



List Price
\$415,000



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180 CLUBHOUSE ROAD UNIT 3 **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 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 2024 with a tiled, walk-in shower, new toilet, mirrors, countertops and fixtures. All kitchen appliances, washer and dryer were new in 2024 as well. The water heater was replaced in 2025. The fireplace surround, lighting and paint are other thoughtful upgrades. 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 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. 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:
1,429

- 3 Bedrooms
- 2.5 Baths
- All floor elevator
- Carpet and tile flooring
- Plantation shutters throughout
- Primary bathroom updated in 2024 with walk-in tiled shower, new toilet, mirrors, and new countertops and fixtures
- HVAC 2018 and has been on a maintenance contract with Butler HVAC
- Water heater 2025
- Kitchen appliances and disposal 2024, and also new counters and backsplash
- Washer and dryer 2024
- Updated fireplace surround
- Paint and lighting fixtures have been updated
- Two exterior storage closets
- End unit
- Large screened porch with EZ Breeze windows, laminate flooring, and panoramic views of golf course
- Furniture can be 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
- Master Association dues: \$1,100/year
- 2025 Osprey Ridge HOA dues: \$5,484/year
- 2024 property taxes: \$1932.60

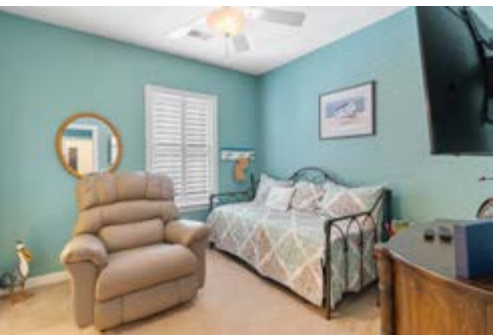
Note: Currently, there are two assessments. One is a \$500/year assessment through the year 2028 for the purpose of putting money into the reserves. The second is an ongoing \$500/year assessment for the purpose of creating an elevator fund for future replacement of elevators. This will be an annual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

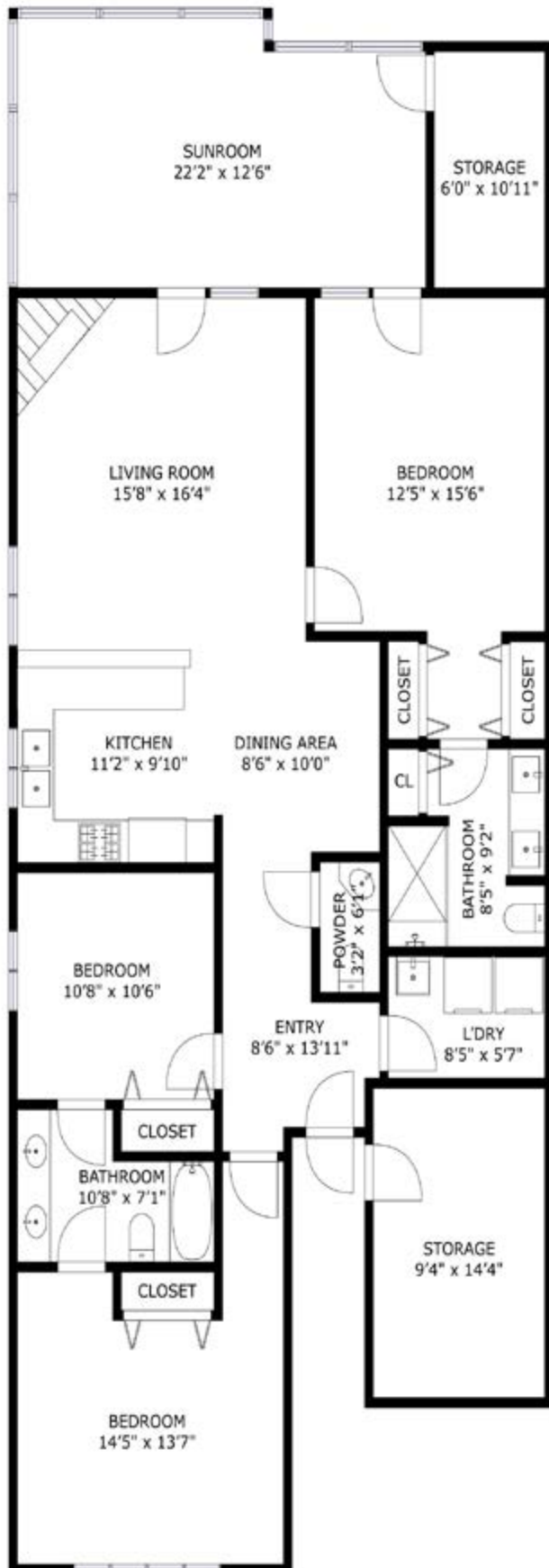


Important Contacts

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



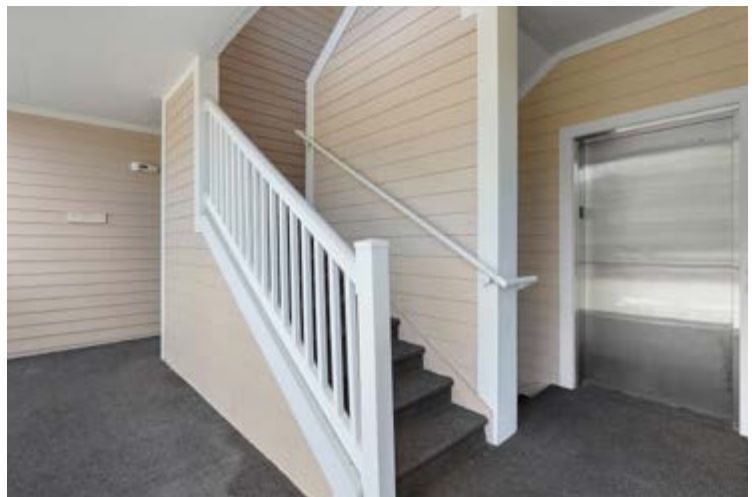
FLOOR PLAN



PANORAMIC GOLF VIEWS



ALL FLOOR ELEVATOR



ENTRY AND STORAGE CLOSET

