

6415 Bryson Drive SW

Ocean Isle Beach | The Retreat at OIB



List Price \$555,000

BEDS 3 BATHS 2 SQ FT 1,885

Year Built 2020



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PROPERTY HIGHLIGHTS

- Sunroom
- Screened porch
- Open floor plan
- LVP throughout main living area
- Gas log fireplace
- Large patio with pergola

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If you have been waiting for a better than new, stunning home with a yard large enough to accommodate a pool, then you are in luck! Welcome to The Retreat, a vibrant and social community just minutes from the pristine sands of Ocean Isle Beach. Conveniently located to shopping, dining, beach, golf, healthcare and other recreation opportunities, this house is an absolute gem. These conscientious owners have taken excellent care of this home and done some nice extras, including a sun room, custom blinds, paver extensions to the driveway, and an oversized paver patio with pergola. The high, beamed ceilings add to the open and airy feel of this home. Wainscoting adorns the foyer

and dining area and craftsman-style trim detail gives this home an elegant, coastal feel. The living room boasts LVP flooring and a fireplace surrounded by built-ins. With an efficient, split floor plan, both guests and owners can enjoy their privacy while still sharing common area. The living room, kitchen and dining area are all adjacent to each other, offering very comfortable space for lounging or entertaining. The spacious kitchen offers two-toned cabinetry, an island with granite counters, tile back splash, wall oven, electric cooktop, vent hood and pantry. Natural light just pours into this home from the front door complete with transom and sidelights, and the multiple windows along the

rear of the home. The generously-sized primary bedroom is your retreat at the end of the day, with its massive closet and ensuite complete with tiled, walk-in shower with frameless glass doors, dual vanities and soaking tub. The guest bedrooms are a comfortable size and share a full bathroom between them. The guest bathroom boasts a tiled, tub-shower with transom window, wainscoting, and additional large linen closet for extra storage. The laundry room is well adorned with cubbies and cabinets for storage and a drop zone. Imagine yourself enjoying your morning coffee or an evening beverage from your grand screened porch, enjoying your beautiful patio and peaceful yard.

HOME FEATURES

- Bedrooms: 3
- Bathrooms: 2
- Lot Size: .21 acre (room for a pool)
- Open floor plan with high, beamed ceilings, wainscoting in entry and dining areas and Craftsman style trim throughout
- Split floor plan (guest rooms separate from master bedroom)
- Primary bedroom suite contains a massive closet and bathroom with tiled shower with frameless glass doors, dual vanities, linen closet and a soaking tub
- Kitchen boasts an island with bar-height seating, two-toned cabinetry, granite counters, tile back splash, stainless steel appliances, pantry, wall oven with convection microwave, electric cooktop and vented hood
- LVP throughout main living area
- Laundry room with cabinets, cubbies and a drop zone for extra storage
- Gas log fireplace in living room
- Living room has tall hipped ceilings with attractive cross beams
- Generously sized paver patio with pergola
- Tray ceiling in master bedroom
- Pull-down stairs in garage with floored storage above
- Tiled walk-in master shower
- Tiled guest bath
- 2-car garage
- Large paver patio with pergola
- Spacious screened porch

IMPORTANT CONTACTS & INFO

- This lot offers plenty of room for a pool and fence if desired. Please see the plot plan attached to listing for dimensions.
- Refrigerator will convey. Washer and dryer will not convey.
- Termite bond expired 12/25 and sellers did not renew
- Propane tank is above ground and leased through RD White 910-754-6415
- The Retreat is managed by CAM (OIB) 910-579-5163. HOA dues are \$2888/year and include lawn maintenance and basic landscape trimming.
- Water and sewer through Brunswick County
- Electricity through BEMC 910-754-4391
- Internet through Focus Broadband 910-754-4311

Speaking of yard, this backyard is a rare find as it is absolutely large enough to accommodate a pool! Amenities at the Retreat include an open-air lanai with bar area, shuffleboard court, and resort-style pool. This location is extremely convenient, and one of the few areas where you can take a golf cart to the beach and shopping. This is a very happy and active community, with newcomers welcomed! What are you waiting for? Schedule your showing today!

THE RETREAT AT OIB AMENITIES



- Resort-like outdoor pool
- Poolside cabana
- Outdoor kitchen
- Shuffle board
- Sidewalks

- Clubs & organizations
- Walkable to restaurants and shopping
- 5 minutes to Ocean Isle Beach
- Golf cart friendly

FLOOR PLAN



All measurements are approximate and not guaranteed.