

Colleen Teifer | Real Estate Broker | Silver Coast Properties

1574 Harbour Place Drive

Kingfish Bay, Calabash, North Carolina



List Price \$619,900

BEDS 3 BATHS 2 SQ FT 1,608

Year Built 2023



**SILVER COAST
PROPERTIES**

Silver Coast Properties
Colleen Teifer
Call: 609.868.2393

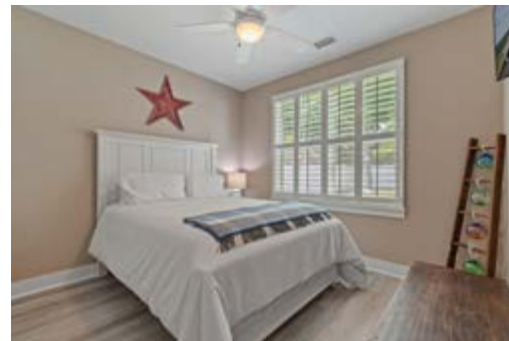
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PROPERTY HIGHLIGHTS

- Oasis In-ground Saltwater Pool
- Screened Porch
- Fenced yard
- Epoxy coating floor
- LVP throughout home

LEARN MORE





HOME FEATURES

- Bedrooms: 3
- Full baths: 2
- One floor living
- Open floor plan
- Lot Size: .18 acre
- 1-Car garage
- Pantry and plenty of cabinet space in the kitchen
- LVP throughout the home and tile in the wet areas
- Ceiling fans
- Primary ensuite contains dual vanities and walk-in, tiled shower
- Tray ceilings in living room and primary bedroom
- Washer, dryer and refrigerator will convey
- Tankless water heater
- Oversize screened porch with epoxy coating on floor
- Gracious paver patio surrounding pool with fire feature
- Fenced in backyard with lush landscaping and large grass area
- The front porch, screened porch and the garage concrete have been covered by an epoxy coating.
- The fireplace in the living room is a freestanding piece of furniture, run on electricity. It is not built into the home.

IMPORTANT CONTACTS & INFO

- HVAC has been on a service contract with Sandpiper HVAC 910-579-1497. The contract was just completed, so a new owner may elect to continue that or not.
- CAMS is management company 877-672-2267
- HOA dues are \$3300/year (\$275 paid monthly).
- Yard maintenance is not included with the HOA dues. The owners maintain their own yard.
- Propane tank is 100 gallons and services the fire and water feature by the salt-water pool. Propane company is Wright's Gas, tank is leased and contact number is 910-653-2240
- Termite bond is with Strand Pest Control 910-579-9707
- Water and sewer is through Brunswick County
- Electricity is through BEMC 910-754-4391
- Internet available through Focus Broadband 910-754-4311

Welcome to your own private oasis, conveniently located near the beach, golf, shopping and dining! This beautiful 3 BR, 2 BA home with one-car garage boasts lovely outdoor space, complete with saltwater pool, paver patio, fenced yard and fire and water feature. With an open and airy floor plan, you will enjoy the well thought-out space in this home. The kitchen contains an island with bar-height seating. Quartz countertops, two-tone cabinetry, tile backsplash, and stainless steel appliances create a polished look. The dining area is adjacent to both the

kitchen and living room, making it an excellent setup for entertaining. The living room, with tray ceiling and very comfortable space is the ideal space to lounge. LVP adorns most of the home, with tile in the bathrooms and laundry room. A generous screened porch looks out on a salt-water pool with a fire and water feature and gracious paver patio. The landscaping and hardscaping are extremely well done and complement the space perfectly. The primary suite, located on the first floor, has plenty of room for traditional bedroom furniture. The bathroom contains dual vanities

