Colleen Teifer | Real Estate Broker | Silver Coast Properties

699 Pickering Drive NW

Spring Mill Plantation | Calabash, North Carolina





List Price $385,000

BEDS 3 • BATHS 2 • SQ FT 1,848

Year Built 2014

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SILVER COAST PROPERTIES














If you have been waiting for an EXTREMELY well maintained home with many extra features, then you are in luck! This 3 bedroom, 2 bathroom, one-level home in the active and social community of Spring Mill Plantation is ready to be loved by somebody new. This seller could not have been any more conscientious with regard to preventative maintenance and care of the home. As you enter the front door, you will immediately sense the ample natural light streaming into this home.

A very attractive engineered hand-scraped hardwood flooring graces the living area, with LVT in the front bedroom, tile in the bathrooms and 3-season room, and carpet in the other two bedrooms. The living space in this home is quite comfortable, with the living room, dining room, kitchen and sunroom (which this owner used as a breakfast nook) are all adjacent to each other, creating an ideal space for entertaining or just lounging in your own home. The split floor plan allows both guests and owners to have their privacy.

A newer guest bathroom shower with glass barn doors is a nice feature as well. The indoor/outdoor space of this home is amazing, with a true sunroom, a 3-season room with EZ Breeze windows, plenty of patio space, and a fenced yard with raised garden beds and extensive landscaping. A motorized Sunsetter awning installed off of the sunroom and both exterior (motorized) roller shades and interior (manual) roller shades grace the 3-season room so both the privacy and sunlight can be managed.

Other landscaping extras include zoysia grass, hardscaping, additional drainage with pop-up drains, river rock in landscaping beds, curbscaping and a fenced corral for trash cans at the side of the home. The primary bedroom is your retreat at the end of the day with its comfortable size and bump out.. The ensuite offers dual vanities, a walk-in shower, large linen closet, water closet and large primary closet. There are a plethora of thoughtful touches in this home, including a newer Therma-True front door, Larson storm doors with retractable screens on the front door, entry door from the garage, and exterior pedestrian door of the garage.

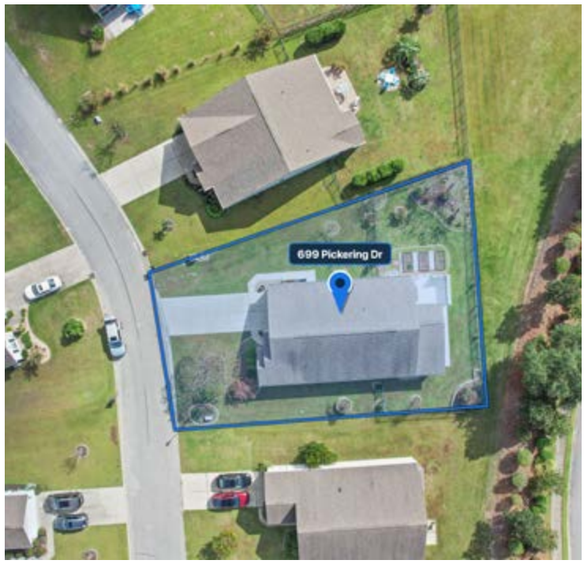






Both the main HVAC unit (2023) and mini-split in the 3-season room (2025) have been on service contracts with Sandpiper HVAC and have transferable 12 year warranties. The LG washer and dryer and Maytag dishwasher were replaced in 2024. This home is also storm-ready with a portable generator with transfer switch that has been tested every year and the starter battery kept on a trickle charger and hurricane shutters for all windows. There are just too many features to mention here but a few more include a Nexus-Pro water intrusion prevention sealant at the front and rear of the foundation, under kitchen sink water filtration system, dimmer switches throughout the home, Liftmaster garage door opener, surge protectors, and a 3M UV coating on all windows.

There is nothing in this home that requires attention, so just bring your belongings and start enjoying the Calabash lifestyle! This location could not be any more convenient with multiple shopping options nearby including a new Publix and Walmart, several restaurants, recreation opportunities including beaches and numerous golf courses, and healthcare all very near. What are you waiting for? Schedule your showing today!



