Colleen Teifer | Real Estate Broker | Silver Coast Properties

2080 Manor Parc Drive

Kingfish Bay, Calabash, North Carolina

List Price $1,300,000

BEDS 3 **BATHS** 3 **SQ FT** 2,799

Year Built 2022

SILVER COAST PROPERTIES

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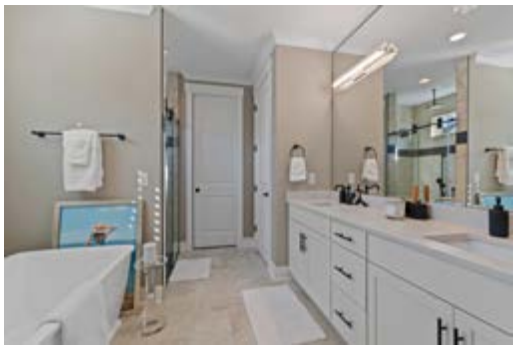
PROPERTY HIGHLIGHTS

- Oasis in-ground saltwater pool, hot tub and waterfall feature
- Calabash River and marsh views
- 3-car garage
- Fenced yard
- Open floor plan
- Sold furnished

LEARN MORE



Marsh and river views, extensive custom upgrades, and beautifully furnished interiors distinguish this Kingfish Bay home. Offered with its furnishings, the residence combines an open floor plan with inviting outdoor spaces, including a covered porch, an expansive paver patio, a saltwater pool, and a hot tub with a waterfall feature.

A two-story foyer with a designer crystal chandelier introduces the home's detailed finishes. Custom stair railings, distinctive lighting and ceiling fans, Bosch kitchen appliances, and custom wood-framed sliding glass doors in the upstairs bonus room are among the selections that extend beyond the community's standard offerings.

The kitchen features a large island, soft-close cabinetry, quartz countertops, a farmhouse sink, and Bosch appliances, including a gas range with a vent hood, a French-door refrigerator with freezer drawers, and a dishwasher concealed behind a cabinet panel. A separate drinking-water faucet and instant hot-water dispenser add convenience. The home also includes Kinetico water-treatment equipment located in the garage.

The adjoining kitchen, dining area, and living room create a comfortable setting for everyday living and entertaining. Designer trim and ceiling details include a double-tray ceiling in the living and dining area, a tray ceiling in the primary bedroom,

and crown molding throughout the remaining rooms. Upgraded laminate flooring extends through the living spaces and bedrooms, with tile in the bathrooms and laundry room. Custom window treatments include plantation shutters and curtain-style blinds.

The living room features a fireplace with a stone surround, marsh and water views, and sliding glass doors opening to the covered porch. The adjoining paver patio provides ample space for the pool, a separate sitting area, and a fire pit area, creating several places to gather or enjoy the setting.

The main-level primary suite offers a generously sized bedroom, a large custom closet, and a custom barn door leading to the ensuite bathroom. Dual vanities with quartz countertops, a soaking tub, a separate water closet, and a tiled shower with a frameless glass door complete the suite. A main-level powder room provides additional convenience for guests.

The staircase features a custom railing, a shiplap accent wall, and illuminated treads. Upstairs, two guest bedrooms and an additional living or bonus room provide comfortable accommodations and flexible gathering space. The bonus room features custom four-panel, wood-framed sliding glass doors and opens to a covered second-floor deck overlooking the marsh and water.

Both guest bedrooms include crown molding and custom closets. The upstairs bathroom features a tiled tub-and-shower combination with a frameless sliding glass door, a transom window, and a vanity with a quartz countertop.

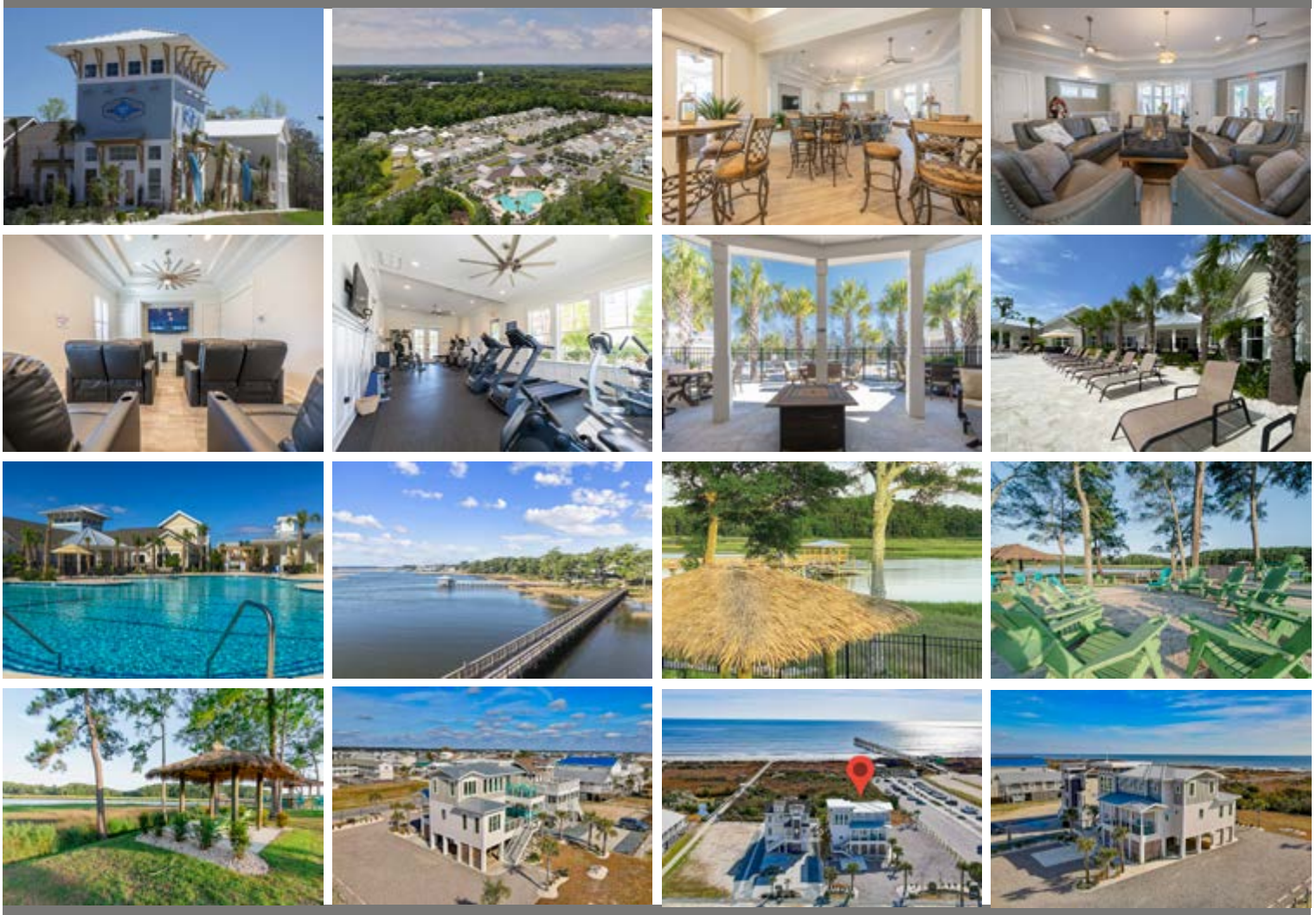
The spacious laundry room includes extensive custom cabinetry and a quartz countertop. Additional features include a three-car garage, upgraded landscaping with stone beds, landscape lighting, a fenced yard, an outdoor shower, a Rinnai tankless water heater, and separate heat pumps serving the first and second floors.

