

# 728 Surrey Court

Sunset Beach | Sea Trail Plantation



**List Price \$569,900**

**BEDS 3 BATHS 3 SQ FT 2,678**

**Year Built 2007**



**SILVER COAST  
PROPERTIES**

Silver Coast Properties  
Colleen Teifer  
Call: 609.868.2393

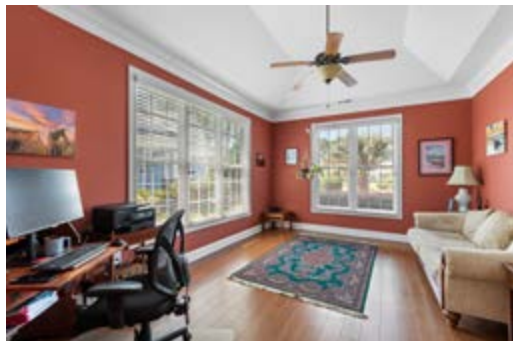
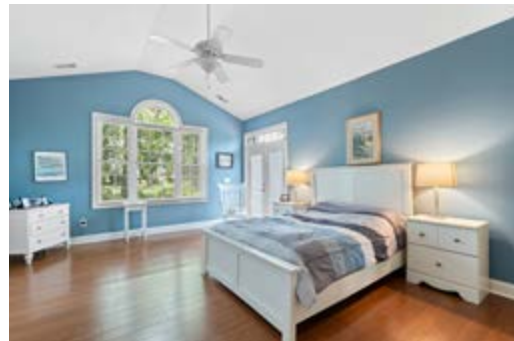
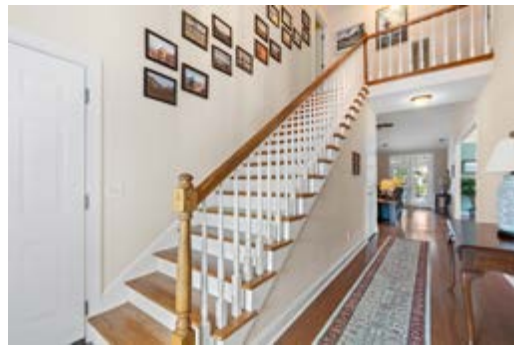
carolinacolleen@gmail.com  
www.carolinacolleen.com  
www.silvercoastnc.com

## PROPERTY HIGHLIGHTS

- Custom home
- Dedicated office space
- Gas fireplace
- High ceilings
- Screened porch with hot tub

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## HOME FEATURES

- Bedrooms: 3 | Bathrooms: 3
- A dedicated office
- Laminate flooring in main areas of downstairs, carpet in bedrooms, and tile in bathrooms and laundry room
- Living room boasts high ceilings, a gas log fireplace and built-ins
- Kitchen offers plenty of counter space, granite counters, stainless steel appliances and a pantry.
- Primary bedroom is generously sized, with dual vanity sinks, a tiled shower and walk-in closet.
- Massive bonus room with full bathroom enables this space to be used with versatility.
- Walk-in attic storage, accessible from landing atop the stairs
- There are speakers in the home that operate through a receiver in the living room. That entire system will convey.
- Large, tiled, screened porch and deck with hot tub
- Roof was replaced in 2019
- Water heater was replaced in 2023. There is an added recirculating feature that can be turned on or off either at the water heater or using a remote control.
- HVAC was replaced in 2018
- Washer, dryer and microwave were replaced in 2023
- Washer, dryer, refrigerator in kitchen, and refrigerator in garage will convey.
- Hot tub on deck is in good operating condition and will convey.
- Fans on front and back porch have recently been replaced and have remote controls

## IMPORTANT CONTACTS & INFO

- **Water and Sewer:** Brunswick County Public Utilities, 910-253-2655, [www.brunswickcountync.gov](http://www.brunswickcountync.gov)
- **Electric:** Brunswick Electric, (910) 754-4391
- **Cable/Internet:** Focus Broadband, (910) 754-4311
- **2026 Annual HOA Fees:** \$1,150
- **Management Company:** CAMS, (910) 579-5374
- **Propane Company:** Blossman Gas (910) 754-8788, tank is above ground and leased through the company.
- **Termite bond & Pest control:** Allied Pest Control (910) 579-9655

