

Colleen Teifer | Real Estate Broker | Silver Coast Properties

# 139 Avian Drive, Unit 3608

Sunset Beach | Sea Trail Plantation



**List Price \$312,000**

**BEDS 2 BATHS 2 SQ FT 1,284**

**Year Built 2002**



**SILVER COAST  
PROPERTIES**

Silver Coast Properties  
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## PROPERTY HIGHLIGHTS

- Golf Front
- Private Pool
- 2 Independent Rental Units
- Short-term Rental
- Attractive LVP Flooring
- Furnished

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This Champions condo in the vibrant golf community of Sea Trail is ready for a new owner! With LVP flooring throughout and newer HVAC units, there is little to do in this fully furnished unit. This conscientious seller has kept everything neat and tidy and this unit has not been rented. The floor plan is ideal for a vacation home,

investment property, and many people live in these units full-time as well. The Villa side offers a full kitchen, dining area, living room, full bathroom, primary bedroom and laundry closet. The mini-suite contains a bedroom area, kitchenette, sitting area and another full bathroom. Each building has its own elevator, and these con-

dos have their own pool, deck and recreation area in addition to all of the amenities available in Sea Trail. Sea Trail master association amenities include two owners' clubhouses, two outdoor pools, an exercise room and fitness room, private parking lot at Sunset Beach, hot tub, sauna, tennis/pickleball courts, a lending library,

multiple activity rooms and plenty of organized activities. At barely 5 minutes to the pristine sands of Sunset Beach, a stone's throw from the town areas of Calabash, Sunset Beach and Ocean Isle Beach, and with multiple golf courses nearby, this location could not be more convenient. Sea Trail itself boasts three 18-hole golf courses and two beautiful restaurants. Shopping, dining, golf, beach, boating... What are you waiting for?! Schedule your showing today!

## HOME FEATURES

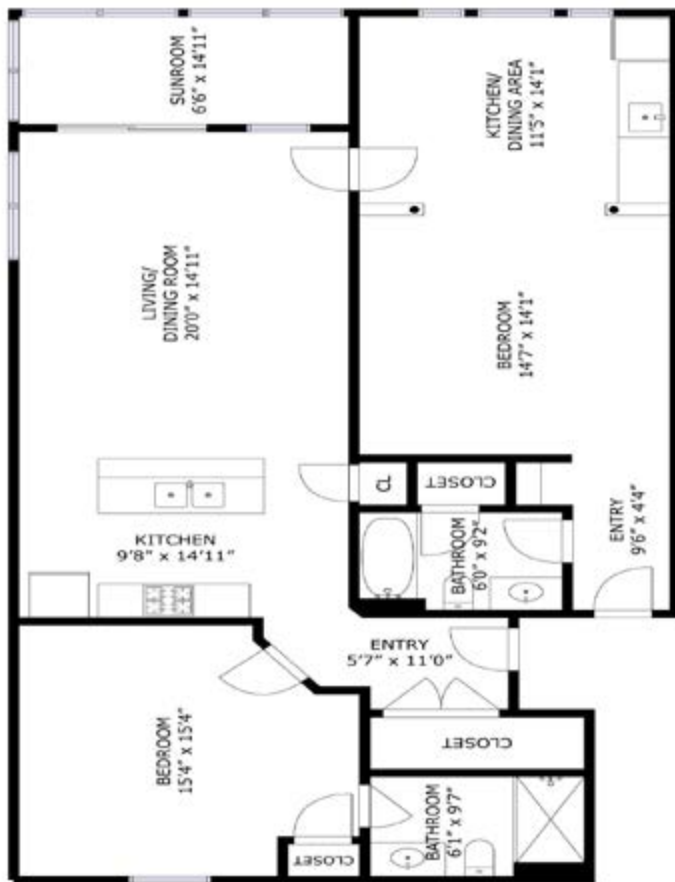
- Bedrooms: 2
- Bathrooms: 2
- Open floor plan
- Private Champions outdoor pool
- Panoramic golf view
- Villa with mini-suite lockout unit
- Villa contains:
  - Bedroom
  - Full kitchen
  - Dining area
  - Full bathroom
  - Living room
  - Screened porch
  - Laundry closet
- Mini-suite contains:
  - Large bedroom with twin beds
  - Sitting area
  - Kitchenette
  - Full bathroom
- Shower in primary bathroom has been remodeled
- Two HVAC units-one 2021 and one 2022
- LVP flooring throughout, installed in 2023
- Furnished with kitchen contents as well
- Seller's personal items are excluded
- Washer, dryer and both refrigerators convey

## IMPORTANT CONTACTS & INFO

- **Water and Sewer:** Brunswick County Public Utilities, 910-253-2655, [www.brunswickcountync.gov](http://www.brunswickcountync.gov)
- **Electric:** Brunswick Electric, (910) 754-4391
- **Cable/Internet:** Focus Broadband, (910) 754-4311
- **2025 Annual HOA Fees:** \$5,162
- **Management Company:** CAMS, (910) 454-8787, Debbie Cornell is the Asst. on-site manager (910) 579-5374
- **Sub-HOA dues include:** exterior maintenance of buildings, landscaping, irrigation, elevator maintenance, management fees, master insurance (a lender would require a buyer to obtain condo insurance), Champions pool and recreation area maintenance, private trash service
- **Assessment Note:** 2026 special assessment replacement of roofs on all Champions buildings. Estimate is \$3,060 (not official).



## FLOOR PLAN



All measurements are approximate and not guaranteed.

## SEA TRAIL AMENITIES



- 3 18-hole championship golf courses
- Private parking lot on Sunset Beach
- Two full-service clubhouses with a restaurant, snack bars and lounge
- Fine dining restaurant and outdoor bar
- 2 private swimming pools, a fitness center 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
- 1/2 mile to pristine Sunset Beach

## GOLF FRONT SETTING

