Colleen Teifer | Real Estate Broker | Silver Coast Properties

9258 MURPHY WAY SW

Devaun Park | Calabash, North Carolina





List Price $649,999

BEDS 3 • **BATHS** 2.5 • **SQ FT** 2,583

Year Built 2021

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SILVER COAST PROPERTIES











This Charleston-style home in Devaun Park features first- and second-floor front porches overlooking a quiet pond. Natural light fills the main living areas, where the spacious kitchen and adjoining living room offer plenty of room to gather.

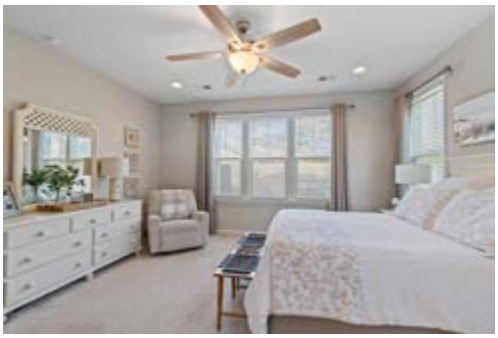
The kitchen features gray soft-close cabinetry with roll-out shelves in the base cabinets, quartz countertops, a tiled backsplash, a pantry, and an island with room for counter-height seating. The appliance lineup includes a KitchenAid wall oven with microwave, an electric cooktop, a vent hood, and a French-door refrigerator.

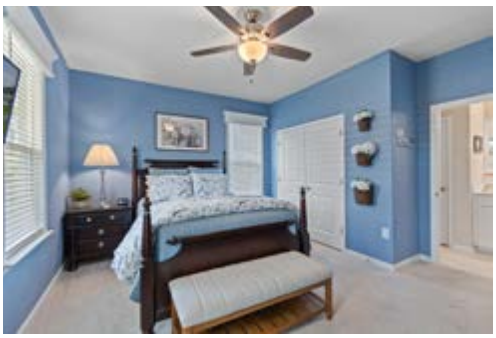
An electric fireplace anchors the living room, and four-panel sliding glass doors open to a three-season room enclosed with Eze-Breeze windows. The enclosure makes the space comfortable for more of the year and helps keep pollen off the furnishings. Beyond the porch are a fenced, landscaped yard, a private patio, and access to the alley-loaded two-car garage.

On the main floor, the dedicated office has French doors and is currently used as a formal dining room. Across the foyer, the original dining room serves as a den. A powder room is also conveniently located on this level.

The first-floor primary bedroom has ample room for a full suite of furniture. The en suite bath features dual vanities with quartz countertops, a tiled shower with a glass door, and a walk-in closet. Upstairs, two guest bedrooms share a full bath and have access to the second-floor front porch overlooking the pond. Neutral colors and finishes carry throughout the well-maintained home.

Set along the Calabash River between Calabash and Sunset Beach, Devaun Park is known for its Charleston-style homes, mature trees, and generous green space. Community amenities include a clubhouse with a fitness room, a pool, and an activity lawn. Beaches, golf courses, grocery stores, shops, restaurants, and healthcare are all nearby. Schedule a showing to see the home and explore the neighborhood.















