

Colleen Teifer | Real Estate Broker | Silver Coast Properties

1614 Colonist Square SW

Ocean Isle Beach | Brick Landing



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List Price \$639,900

BEDS 3 BATHS 2.5 SQ FT 2,803

Year Built 2007



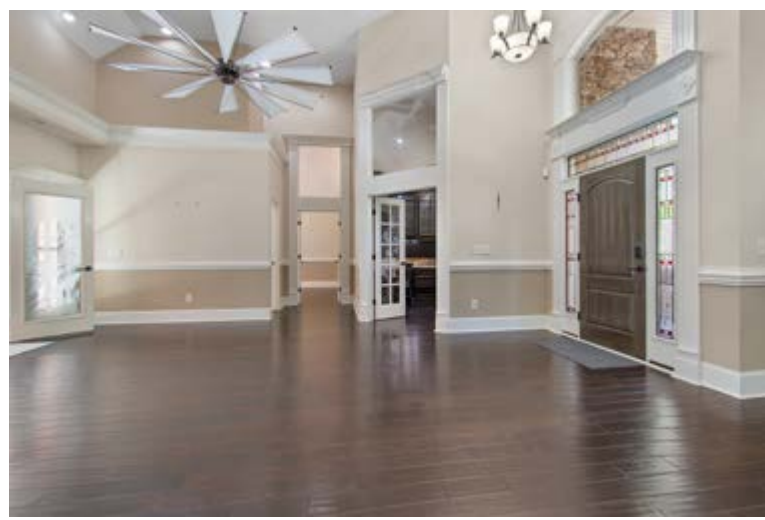
**SILVER COAST
PROPERTIES**

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PROPERTY HIGHLIGHTS

- Roof was replaced in 2020
- HVAC was replaced in 2015
- Hardwood throughout
- Elegant trim throughout home
- Custom cabinetry
- Sunroom
- Outdoor kitchen
- Outdoor shower
- Exterior storage room



HOME FEATURES

- 3 bedrooms, 2.5 bathrooms with dedicated office, formal dining room formal living room, family room, eat-in kitchen
- Hardwood floors in all living areas and bedrooms, tile in bathrooms and laundry room
- Office contains custom built-in cabinetry
- Elegant trim throughout the home, including tall base molding, crown molding, chair rail, upscale casing around windows, and casing and transoms above doors
- Kitchen boasts custom cabinetry, tile backsplash, granite counters, a gas cooktop with decorative vented hood, a pantry, wall oven, built-in microwave, an additional eat-in area and plenty of counterspace
- Guest bedrooms are a generous size, also offering vaulted ceilings & guest bathroom has an oversized vanity and tiled shower with transom window
- Primary bedroom is very generously sized with vaulted ceilings and a door to the sunroom.
- Primary bathroom has a massive, tiled shower and dual vanities, leading to a huge closet with custom built-in system.
- Sunroom leads to a generous patio space with custom built-in outdoor kitchen.
- Vaulted ceilings throughout the home contribute to a light, airy feel
- Family room contains custom built-ins and a gas fireplace

IMPORTANT CONTACTS & INFO

- 2026 HOA dues are \$1464/year. This community is self-managed, so there is no management company. The HOA president is Mike Gomori, 757-619-3921, 65stingray@atmc.net
- There is a community website at <https://www.bricklanding.org/>
- Electricity through BEMC 910-754-4391
- Water and sewer through Brunswick County
- Internet through Focus Broadband 910-754-4311
- Propane tank is buried and owned. Gas service is through Amerigas 910-755-5597
- There is no termite bond on the property
- The current seller has never used the security system or the irrigation system

This stunning, former Parade of Homes winner is ready for a new set of owners! In addition to being an extremely attractive home, this home also contains quite comfortable space. With 3 generously sized bedrooms, 2.5 bathrooms, a formal living room and dining room, a family room, kitchen with dining area, dedicated office and sunroom, you will not feel constrained here. All living areas and bedrooms boast high, vaulted ceilings,

contributing to a light, airy feel. The trim work in this home is exquisite, including tall base molding, crown molding, chair rail, upscale casing around windows and elegant casing and transoms above doors. The kitchen is a chef's dream with plenty of prep space, granite counters, a gas cooktop, wall oven, built-in microwave, pantry, dining area and decorative vented hood. Abutting the kitchen is a family room with custom built-ins and a

gas fireplace as well. The primary suite is absolutely grand, with a very generously sized bedroom with access to the sunroom, massive closet with custom built-ins, and spa-like bathroom with HUGE tiled shower, dual vanities, make-up vanity and dedicated linen closet. The guest bathrooms are comfortably sized with bathroom containing oversized vanity and tiled shower. The indoor/outdoor space here is fantastic, with a large

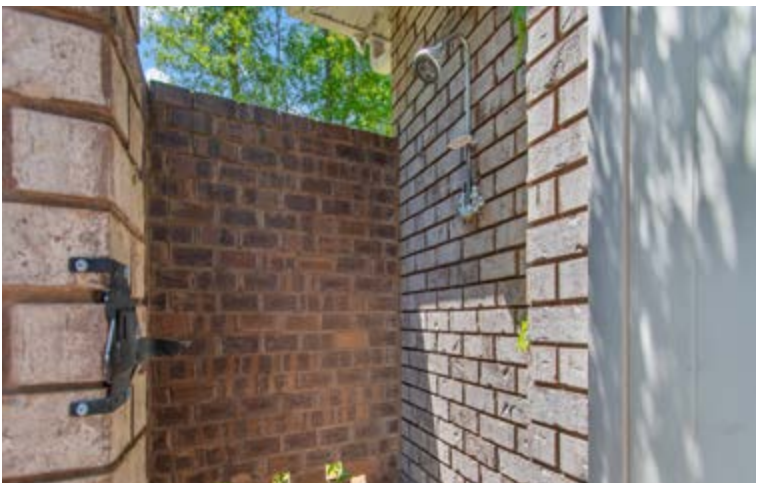
sunroom adjacent to a patio area with full outdoor kitchen. There is also a storage room accessible from the patio, and an outdoor shower. The backyard is your own private oasis, fenced and adorned with custom landscaping. Brick Landing is a lovely, quiet and pretty community with an extremely convenient location. You are a stone's throw from shopping, dining, beach and golf. The community offers amenities and activities for residents as well. It is literally impossible to be bored here. There is literally nothing to do to this home, with a newer roof in 2020 and conscientious sellers who have taken very good care of this home.

BRICK LANDING AMENITIES



- Gated community
- Community pool
- Golf course
- Pickleball/Tennis courts
- Basketball courts
- Gazebo with swings

FLOOR PLAN & OUTDOOR FEATURES



All measurements are approximate and not guaranteed.