Colleen Teifer | Real Estate Broker | Silver Coast Properties

320 Crooked Gulley Circle

Sea Trail Plantation | Sunset Beach, North Carolina





List Price $515,000

BEDS 3 BATHS 2 SQ FT 2,224

Year Built 2020

Silver Coast Properties
Colleen Teifer
Call: 609.868.2393

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

SILVER COAST PROPERTIES














Set on a 0.39-acre golf course lot in Sea Trail, this single-level home offers three bedrooms, two bathrooms, and a sunroom overlooking the course. Tall windows bring natural light into the open living areas. The spacious kitchen opens to the dining and living rooms, making it easy to stay part of the conversation while cooking. Just off the living room, the sunroom is a comfortable spot to watch birds and enjoy the view.

The split-bedroom layout places the primary suite on one side of the home and two guest bedrooms and a full bath on the other. The primary bedroom has room for a full furniture suite and features two walk-in closets. The en suite bath includes a soaking tub, separate vanities, a walk-in shower, and a private toilet room. Both guest bedrooms have generous closet space, and the front bedroom features a vaulted ceiling.

Mature trees and flowering shrubs frame the homesite, with blooms throughout the warmer months. The oversized side-entry garage has room for a workbench or extra storage, and a side door leads directly to the yard.

Sea Trail is home to three 18-hole golf courses. Community amenities include two clubhouses, two outdoor pools, private parking at Sunset Beach, fitness and exercise rooms, tennis and pickleball courts, a sauna, a hot tub, a bocce court, and a horseshoe pit. Organized clubs and activities offer plenty of ways to get involved.

The beach is about five minutes away, with shopping, dining, healthcare, and additional golf courses nearby. Schedule a showing to see the layout and golf course setting in person.












HOME FEATURES

- 3 Bedrooms
- 2 bathrooms
- Open and airy floor plan with extremely spacious kitchen, high ceilings, and abundant natural light. This home is solidly built.
- This floor plan is very livable, with the kitchen and dining room open to the living room and adjacent to the sunroom. The primary bedroom and guest bedrooms are on opposite sides of the home for maximum privacy.
- Kitchen boasts plenty of counter space, newer gas range, built-in microwave, newer dishwasher, 60/40 sink and refrigerator. There is also room for an island if desired.
- The primary bedrooms offers his and hers walk-in closets and access to the ensuite with soaking tub, separate vanities, a walk-in shower, and water closet.
- Both guest bedrooms are generous in size also with spacious closets. The front guest bedroom has a vaulted ceiling.
- Oversized, side-load garage with pedestrian door for access to the side yard
- This is a fantastic home site at .39 acres along the golf course with beautiful, mature trees and landscaping.
- There is currently a well for irrigation being shared, owned by the neighbors at 318 Crooked Gulley Circle. These owners have shared the expense for that, but if that arrangement is no longer practical, the irrigation system can be connected to the county system.

IMPORTANT CONTACTS & INFO

- HVAC system has been on a service contract with One Hour Heating & Air
- HOA dues are $1150/year and include access to all amenities in Sea Trail. Amenities include two clubhouses, two outdoor pools, a private parking lot at Sunset Beach, tennis/pickleball courts, a fitness room, an exercise room, hot tub, sauna, bocce court, horseshoe pit and a chapel. There are plenty of organized clubs and activities in Sea Trail as well. Sea Trail is managed by CAMS and the on-site Assistant Community Manager is Debbie Cornell 910-579-5374.
- Propane tank is above ground and leased through Sharp Energy 910-754-8131. It services the fireplace and gas range.
- Electric through BEMC 910-754-4391
- Water and sewer through Brunswick County
- Internet through Focus Broadband 910-754-4311

FLOOR PLAN



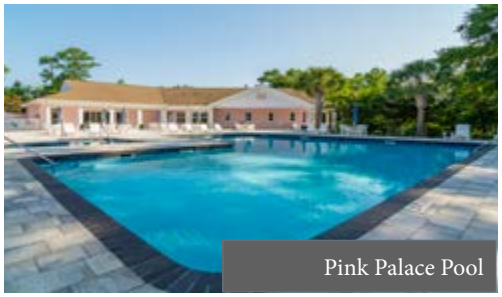
SEA TRAIL AMENITIES

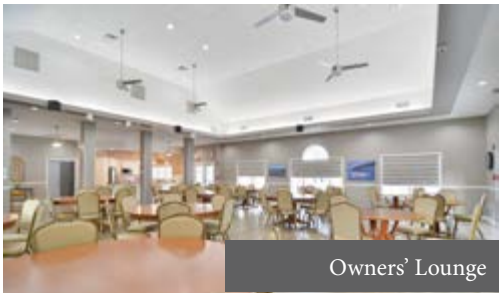
54 holes of championship golf
Private parking on Sunset Beach
Two private community activity centers
Two full-service golf clubhouses with a restaurants, snack bars, fine dining, and lounge
Two private property owners' outdoor pools
Fitness studio for exercise classes and activities
Private owners' library

Tennis courts
Pickleball courts
Horseshoes
Bocce Ball court
Community chapel
Patio and deck area
Grilling area
More than 50 clubs and organizations


Championship Golf

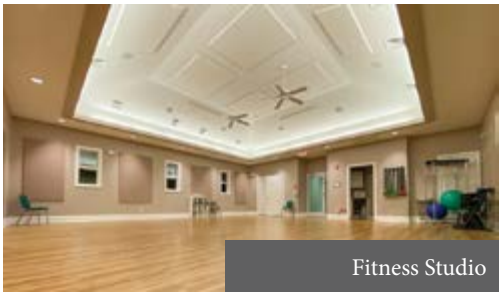

Pink Palace


Pink Palace Pool


Owners' Lounge


Fitness Room


Fitness Room


Fitness Studio


Maples Activity Center


Maples Activity Center