



List Price
\$395,000



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212 KINGS TRAIL DR, UNIT 22A

Sea Trail Plantation



3



3

This golf-front, Clubhouse Villa in the vibrant community of Sea Trail, with two-car garage and lockout suite is a rare find! The possibilities are endless with this unit. Whether you are seeking a primary home, second home, investment property (short-term rentals are allowed here), or combination of both, this property will check every box. Originally this unit had three separate spaces that could be locked off from each other. It currently has two, as the owners modified the second-floor mini-suite for their own needs. However, it would be a simple undertaking to convert back to the third unit. Units with garages AND on the golf course do not materialize frequently. These conscientious sellers have done some nice updates for new owners to enjoy. Both the upstairs and downstairs kitchen have been remodeled, in addition to all of the bathrooms. All cabinetry has soft-close doors and drawers and quartz counters. The primary bathroom boasts a lovely tiled shower with frameless glass doors as well. The downstairs unit flooring consists of bamboo and tile in the kitchen and bathrooms. The upstairs unit contains wood flooring in the bedrooms and living areas, with tile in the kitchen and bathrooms. The appliances in the upstairs unit are all newer, ranging from 2020-2021. The HVAC units have also been replaced in recent years. Ceiling fans in the upstairs unit have been replaced, and the lighting in the upstairs kitchen has been upgraded to LED. A fresh coat of paint graces the entire upstairs unit and interior stairwell! Each unit boasts its own large, screened porch overlooking the golf course.

Silver Coast Properties
Colleen Teifer

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Home Features



Year Built:
1992

Home Size:
2,414
Heated Living Space

- Bedrooms: 3
- Bathrooms: 3
- Could be converted back to a 3-unit property with installation of lock-out door upstairs.
- Upstairs kitchen remodeled with new cabinetry, quartz counters and appliances
- Upstairs primary bathroom remodeled with tiled shower with frameless glass doors and new cabinetry and lighting.
- Upstairs guest bathroom remodeled with new cabinetry and quartz counters
- Upstairs unit contains wood flooring in living areas and bedrooms
- Upstairs laundry closet contains newer LG washer and dryer
- New ceiling fans and fixtures in upstairs unit
- All new electrical receptacles, switches and plates in upstairs unit
- Downstairs kitchen remodeled with new cabinetry and quartz counters
- Downstairs flooring is bamboo
- Downstairs furnishings and kitchen items will convey
- Each floor has its own separate, large screened porch overlooking the golf course
- HVAC units are also newer but sellers could not recall exact year; approximately 2020
- 5 minutes from Sunset Beach and 10 golf courses
- Two on -site restaurants recently renovated
- Access to multiple amenity centers

GALLERY





Important Contacts & Info

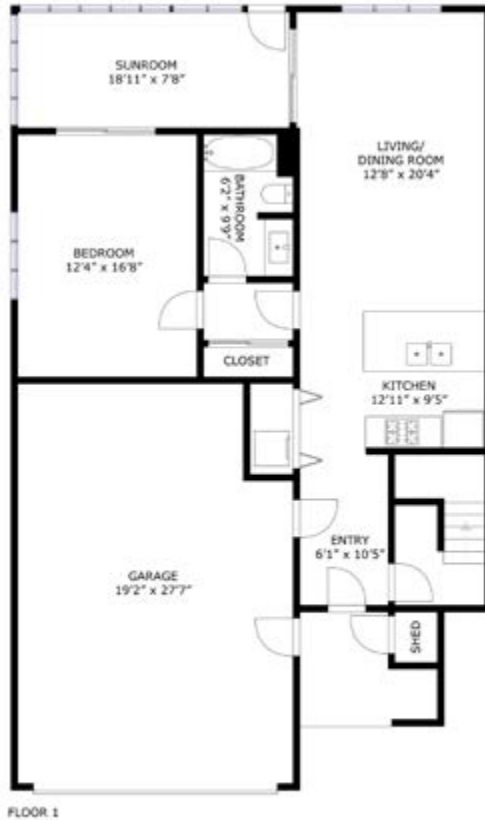
- Municipal water and sewer through Brunswick County: 910-253-2655, www.brunswickcountync.gov/utilities
- Electric through BEHC: 910-754-4391
- Internet through Focus Broadband: 910-754-4311
- 2025 HOA Sea Trail Master Association dues \$1,100/year : 910-579-5374
- 2025 CAM-OIB (Clubhouse Villas) HOA dues \$5,750/year : Clubhouse Destination Property Management: 910-579-5374
- 2024 Property taxes were \$2,237.72
- Please note- the downstairs dryer is currently hooked up and working in the garage. The sellers were told

that the dryer vent for the downstairs has two 90 degree bends, and is not ideal for being able to vent. For this reason, they moved the dryer to the garage. A possible solution may be a ventless dryer if that is desired.

- The Club Villas association president is Bob Tuohy 571-309-7963; clubvillaspres@gmail.com
- The sub-association dues include the master insurance, exterior maintenance of the building, landscaping, irrigation, pest control and maintenance of parking and common areas. The exterior of this building was painted in 2023.



FLOOR PLAN



COMMUNITY AMENITIES

- 3 Golf Courses
- Private beach parking
- Clubhouses
- Community pools
- Tennis/pickle ball courts
- Chapel on the green
- Library
- Fitness center
- Hot tub
- Activity room
- Sauna
- Clubs and organizations

