

Colleen Teifer | Real Estate Broker | Silver Coast Properties

123 Bellwood Circle

Sunset Beach | Cobblestone Village



List Price \$399,900

BEDS 3 BATHS 2 SQ FT 1,675

Year Built 2016



Silver Coast Properties
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PROPERTY HIGHLIGHTS

- Sunroom
- Three season room
- Fenced yard
- Less than 5 minutes to Sunset beach

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HOME FEATURES

- Bedrooms: 3
- Bathrooms: 2
- Sq Ft: 1,675
- One level living
- Tray ceilings
- Porcelain tile flooring throughout the home
- Tiled shower and tile-skirted tub in primary bathroom
- Reverse osmosis system under kitchen sink
- Ceiling fans
- Dishwasher was replaced less than one year ago
- Washer replaced 1 1/2 years ago
- Additional lights were added in the kitchen
- Sunroom
- Three-season room with EZ Breeze windows
- Electric car charging plug in garage
- Freshly painted garage floor
- Plenty of storage with multiple closets, all with extra shelving
- Fenced yard
- Irrigation system

IMPORTANT CONTACTS & INFO

- **Water & Sewer:** Brunswick County Public Utilities, 910-253-2655, www.brunswickcountync.gov
- **Electric:** Brunswick Electric, (910) 754-4391
- **Cable/Internet:** Focus Broadband, (910) 754-4311
- **2026 Annual HOA Fees:** \$2036/year include lawn maintenance (mowing, chemical treatments) and basic landscape trimming, annual gutter cleaning, and annual power washing of homes
- **Management Company:** CAM, (910) 579-5163
- **Please make sure potential buyers understand that there are no amenities in this community.**

Welcome to the conveniently located and charming community of Cobblestone Village! This one-level, 3 BR, 2 BA home with a fenced yard, sunroom AND a three-season room is ready for a new owner. With an open floor plan and comfortable space, this home is just the right size. The kitchen boasts a large island, reverse-osmosis system

beneath the sink, granite counters, tiled backsplash, a pantry and stainless steel appliances. Open to the living room and dining area, this plan offers terrific space in which to entertain or just enjoy quiet dinners at home. Porcelain tile flooring runs throughout the home, so there is no carpet here! The primary bedroom will accommodate traditional bedroom

furniture with ease, and contains a large walk-in closet with extra shelving. Dual vanities, a soaking tub and a tiled shower make the ensuite bathroom attractive and comfortable. The two guest bedrooms and guest bathroom are tucked away from the primary so everyone can maintain their privacy. There is plenty of storage in this home, with a coat closet,

linen closet, large closets in bedrooms, pantry, and an additional storage closet in the laundry room. Cobblestone Village is located within the bounds of Sea Trail, but is its own separate community. Landscaping is included with the HOA dues, so this home is a great option for someone seeking a second home, or who simply does not wish to do yard work. The pristine sands of Sunset Beach are 5 minutes away, and you are right around the corner from the town area of Sunset Beach as well.

EXTERIOR IMAGES



123 Bellwood Cir

FLOOR PLAN



All measurements are approximate and not guaranteed.