

Colleen Teifer | Real Estate Broker | Silver Coast Properties

1285 Landover Drive SW

Ocean Isle Beach | The Retreat at OIB



List Price \$639,000

BEDS 3 BATHS 2 SQ FT 2,238

Year Built 2022



Silver Coast Properties
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PROPERTY HIGHLIGHTS

- Pond views
- Versa lift
- Sunroom
- Fireplace
- Whole house generator

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HOME FEATURES

- Bedrooms: 3 | Bathrooms: 2
- Plantation shutters throughout
- Living room boasts 11 foot ceilings with stained beams and gas fireplace with slate surround
- LVP throughout the home with tile in the bathrooms and laundry room
- Wainscoting in the foyer and dining areas
- 5 inch base trim & craftsman style trim throughout the home
- Primary bedroom has large walk-in closet and primary bathroom has dual vanities sinks, separate make-up vanity, walk-in tiled shower, water closet and linen closet
- Open and airy split floor plan as guest bedrooms are on the opposite side of the home for privacy, with their own guest bathroom.
- Large island, quartz countertops, walk-in pantry and stainless steel appliances
- 4-season sunroom complete with mini-split HVAC
- Pull-down stairs in garage with Versa Lift with additional railing to help lift items into the attic safely
- Garage has epoxy flooring, additional cabinetry, overhead storage racks
- Kohler whole-house generator
- Extended driveway
- Fenced backyard and upgraded landscaping, landscape lighting, stone in the beds and expanded paver patio in the backyard
- Leaf-guard on gutters, and an extra spigot at the irrigation back-flow.
- Refrigerator will convey. Washer and dryer will not convey
- There is an existing security system through Pair, which is not required to convey as the sellers have the option to transfer service to their new location.

IMPORTANT CONTACTS & INFO

- Propane tank is below ground and leased through Blossman 910-754-8788
- The Retreat is managed by CAM (OIB) 910-579-5163. HOA dues are \$2889/year
- Water and sewer through Brunswick County
- Electricity through BEMC 910-754-4391
- Internet through Focus Broadband 910-754-4311
- There is a current termite bond through Strand (910-579-9707). Strand was bought out by a company called Anticimex, and they no longer use liquid treatment for their termite bonds. This means that if the new owner wishes to continue with Strand, they will initiate a new bond which utilizes the Sentricon treatment system. There are two options, one which includes pest treatment also, and one which does not. The direct phone number for the representative (Rob Giers) who will handle this transfer is 704-802-5985. He can explain exactly how this will work.

This better than new home is ready for some new owners! Welcome to The Retreat at Ocean Isle Beach, an extremely conveniently located and social community. These conscientious sellers have thought of everything so you won't need to! This 3 BR, 2 BA home boasts an open and airy split floor plan with a pond view, sunroom with mini-split, fenced backyard and a Kohler whole-house generator. Wainscoting in the foyer and dining areas, 5 inch

base trim and craftsman style trim throughout the home help create a polished look. The living room, with its 11 foot ceilings, stained beams and gas fireplace offers comfortable space for lounging or entertaining. You will enjoy preparing meals in this kitchen with large island, quartz countertops, walk-in pantry and stainless steel appliances. LVP runs throughout the home, with tile in the bathrooms and laundry room, and all windows are adorned with planta-

tion shutters. The primary suite is your oasis at the end of the day, with gracious walk-in closet and bathroom with dual vanities, separate make-up vanity, walk-in tiled shower, water closet and linen closet. The guest bedrooms are on the opposite side of the home for privacy, with their own guest bathroom. The exterior of this home is immaculate, with an extended driveway, upgraded landscaping, landscape lighting, stone in the beds and expanded

paver patio in the backyard. You won't want to miss this garage either with its epoxy flooring, additional cabinetry, overhead storage racks and a Versa Lift with additional railing to help lift items into the attic safely. Other thoughtful details include Bahama shutters, leaf-guard on gutters, and an extra spigot at the irrigation back-flow. This home is truly move-in ready! This location could not be more convenient, near multiple grocery stores, restaurants, stores, healthcare, plenty of golf, and five minutes from the sands of Ocean Isle Beach. In fact, from this community it is possible to take a golf cart there and to multiple shopping destinations.

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.