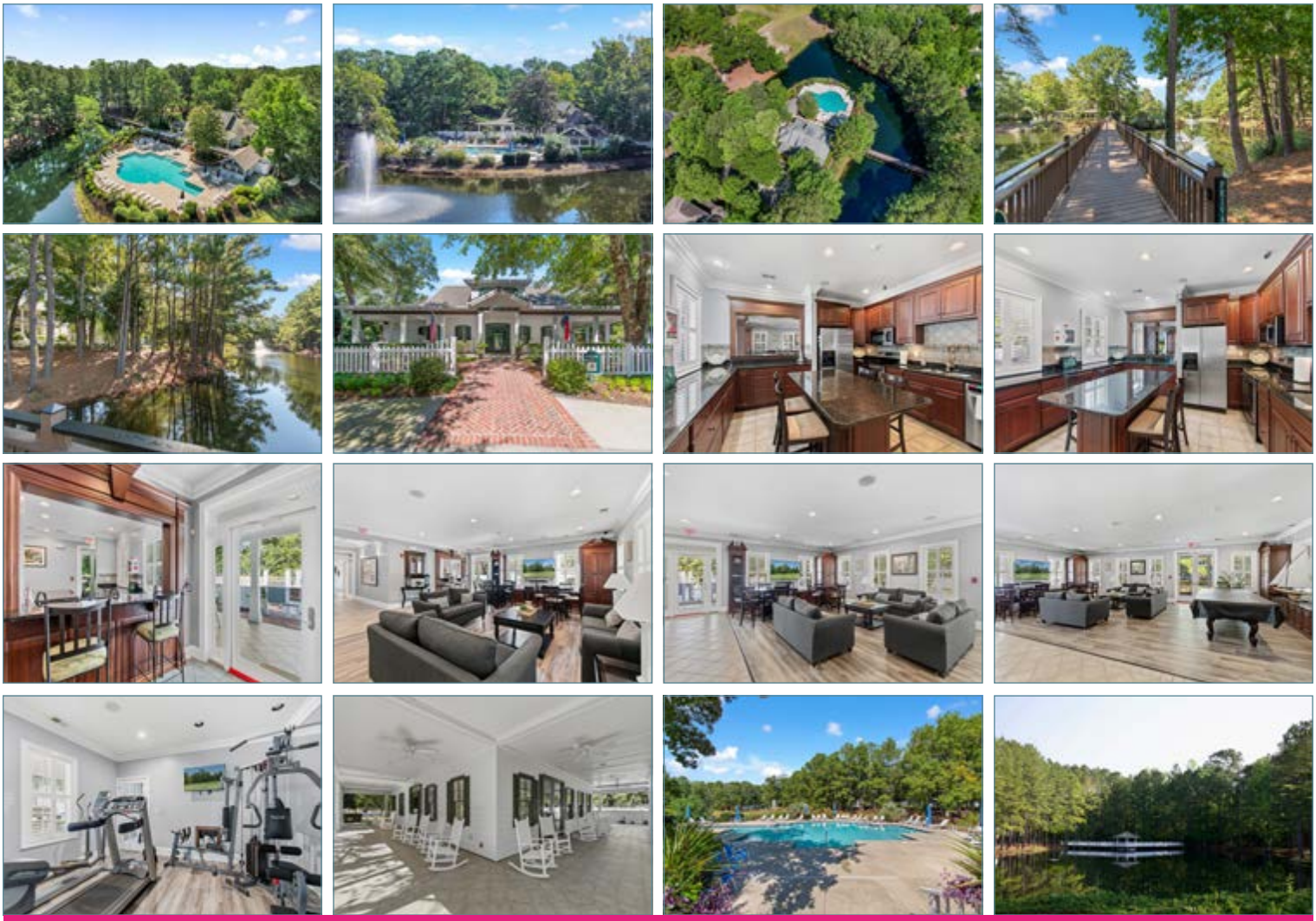







DEVAUN PARK AMENITIES

- Private members amenity center
- Beautiful outdoor pool
- Soccer and activity field
- Fitness Room
- Private members lounge and events room
- Miles of walking & biking trails
- Minutes to area beaches
- Convenient to shopping and entertainment
- Convenient to health care and emergency services



FLOOR PLAN



All measurements are approximate and not guaranteed.

9258 Murphy Way SW, Sunset Beach
Home Features & Additional Information

HOME OVERVIEW & INTERIOR DETAILS
- 3 bedrooms and 2½ bathrooms
- Laminate flooring in the living areas
- Tile flooring in the bathrooms
- Carpet in the primary bedroom and upstairs

KITCHEN
- Generously sized kitchen with soft-close cabinetry
- Roll-out storage in the base cabinets
- Quartz countertops
- Farmhouse sink
- Pantry
- KitchenAid appliances, including a wall oven with microwave, electric cooktop, and French-door refrigerator
- Whirlpool dishwasher

LIVING ROOM, DINING ROOM & OFFICE
- Comfortable living room adjacent to the kitchen
- High ceiling and electric fireplace in the living room
- Separate, enclosed dining room at the front of the home, currently used as a den
- Dedicated office with French doors, currently used as a formal dining room

PRIMARY SUITE
- Spacious main-level bedroom
- Ensuite bathroom with dual vanities and quartz countertops
- Linen closet
- Tiled shower with a glass door
- Wall-mounted headboard conveys with the home

UPSTAIRS GUEST ACCOMMODATIONS
- Two spacious guest bedrooms
- Full guest bathroom
- Loft area

PORCHES & OUTDOOR LIVING
- First-floor front porch and second-floor front balcony overlooking the pond
- Rear porch enclosed with Eze-Breeze windows for extended seasonal use
- Private rear patio
- Landscaped backyard enclosed by vinyl privacy fencing

GARAGE & PARKING
- Two-car garage accessed from the alley behind the home
- Additional parking spaces in front of the home

NEGOTIABLE FURNISHINGS
- Primary bedroom set
- Dining room table with eight chairs and hutch
- Front guest bedroom set

UTILITIES & SERVICE PROVIDERS
- Electricity: BEMC – 910-754-4391
- Water and sewer: Brunswick County
- Internet: Focus Broadband – 910-754-4311

DEVAUN PARK HOMEOWNERS ASSOCIATION
- Annual dues: $1,450
- Management: Priestley Management
- Phone: 910-509-7276

COMMUNITY AMENITIES & SERVICES INCLUDED IN HOA DUES
- Community Clubhouse
- Community swimming pool
- Fitness room
- Activity lawn
- Private road maintenance
- Street lighting
- Common area maintenance