

394 SEA TRAIL DRIVE



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List
\$694,500
Price



4



3



2

This brand new Riptide home with stunning setting and finishes is move-in ready! This home site could not be any prettier, lined by majestic oak trees along the front with generous space on each side and golf fairway views from the rear. Both the exterior and interior boast a modern, coastal craftsman style that is quite attractive. Trim detail in the main area of the home includes wainscoting in the foyer and dining area, a vaulted ceiling in the living room with faux beams, 36" ventless gas fireplace surround with shiplap and built-ins on both sides. The telescoping sliding glass doors to the porch add to the open and airy feel of this home. High-end laminate flooring adorns

the living, dining and kitchen areas, with tile in laundry and bathrooms and carpet in bedrooms. The gourmet kitchen includes soft-close cabinetry, a large island, quartz counters, stainless steel apron sink, and under-cabinet lighting. You will love the LG appliance suite, consisting of a wall/micro-wave oven combo, 5 burner gas cooktop, dishwasher, and vented hood. The primary suite is your retreat at the end of the day, with its luxurious spa-like feel. Features include a tray ceiling with rope lighting, walk-in closet with melamine shelving, dual sink vanity with additional make-up vanity, zero-entry tiled shower with LED lit wall niche, and a freestanding soaking tub.

Imagine yourself enjoying mornings and evenings on your graciously sized, tiled, screened porch with enlarged patio, watching the wildlife and the golfers pass by. Have guests visiting? No problem! They can have the bonus room with its own bathroom as their private quarters, which contains a closet and additional walk-in storage. Exterior features of this home include James Hardie siding with stone accents, lush landscaping, and zoned irrigation with drip lines. Other desirable features of this home include a zoned HVAC system, tankless propane water heater, termite bond, and comprehensive warranty plan.

Home Features



- Bedrooms: 4
- Bathrooms: 3
- Open Floor Plan
- Fireplace
- Beautiful lot with mature oak trees lining the front
- Entry door with decorative glass insert and sidelights
- Wainscoting in foyer and dining area
- Living room has vaulted ceiling with faux beams and built-in cabinetry
- Pantry with melamine shelving
- Soft-close, white cabinets and quartz counters in kitchen
- Barn door entry to primary bathroom
- Roll-in, tiled shower, soaking tub, double vanity and make-up vanity
- Walk-in closet with melamine shelving in primary suite
- Bathrooms have ivory cabinetry with granite counters
- Crown molding in guest bedrooms

Year Built:

2025

Lot Size:

0.32

Home Size:

2,090

Heated Living Space

- Laundry room with drop-zone area
- High-end laminate flooring in living area, tile in laundry and bathrooms, carpet in bedrooms
- Oak treads on stairs to bonus room
- Bonus room contains a closet and access to walk-in storage
- 3-panel sliding glass door in living room opens to large screened porch with tile floor
- Enlarged patio
- Beautiful golf views
- Epoxy floor in garage
- Buried propane tank fuels gas cooktop, fireplace and tankless water heater
- Riptide Builders provides a 30 day punch list opportunity and an 11 month warranty opportunity also through them directly. A 10 year structural warranty is provided through QBW as well.
- The Riptide Builders' contract will be used for this transaction. There is an Offer Recap Form that can be completed to initiate an offer

