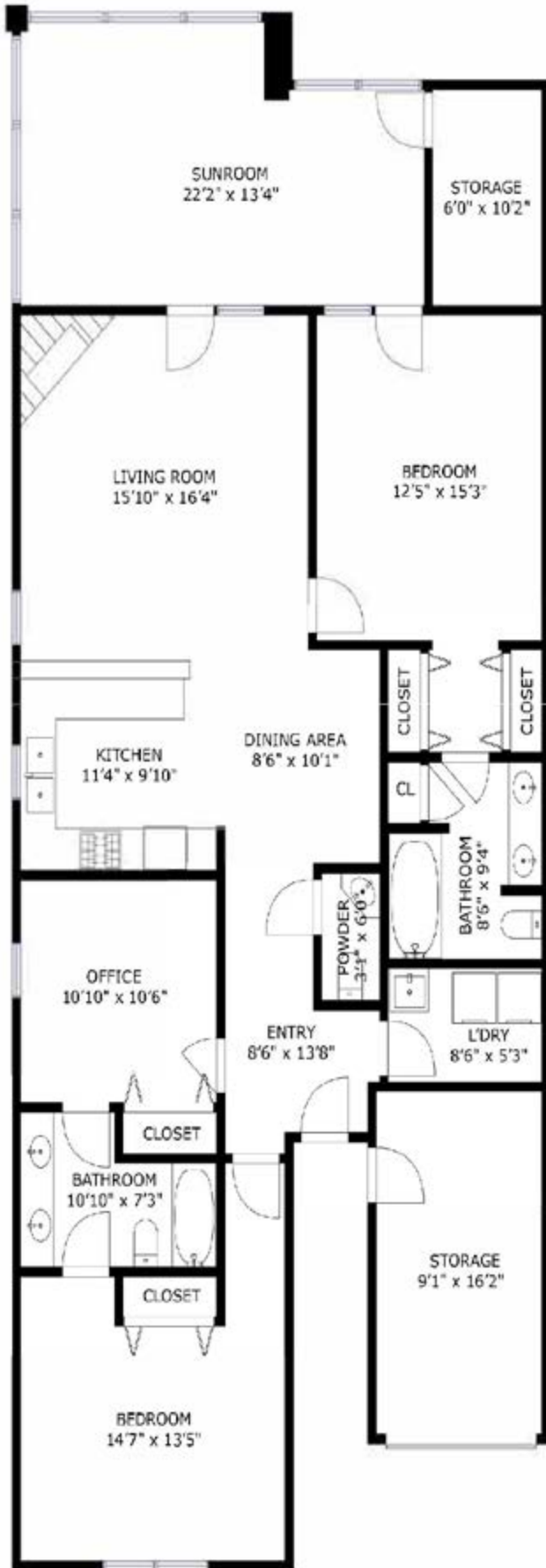


Important Contacts

- 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



ENTRY



STORAGE CLOSET

