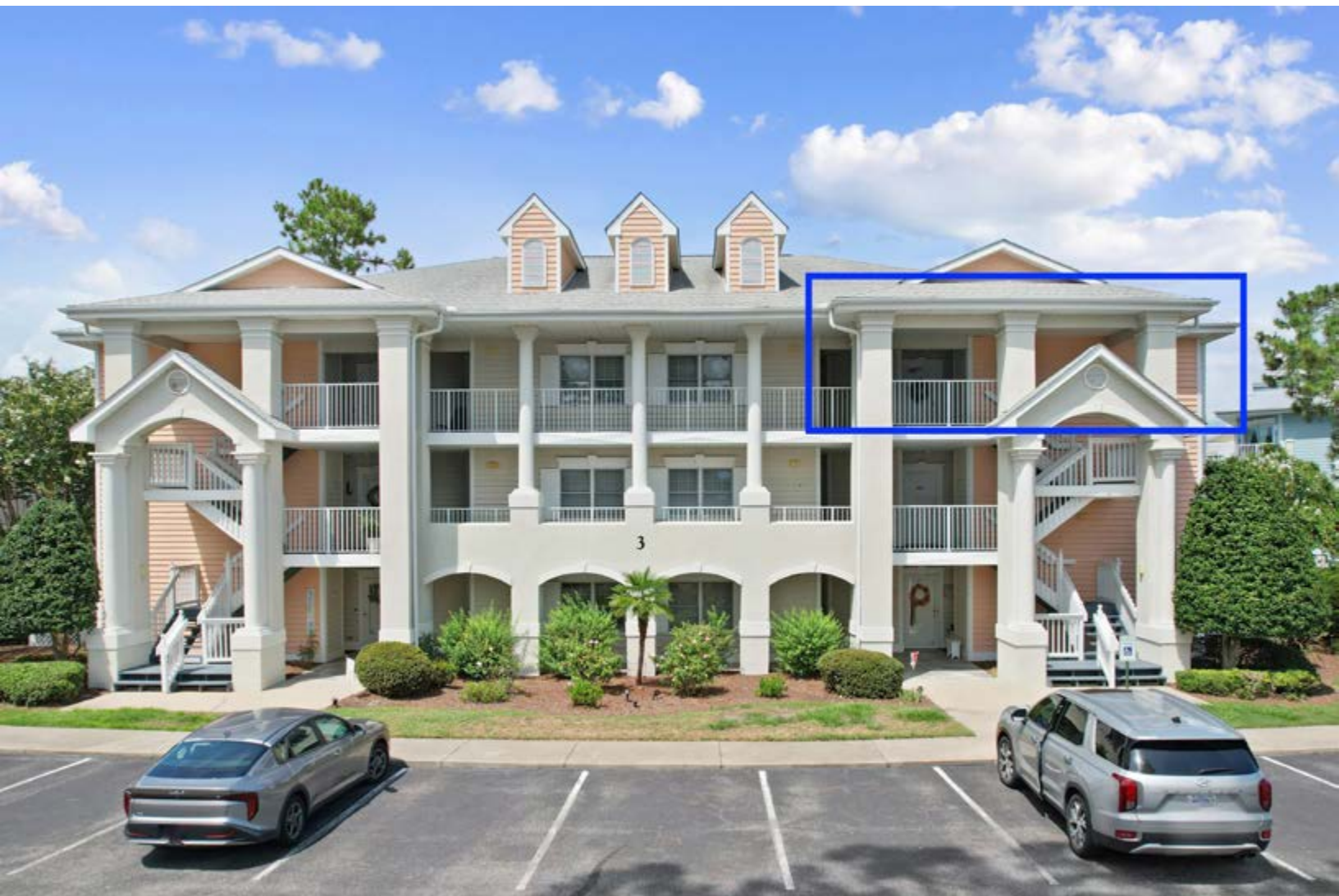


Colleen Teifer | Real Estate Broker | Silver Coast Properties

330 S. Middleton Dr. NW, Unit 312

Calabash | Brunswick Plantation



List Price \$195,000

BEDS 2 BATHS 2 SQ FT 1,140

Year Built 1996



**SILVER COAST
PROPERTIES**

Silver Coast Properties
Colleen Teifer
Call: 609.868.2393

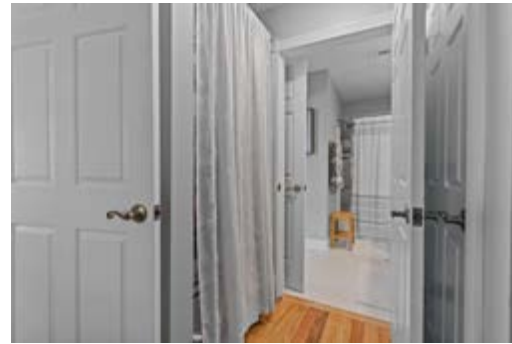
carolinacolleen@gmail.com
www.carolinacolleen.com
www.silvercoastnc.com

PROPERTY HIGHLIGHTS

- 2 Independent Suites
- Updated kitchen and baths
- Partially furnished
- Short-term rentals permitted
- Golf Community
- 3rd Floor Unit (No One Above)