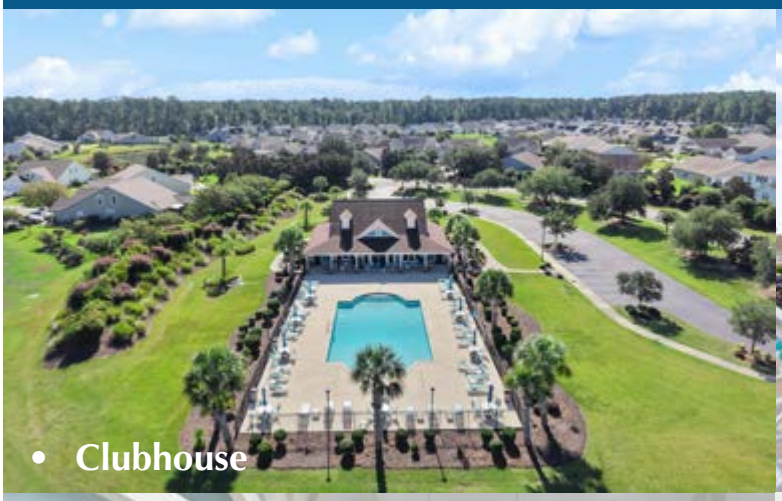




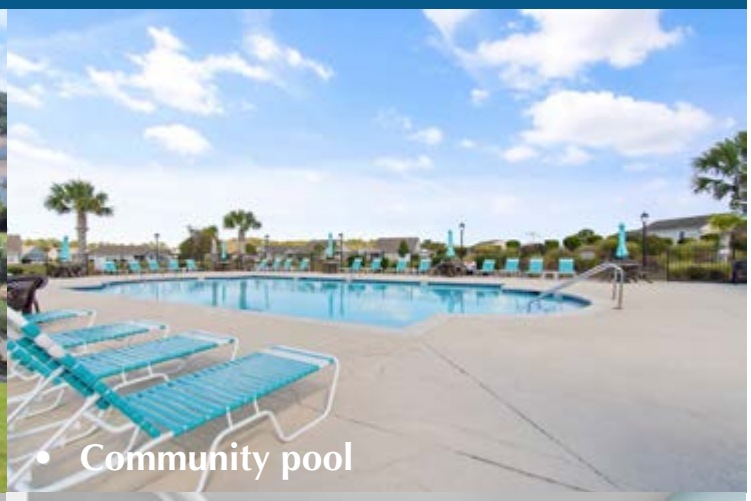




SPRING MILL AMENITIES



- Clubhouse

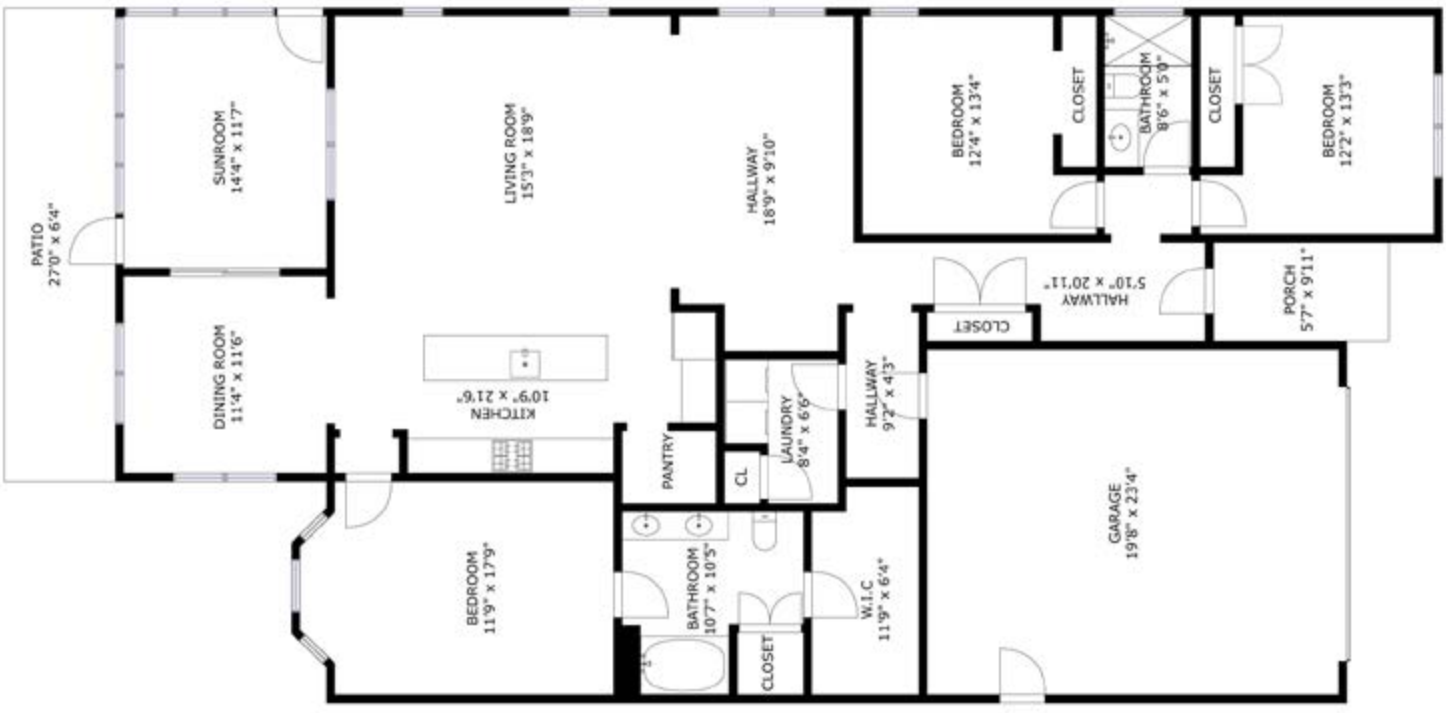


- Community pool





FLOOR PLAN



All measurements are approximate and not guaranteed.

699 Pickering Place
Home Features & Additional Information

Home Overview & Flooring

- 3 bedrooms and 2 bathrooms, all on one level
- Engineered hardwood flooring in the living area
- COREtec luxury vinyl tile in the front bedroom
- Tile flooring in the bathrooms, three-season room, and laundry room
- Carpet in the remaining bedrooms

Kitchen & Appliances

- Island with bar-height seating, tiled backsplash, and pantry
- Stainless steel appliances and roll-out storage in the base cabinets
- Maytag dishwasher replaced in 2024
- CuZn under-sink filtration system installed in 2026 for the kitchen's cold-water supply
- Garbage disposal removed when the filtration system was installed. The switch remains in place for possible reinstallation.
- LG washer and dryer replaced in 2024

Three-Season Room & Outdoor Living

- Three-season room with Eze-Breeze windows
- Motorized exterior roller shades and manual interior roller shades installed in 2023
- Motorized SunSetter awning installed outside the three-season room in 2023
- Fenced yard with zoysia grass, landscape curbing, stonework, and river rock in the landscape beds
- Raised garden beds with hardscaping
- Underground drainage with pop-up drains

Heating & Cooling

- Daikin HVAC unit replaced in 2023 with a transferable warranty
- Mini-split installed in the three-season room in 2025 with a transferable 12-year warranty
- Both units have been maintained under a service contract with Sandpiper HVAC

Doors, Windows & Garage

