

619 WISTERIA LANE

List
\$716,500
Price



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**SILVER COAST
PROPERTIES**



4



3



2

This brand new Riptide home with stunning setting and finishes is move-in ready! With beautiful golf course views from the front and rear of the home, and a stand of trees providing shade and screening in the backyard, this home site is a gem. Both the exterior and interior boast a modern, appealing, coastal craftsman style. Trim detail in the main area of the home includes wainscoting in the foyer and dining area, a high ceiling in the living room with faux wood beams in doorways, and a 36" ventless gas fireplace with shiplap surround. The 4-panel telescoping sliding glass doors to the porch add to the open and airy feel of this home. High-end laminate flooring

adorns the living, dining and kitchen areas, with tile in laundry and bathrooms and carpet in bedrooms. The gourmet kitchen includes soft-close cabinetry, a large island, quartz counters, stainless steel apron sink, and under-cabinet lighting. Those who enjoy cooking and entertaining will love the LG appliance suite, consisting of a wall/microwave oven combo, 5 burner gas cooktop, dishwasher, and vented hood. The primary suite is your retreat at the end of the day, with its luxurious spa-like feel. Features include a tray ceiling with rope lighting, walk-in closet with melamine shelving, dual sink vanity, and a zero-entry tiled shower with LED lit wall niche. Linen

closets on both sides of the home add to the livability of this floor plan. Imagine yourself enjoying mornings and evenings on your graciously sized, tiled, screened porch with enlarged patio, watching the wildlife and the golfers pass by. Have guests visiting? They can enjoy the bonus room with its own bathroom and closet as their private quarters. Exterior features of this home include James Hardie siding with stone accents, window boxes, lush landscaping, and zoned irrigation with drip lines. Other desirable features of this home include a zoned HVAC system, tankless propane water heater, termite bond, and comprehensive warranty plan.

Silver Coast Properties
Colleen Teifer

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www.seatrailhomes.com

Home Features



Year Built:

2025

Lot Size:

0.24

Home Size:

2,214

Heated Living Space

- Bedrooms: 4
- Bathrooms: 3
- Open Floor Plan
- Fireplace
- Covered front porch with window boxes
- Wainscoting in foyer and dining area
- Cross-coffered ceiling in foyer and coffered ceiling in dining area
- Living room has high ceilings with faux wood beam detail in doorways
- Soft-close, saddle cabinets and quartz counters in kitchen
- Roll-in, large tiled shower, soaking tub and double vanity in primary suite
- Walk-in closet with melamine shelving in primary suite
- Bathrooms have white cabinetry with quartz counters
- Linen closets on both sides of the home
- Crown molding in guest bedroom 1; guest bedroom 2 has vaulted ceiling with faux beams
- Laundry room with barn door entry, cubbies and folding table
- High-end laminate flooring in living area, tile in laundry and bathrooms, carpet in bedrooms
- Oak treads on stairs to bonus room
- Large bonus room with closet
- 4-panel sliding glass door in living room opens to large screened porch with tile floor
- Beautiful golf views and enlarged patio
- Epoxy floor in garage
- Buried propane tank fuels gas cooktop, fireplace and tankless water heater
- Riptide Builders provides a 30 day punch list opportunity and an 11 month warranty opportunity also through them directly. A 10 year structural warranty is provided through QBW as well.
- The Riptide Builders' contract will be used for this transaction. There is an Offer Recap Form that can be completed to initiate an offer

Community Amenities



- 3 18-hole championship golf courses
- Lighted driving range, two putting greens
- Private parking area on Sunset Beach
- Two full-service clubhouses with a restaurant, snack bars and lounge
- Two private owner's swim & fitness centers with pools, whirlpools & sauna
- Fitness studio with Yoga, Pilates and exercise classes
- Lighted tennis courts
- Pickleball courts
- Private owners' library
- Many clubs & organizations
- Horseshoe Pit
- Bocce Ball Court
- Outdoor grilling
- Community chapel
- Community gardening center
- 1/2 mile to pristine Sunset Beach



Important Contacts & Info

- **Water and Sewer:** Brunswick County Public Utilities, 910-253-2655, www.brunswickcountync.gov
- **Electric:** Brunswick Electric, 910-754-4391
- **Cable/Internet:** Focus Broadband, 910-754-4311
- **2025 Annual HOA Fees:** \$1,100
- There is a capital contribution of \$1100 due at settlement.
- **Management Company:** CAMS, 910-454-8787
Debbie Cornell is the Asst. on-site manager
910-579-5374
- **Propane Tank:** Leased through Sharp Energy
910-754-8131
- There is no impervious square footage remaining on this lot so there is not room for a pool or to further enlarge the patio.

FLOOR PLAN



All measurements are approximate and not guaranteed.

OUTDOOR LIVING