Community Amenities



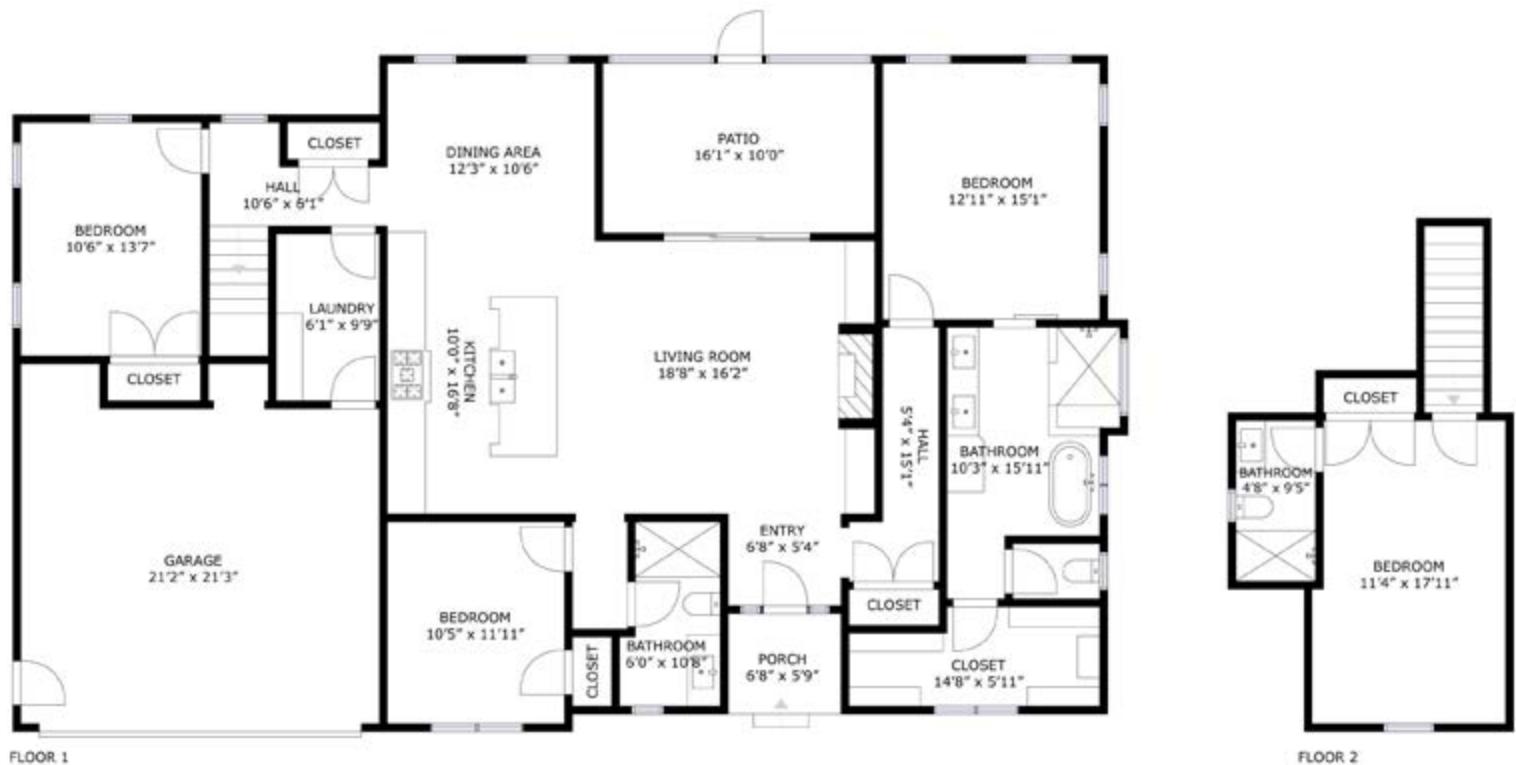
- 3 18-hole championship golf courses
- Private parking area on Sunset Beach
- Two full-service club-houses with a restaurant, snack bars and lounge
- Two private owner's swim & fitness centers with pools, whirlpools & sauna
- Fitness studio with Yoga, Pilates and exercise classes
- Lighted tennis courts
- Pickleball courts
- Private owners' library
- Many clubs & organizations
- Horseshoe Pit
- Bocce Ball Court
- Outdoor grilling
- Community chapel
- Community gardening center
- 1/2 mile to pristine Sunset Beach



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
- **2025 Annual HOA Fees:** \$1,100
- There is a capital contribution of \$1100 due at settlement.
- **Management Company:** CAMS, 910-454-8787
Debbie Cornell is the Asst. on-site manager
910-579-5374
- **Propane Tank:** Leased through Sharp Energy
910-754-8131
- There is no impervious square footage remaining on this lot so there is not room for a pool or to further enlarge the patio.

FLOOR PLAN



All measurements are approximate and not guaranteed.

OUTDOOR LIVING