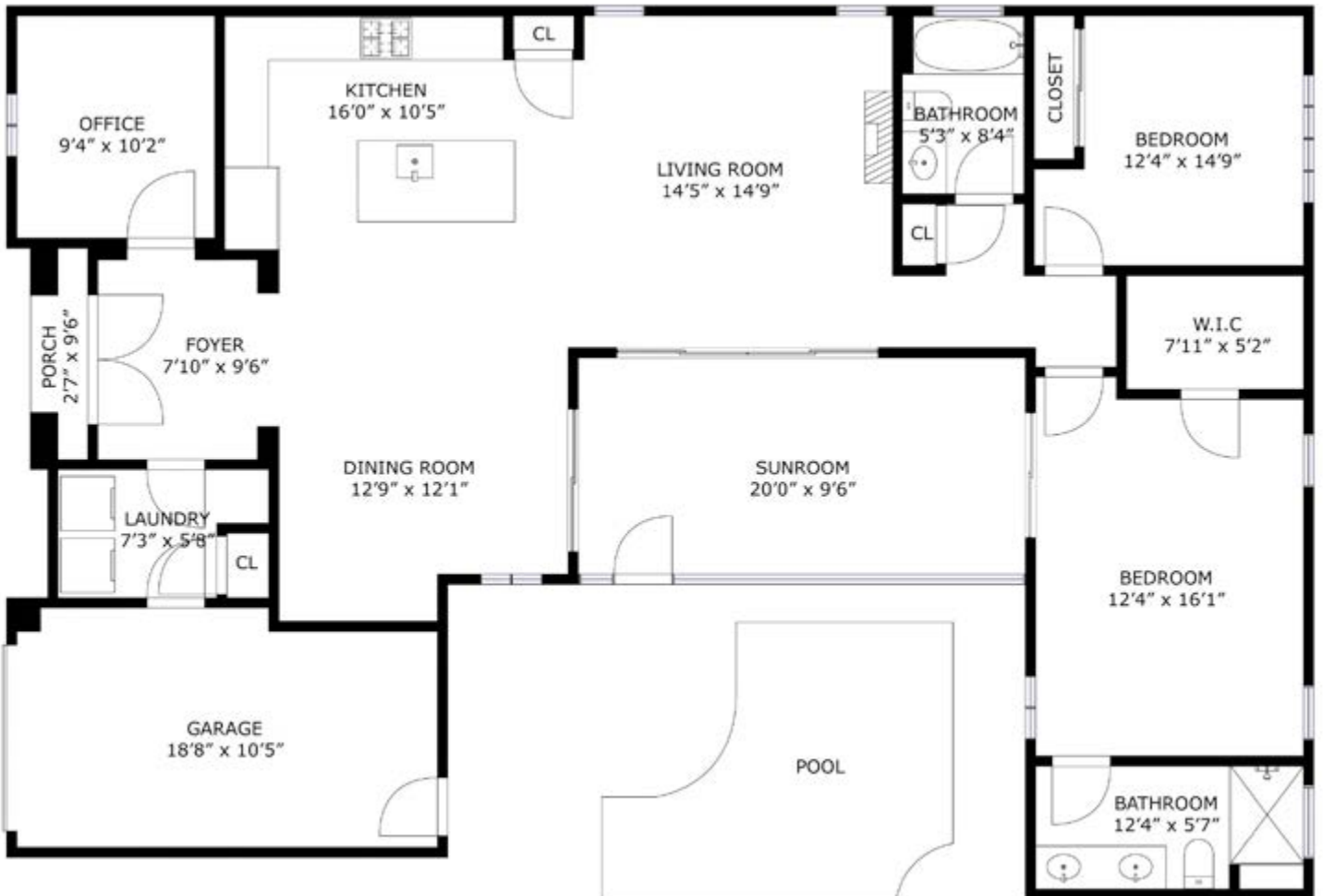
also with quartz counters and a stunning tiled walk-in shower with transom window. There is also a generous walk-in closet with entry from the bedroom. These conscientious owners have done everything for you already, so this home is truly move-in ready. Plantation shutters throughout and epoxied flooring in both the garage and screened porch are details that have not been overlooked here. The amenities at Kingfish Bay include a beautiful clubhouse, fitness room, resort-like community pool, private beach house and parking lot at Sunset Beach, a waterfront park along

the Calabash River within the community, and two piers. The gated community offers the feeling of additional security, particularly if this is going to be a secondary home. This location could not be any more ideal, literally right down the street from the town area of Calabash, well known for its seafood restaurants and shopping. The pristine sands of Sunset Beach are approximately 10 minutes away, with additional beaches of Ocean Isle and Cherry Grove also nearby. If you are a golfer, there are many courses within a 15-minute radius, and more beyond that. You are right between the Myrtle Beach and Wilmington areas here, so a day trip or flight in or out of either is very easy.

OUTDOOR IMAGES



FLOOR PLAN



All measurements are approximate and not guaranteed.