

Colleen Teifer | Real Estate Broker | Silver Coast Properties

936 Wyndfall Drive SW

Sunset Beach | Wyndfall



List Price \$289,500

BEDS 3 BATHS 2 SQ FT 1,727

Year Built 2002



**SILVER COAST
PROPERTIES**

Silver Coast Properties
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PROPERTY HIGHLIGHTS

- Pond view
- Sunroom
- Screened porch
- Low HOA dues
- Less than 10 minutes to the beach

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HOME FEATURES

- Bedrooms: 3
- Bathrooms: 2
- Sq Ft: 1,727
- Open floor plan
- Vaulted ceilings
- Primary bedroom located on the opposite side of the home from the two guest bedrooms
- Ceiling fans
- Sunroom
- Screened porch
- Wood flooring throughout living areas
- Vinyl in kitchen, laundry room, and primary bathroom
- Walk-in tiled shower in guest bathroom
- Refrigerator, washer and dryer will convey
- Laundry Room
- There is damage to the flooring in the front bedroom which was present when the sellers purchased the home. They are open to offering a credit at closing toward flooring with an acceptable offer.

IMPORTANT CONTACTS & INFO

- **Water:** Brunswick County Public Utilities, 910-253-2655, www.brunswickcountync.gov
- **Sewer:** Sandpiper Bay's community system- 904 Georgetown Treatment Plant, LLC, 910-579-9120 extension 8, 904georgetown@sandpiperbaygolf.com
- **Electric:** Brunswick Electric, (910) 754-4391
- **Cable/Internet:** Focus Broadband, (910) 754-4311
- **2026 Annual HOA Fees:** \$595/year
- **Management Company:** CAM, (910) 579-5163
- Streets are owned by Sunset Beach
- This community has no amenities
- There is no termite bond this home

Welcome to the charming community of Wyndfall in beautiful Sunset Beach! This one-story, 3 bedroom, 2 bathroom home with BOTH sunroom and screened porch and located on a pond is ready for a new owner! This floor plan is extremely convenient, with the kitchen and

dining area open to the living area and sunroom located directly beyond the living room. With the primary bedroom located on the opposite side of the home from the two guest bedrooms, everyone will have their privacy. This location could not be more convenient, very

near the beaches of both Sunset Beach and Ocean Isle, down the road from the town area of Calabash with its shopping and seafood restaurants, and near grocery stores, healthcare and professional services. If you are a golfer, there are 10 golf courses within less than

10 minutes. For boaters or kayakers, the ICW is also nearby, so it is literally impossible to be bored here. This community is very reasonable, with low HOA dues of \$595/year. The community does not have its own amenities, as the area provides those. This home is ready for someone to place their own personal touch on it. What are you waiting for? Schedule your showing today!



FLOOR PLAN



All measurements are approximate and not guaranteed.