LEARN MORE





If you have been waiting for an updated, neat and clean condo that is move-in ready, then you are in luck! This third-floor unit has been overhauled by its conscientious owner. With new oak hardwood flooring throughout, new tile in bathrooms, fresh paint, and other updates, this attractive condo will certainly catch your eye. This is a lockout unit, with two separate sides. The main side boasts an open and airy floor plan with plenty of natural light flowing in. There are two sets of sliders leading to the exterior deck. The kitchen

cabinetry has been painted, and new hardware, granite counters, sink and faucet installed. The primary bedroom is quite spacious and will easily fit traditional bedroom furniture. The design is clever, with the bathroom having access both from the primary bedroom and the hallway. The mini-suite is generously sized also, easily fitting two beds and additional furniture. There is also additional space since the formerly existing garden tub has been removed in favor of space for storage and a new vanity area. Both bathrooms have been updated

with new tile, vanities, faucets and toilets also. The lighting and fans in the entire unit have also been replaced with more stylish fixtures. Ductwork from the main side has been run to the mini-suite so the window-unit air conditioner is no longer necessary. There is plenty of storage in this unit as well with multiple closets. These units do allow short-term rentals. Owners get access to all amenities in Brunswick Plantation in addition to the Commons I pool. Other amenities include the Brunswick House amenity center with multiple activity/meeting



rooms, indoor pool, outdoor pool, fitness room, kitchen and tennis/pickleball courts. This is a beautiful and well maintained community with a very convenient location near multiple golf courses and beaches. Brunswick Plantation itself contains three 9-hole golf courses right on site along with a restaurant. What are you waiting for? Schedule your showing today as this gem will not last!

CONDOMINIUM FEATURES

- Bedrooms: 2
- Bathrooms: 2
- Lockout floor plan (2 independent suites)
- 3rd floor – No one above you
- End unit for added nature light
- Panoramic views from rear deck
- Updated kitchen
- Granite countertops
- Attractive wood floors throughout
- Bathrooms updated with new tile, vanities, faucets and toilets
- Update lighting and fans
- Newly painted
- Partially furnished
- Convenient to community pools, golf course and amenity center

IMPORTANT CONTACTS & INFO

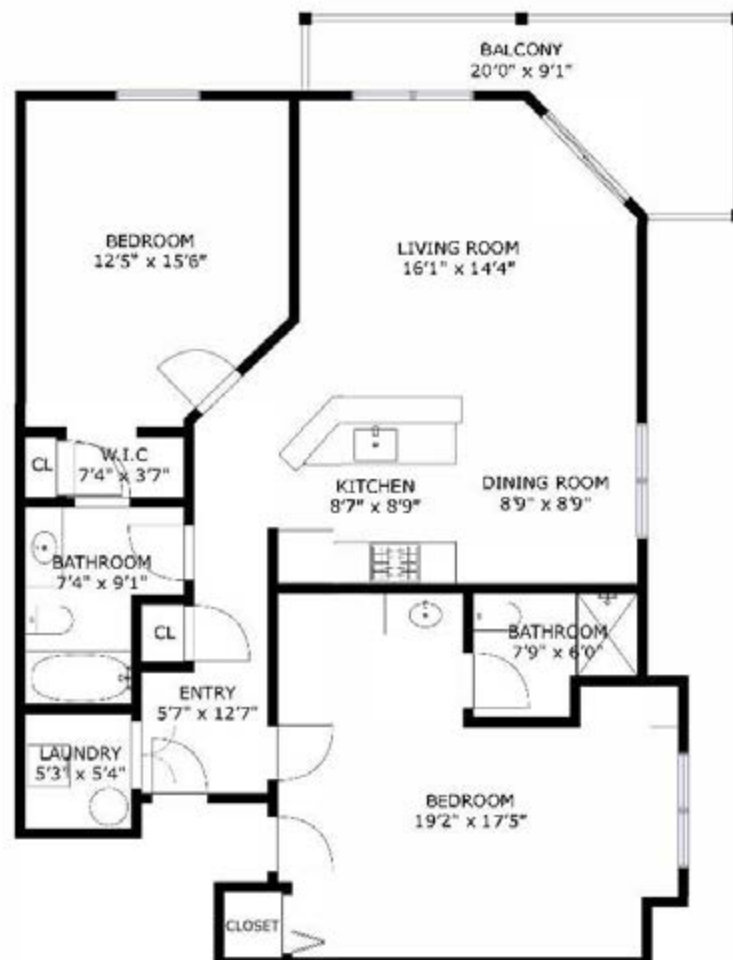
- Water and Sewer: Brunswick County Public Utilities, 910-253-2655, www.brunswickcountync.gov
- Electric: Brunswick Electric, (910) 754-4391
- Cable/Internet: Focus Broadband, (910) 754-4311
- 2026 Annual HOA Fees: \$530/month
- Management Company: CAM (OIB), (910) 579-5163; HOA dues include exterior maintenance, landscaping, irrigation, pest control, master insurance, wind and hail insurance, and access to all amenities. The Brunswick Plantation Master Association dues are taken from that amount and remitted to their management company.

BRUNSWICK PLANTATION AMENITIES



- Gated Community
- Security
- 3 9-hole championship golf courses
- Picnic area
- Clubhouse
- Indoor and outdoor pool
- Onsite dining
- Tennis and pickleball courts
- A library
- Meeting room
- Spa/ Hot tub
- A full calendar of clubs and events that bring neighbors together

FLOOR PLAN



All measurements are approximate and not guaranteed.