

215 Clubhouse Road

Sunset Beach | Sea Trail Plantation



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List Price \$319,000

BEDS 2 BATHS 2 SQ FT 1,218

Year Built 1989



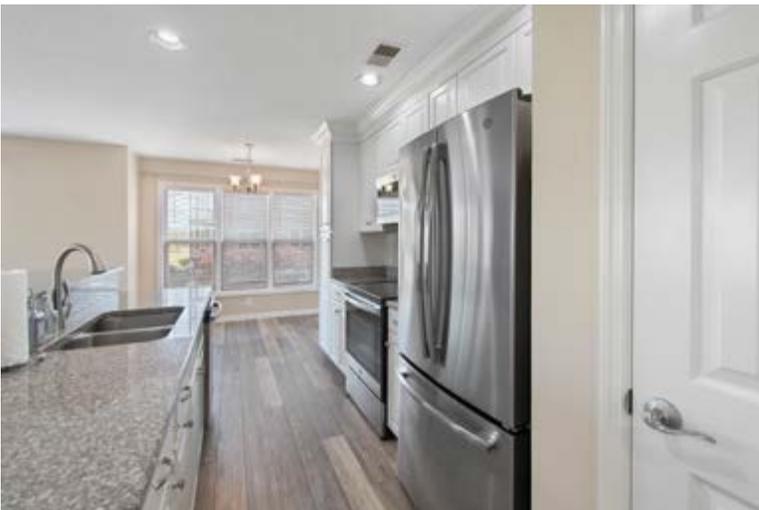
**SILVER COAST
PROPERTIES**

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PROPERTY HIGHLIGHTS

- 2 BR, 2 BA first-floor unit
- LVP flooring throughout
- Updated bathroom vanities and kitchen cabinetry
- Walk-in shower in primary bathroom
- Extra built-in cabinetry in primary bathroom
- Kitchen offers plenty of storage including a pantry and pantry cabinet with roll-outs
- Updated appliances with granite kitchen countertops



Welcome to your new beach and golf retreat! This first floor unit in the River Creek I condos is ready to go for a new owner. With LVP flooring throughout and updated kitchen and bathrooms, there is nothing that requires attention here. The kitchen boasts granite counters, stainless steel appliances and plenty of storage including a pantry cabinet with roll-outs and a pantry. Both bathrooms have been updated with new vanities, and the

primary suite was updated with a walk-in shower. These thoughtful owners have done some nice extras, like installing custom shelving in the closets and creating useful storage space in the existing primary bathroom cabinetry. The floor plan of this unit is wonderfully open for a condo, with the main area offering a kitchen that is open to the roomy living and dining area. There is a massive screened porch adjacent to the living area, offering

panoramic golf course views. There are even removable framed, plastic windows for this porch, enabling it to stay clean and be used for a longer time during the year. The primary bedroom is a generous size, able to fit traditional bedroom furniture easily. A lockout door leads to the mini-suite where there is a prep area with additional closet, large bedroom area, closet and full bathroom. It even has its own screened porch! HOA dues for

HOME FEATURES

- 2 BR, 2 BA first-floor unit
- LVP flooring throughout
- Updated bathroom vanities and kitchen cabinetry
- Walk-in shower in primary bathroom
- Extra built-in cabinetry in primary bathroom
- Kitchen offers plenty of storage including a pantry and pantry cabinet with roll-outs
- Updated appliances with granite counters in kitchen
- Built-in shelving in mini-suite closet and large hallway storage closet
- Massive screened porch off main living room; secondary screened porch in mini-suite
- Large screened porch is fitted with removable plastic windows... no pollen in here!
- Golf course views
- Washer, dryer and refrigerator will convey

IMPORTANT CONTACTS & INFO

- HOA dues are paid quarterly in the amount of \$1380/qtr.
- Sea Trail Master Association dues are \$1150/year
- Total HOA dues for both are \$6670. Dues include exterior maintenance, roof maintenance, landscaping/irrigation, pest control, master insurance, private trash service, and access to all Sea Trail amenities
- Sea Trail amenities include two owners' amenity centers, two outdoor pools, fitness room, exercise room, private parking lot at Sunset Beach, sauna, hot tub, Pink Palace main room and ancillary meeting rooms, lending library, horseshoe pits, bocce courts, chapel and many organized activities
- Electricity through BEMC 910-754-4391
- Water and sewer through Brunswick County
- Internet through Focus Broadband



this unit include access to all of Sea Trail's amenities, master insurance, exterior maintenance, roof maintenance, landscaping, private trash service and pest control. This location does not get any more convenient. Literally around the corner from the town area of Sunset Beach with shopping, dining and small businesses and down the street from the pristine sands of Sunset Beach. You are nestled right between the towns of Ocean Isle Beach and Calabash, where more dining, shopping and other activities await. There are 10 golf courses within a five minute ride.

SEA TRAIL PLANTATION AMENITIES



- 3 18-hole championship golf courses
- 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

FLOOR PLAN



All measurements are approximate and not guaranteed.