

Colleen Teifer | Real Estate Broker | Silver Coast Properties

1335 Sunny Slope Circle

Carolina Shores | Grove at the Farm



List Price \$382,000

BEDS 4 BATHS 3 SQ FT 2,387

Year Built 2019



**SILVER COAST
PROPERTIES**

Silver Coast Properties
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PROPERTY HIGHLIGHTS

- Screened porch
- Fenced yard
- New roof in 2023
- Freshly painted
- Open floor plan

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HOME FEATURES

- Bedrooms: 4
- Bathrooms: 3
- Open floor plan
- Laminate flooring in living areas, carpet in bedrooms and bonus room and tile in bathrooms and laundry room
- Plenty of storage with multiple storage closets and walk-in storage in the attic
- Fenced yard with additional landscaping for privacy
- Downstairs has been freshly painted in 2026
- Roof was replaced in 2023
- Kitchen offers plenty of storage and workspace with a generous island, pantry and ample cabinet space
- Appliances include an electric range, built-in microwave, refrigerator, and garbage disposal
- Huge screened porch with patio in backyard
- Washer, dryer and refrigerator will convey
- Primary bathroom features walk-in shower, dual vanities, linen closet, water closet and large clothes closet
- Furniture is negotiable

IMPORTANT CONTACTS & INFO

- **Water and 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:** \$2,520
- **Management Company:** CAMS, (843) 249-1779
- HOA dues include lawn maintenance and basic landscape trimming in addition to access to amenities in the Grove section.

This spacious, open concept home has been extremely well kept by its conscientious owners, and is ready to be YOUR home! The downstairs consists of the primary bedroom, two guest bedrooms, two bathrooms, laundry room, kitchen, dining area, and a nicely sized living room. There is a second guest bedroom upstairs along with the bonus room and additional storage closets. This

is a very efficient and comfortable floor plan with plenty of space. The kitchen, dining area and living room are all adjacent to each other, offering plenty of space for entertaining or spending time with family. Imagine yourself enjoying your morning coffee or an evening beverage on your huge screened porch with patio and fenced yard. If you envision guests coming to stay, the

upstairs allows them their own sitting area in the bonus room along with a private bedroom and bathroom. The storage is quite abundant in this home with a coat closet and two additional storage closets downstairs and a very large closet upstairs, along with a utility closet that leads to walk-in storage in the attic. The primary bedroom boasts a large closet as well. And by the way, this

home received a new roof in 2023! This is a pleasant and quiet neighborhood with an extremely convenient location. The amenity center for this section of The Farm is nearby if you like to walk or ride your bicycle. The community itself is nestled right between Calabash and Sunset Beach, so you are no more than 15 minutes from the pristine sands of Sunset Beach and a stone's throw from the town area of Calabash. Calabash is well known for its seafood restaurants and shopping. Opportunities for outdoor recreation abound in this vicinity with multiple beaches, golf and fishing.

GROVE AT THE FARM AMENITIES



• Fire pit



• Community pool



FLOOR PLAN



All measurements are approximate and not guaranteed.