Located in the amenity-rich Kingfish Bay community in Calabash, this furnished home offers detailed finishes, generous outdoor living space, and convenient access to Sunset Beach.

IMPORTANT CONTACTS & INFO

- 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.
- Two above ground propane tanks services the fireplace water heater, pool, cooktopo. Propane company is Wright's Gas, tank is leased and contact number is 910-653-2240
- Water and sewer is through Brunswick County
- Electricity is through BEMC 910-754-4391
- Internet available through Focus Broadband 910-754-4311

KINGFISH BAY AMENITIES



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

2080 Manor Parc Drive
Home Features & Additional Information

Home Overview
- 3 bedrooms, 2½ bathrooms, and a spacious upstairs bonus room
- Open floor plan with a two-story foyer and generous living spaces
- 9-foot ceilings and 8-foot doors throughout
- Upgraded laminate flooring in the living areas and bedrooms
- Tile flooring in the bathrooms and laundry room
- Designer trim, including 5-inch baseboards, crown molding, and coffered and tray ceiling details
- Plantation shutters in the bedrooms
- Custom window treatments in other living areas, including curtain-style treatments with adjustable blind functionality

Furnishings Included
- Sold fully furnished, including high-end interior and exterior furniture
- Most decorative items convey with the home
- Cushions for all outdoor furniture are stored and covered in the garage
- The sellers will retain personal belongings and selected decorative items. A specific list of exclusions will be provided when finalized.

Kitchen
- Large island and quartz countertops
- Soft-close cabinetry and a large pantry
- Farmhouse sink
- Bosch gas range with a vented hood
- Bosch refrigerator
- Dishwasher and wall microwave
- Separate faucet for the under-sink reverse-osmosis system
- Instant hot-water dispenser

Main-Level Living Room
- Spacious living area with a tray ceiling
- Gas fireplace with a tile surround
- Designer ceiling fan
- Separate three-panel and four-panel sliding glass doors opening to the covered patio

Primary Suite
- Generously sized main-level bedroom with a tray ceiling
- Transom window
- Private door to the covered patio
- Large closet with a custom organization system
- Barn door entrance to the ensuite bathroom
- Dual vanities with quartz countertops
- Soaking tub
- Tiled shower with a frameless glass door
- Separate water closet with a pocket door

Staircase & Upstairs Guest Bedrooms
- Custom staircase railings
- Illuminated stair treads
- Shiplap accent wall
- Two comfortably sized guest bedrooms, each with a custom closet

Upstairs Guest Bathroom
- Tiled tub-and-shower combination
- Frameless sliding glass door
- Transom window
- Vanity with a quartz countertop

Upstairs Bonus Room & Covered Deck
- Spacious bonus room with custom four-panel sliding glass entry doors
- Additional four-panel sliding glass doors opening to the covered deck
- Composite decking and custom railing
- Water views from the deck

Laundry & Utility Room
- Conveniently located off the garage
- Extensive custom cabinetry for storage
- Quartz countertop
- High-end GE washer and dryer

Outdoor Living & Pool
- Large covered rear patio with paver flooring and a designer ceiling fan
- Expansive adjoining paver patio with multiple gathering areas
- Saltwater swimming pool
- Hot tub with a waterfall flowing into the pool
- Separate fire pit area
- Outdoor shower
- Fenced yard
- Upgraded landscaping with stone beds
- Custom landscape lighting

Garage
- Three-car garage
- Epoxy flooring
- Pedestrian door providing direct exterior access

Heating, Cooling & Water Systems
- Two Daikin heat pumps, with separate units serving the upstairs and downstairs
- Rinnai tankless propane water heater located in the garage
- Whole-house Kinetico reverse-osmosis system
- Additional under-sink reverse-osmosis system in the kitchen