- Upgraded Therma-Tru front door
- Larson storm doors with retractable screens at the front entry, the door between the garage and home, and the garage's exterior pedestrian door
- Hurricane shutters for all windows, with a combination of corrugated aluminum and clear panels
- 3M tinted solar film on all windows for UV protection
- LiftMaster garage door opener installed in 2017

Lighting & Electrical

- Kitchen pendant lighting and dimmer switches throughout the home
- Recessed lighting added in the pantry, primary closet, and bedroom closets
- Exterior light bulbs turn on at dusk when the wall switches are left on
- Surge protection in the garage and at the garage door opener
- Generator transfer switch and portable propane generator setup
- The owner reports that the generator was used once, tested annually, and kept on a trickle charger. The owner kept portable propane tanks for the generator.

Bathroom Upgrades & Home Maintenance

- Guest bathroom shower replaced in 2019 with a cultured marble shower and barn-style sliding glass door
- Dryer vent cleaned annually
- Water heater drained and flushed annually
- New plumbing shutoff valves installed throughout the home
- Home interior and garage recently painted
- NexusPro sealant applied along the front and rear of the foundation to help prevent water intrusion, with a 10-year warranty
- Transferable termite bond with bait stations through Canady's, 910-405-8676

Spring Mill Homeowners Association

- Annual dues of $1,404
- Managed by Kuester Management, 843-839-9704
- Dues cover road and common area maintenance, sidewalks, management fees, and stormwater management
- Community amenities include a clubhouse and outdoor pool

Utilities

- Electricity – BEMC, 910-754-4391
- Water and sewer – Brunswick County