This solidly-built custom home is ready for a new set of owners! Located on a quiet cul-de-sac with great neighbors, this is an opportunity to make some new friends as well. The floor plan flows well for both comfort and practicality, with a dedicated office, and a generous kitchen, adjacent to both the dining and living room. The living room boasts high ceilings, a gas log fireplace and built-ins. Laminate flooring adorns the living areas, with carpet in the bedrooms and bonus room, and tile in the bathrooms and laundry room. The primary bedroom is graciously

sized with an ensuite containing dual vanities, a tiled shower and walk-in closets. The guest bedrooms are down the hall, separated by a guest bathroom. Accessible from the living area is a large, tiled screened porch and deck with a hot tub. Whether you decide to use it as guest quarters, a craft room or a man-cave, the huge bonus room with full bathroom is fantastic space offering versatility. If you are not a fan of pull-down stairs, then you are in luck, as this home offers walk-in attic storage. Whether it is after a day at the beach or a day at the links, you will love the outdoor

shower on the side of the home. The spacious garage provides plenty of room for vehicles, yard equipment, tools and golf paraphernalia. Several of the big-ticket items on this home have been replaced, including the roof in 2019, HVAC in 2018, water heater in 2023, and washer, dryer and microwave in 2023. The fans on both the front and back porches have also been replaced recently. This home could not be located any more conveniently for recreation, less than 10 minutes from the pristine sands of Sunset Beach, extremely near multiple golf courses and opportunities

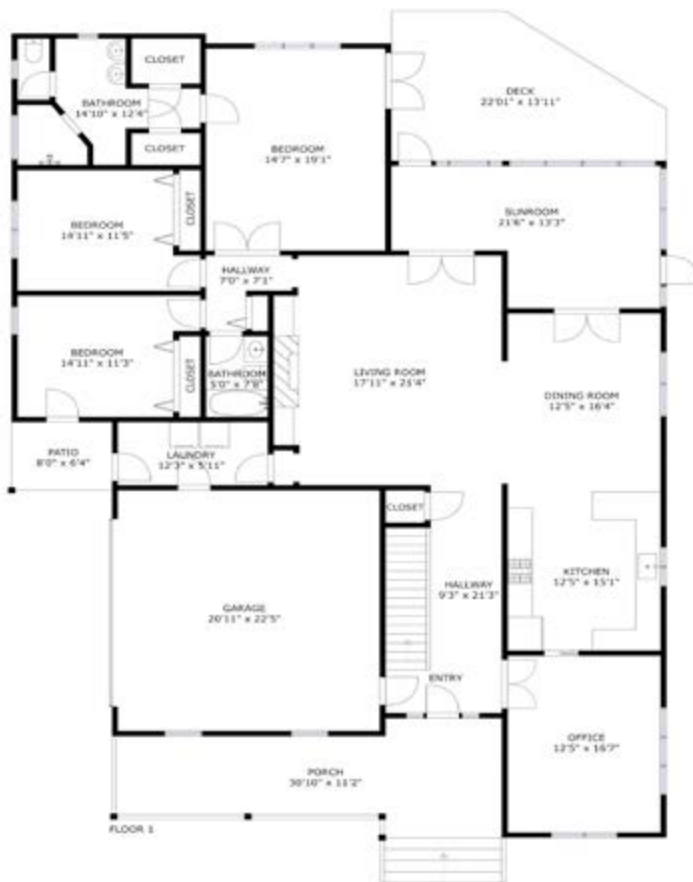
for boating and fishing. Multiple grocery stores, pharmacies, shops, restaurants and healthcare are also nearby. Sea Trail is a vibrant and active community with three 18-hole golf courses, two restaurants with bars, two owners' amenity centers, two outdoor pools, a private parking lot at Sunset Beach, tennis/pickleball courts, an exercise room, fitness room, hot tubs, sauna and a plethora of organized activities. The town area of Calabash with its seafood restaurants and shopping is a stone's throw away, as is the adjacent beach town of Ocean Isle Beach.

# SEA TRAIL AMENITIES



- 3 18-hole championship golf courses
- Private parking on Sunset Beach
- Two full-service clubhouses with a restaurant, snack bars, and lounge
- Two private owner's swim & fitness centers with pools, whirlpools & sauna
- Fitness studio with Yoga, Pilates, and exercise classes
- Private owners' library
- Tennis courts
- Horseshoe Pit
- Bocce Ball Court
- Community chapel
- Patio and deck area
- Grilling area

## FLOOR PLAN



All measurements are approximate and not guaranteed.