

Colleen Teifer | Real Estate Broker | Silver Coast Properties

139 Avian Drive, 3615

Sunset Beach | Sea Trail Plantation



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List Price \$312,000

BEDS 2 BATHS 2 SQ FT 1,370

Year Built 2002



Silver Coast Properties
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PROPERTY HIGHLIGHTS

- 2 BR, 2 BA third-floor condo with Villa and mini-suite
- Unit has not been rented- only used as a vacation home
- LVP flooring with tile in bathrooms
- Villa side includes full kitchen, living room, dining area, primary bedroom and bathroom, and screened porch
- Mini-suite side includes kitchenette, second bedroom sitting/eat-in area and full bathroom
- Both heat pumps replaced in 2020
- Water heater replaced in 2019



HOME FEATURES

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- Villa side includes full kitchen, living room, dining area, primary bedroom and bathroom, and screened porch
- Mini-suite side includes kitchenette, second bedroom sitting/eat-in area and full bathroom
- Newer kitchen appliances include dishwasher, stove and microwave
- Roof for this building was just replaced in March of 2026
- Both heat pumps replaced in 2020
- Water heater replaced in 2019
- Certain furniture items will convey: couch, loveseat, 4 queen beds, and day bed in mini-suite. Remaining furniture items and decor will not convey.
- Washer, dryer and both refrigerators will convey
- There is an elevator for the building, maintained by the Champions sub-association



IMPORTANT CONTACTS & INFO

- HOA dues are paid quarterly in the amount of \$4,747.60 per year.
- Sea Trail Master Association dues are \$1150 per year
- Total HOA dues for both are \$5,897.60. Dues include exterior maintenance, roof maintenance, landscaping/irrigation, pest control, master insurance, private trash service, and access to all Sea Trail amenities.
- There was a **special assessment** to all Champions condo owners this year. The amount for this unit was \$3249. Half of that has been paid already and the remaining half will be paid by the seller prior to or at settlement.
- Sea Trail amenities include two owners' amenity centers, two outdoor pools, fitness room, exercise room, private parking lot at Sunset Beach, sauna, hot tub, Pink Palace main room and ancillary meeting rooms, lending library, horseshoe pits, bocce courts, chapel and many organized activities
- Electricity through BEMC 910-754-4391
- Water and sewer through Brunswick County
- Internet through Focus Broadband



Welcome to your new beach and golf retreat! This third floor, golf course lockout unit in the Champions condos is ready to go for a new owner. The floor plan of the Villa side is open and comfortable space, with the kitchen adjacent to the dining area and living room. There is a generous screened porch off the living room, overlooking fairway 10 of the Byrd course. LVP flooring graces the living areas and bedrooms, with tile in the bath-

rooms and kitchen. The primary bedroom is a generous size, able to fit traditional bedroom furniture easily. A lockout door leads to the mini-suite where there is a kitchenette, large bedroom area, two closets and full bathroom. This unit will be sold partially furnished. HOA dues for this unit include access to all of Sea Trail's amenities, master insurance, exterior maintenance, elevator maintenance, roof maintenance, landscaping, private

trash service and pest control. This location does not get any more convenient. Literally around the corner from the town area of Sunset Beach with shopping, dining and small businesses and down the street from the pristine sands of Sunset Beach. You are nestled right between the towns of Ocean Isle Beach and Calabash, where more dining, shopping and other activities await. There are 10 golf courses within a five minute ride. Sea Trail

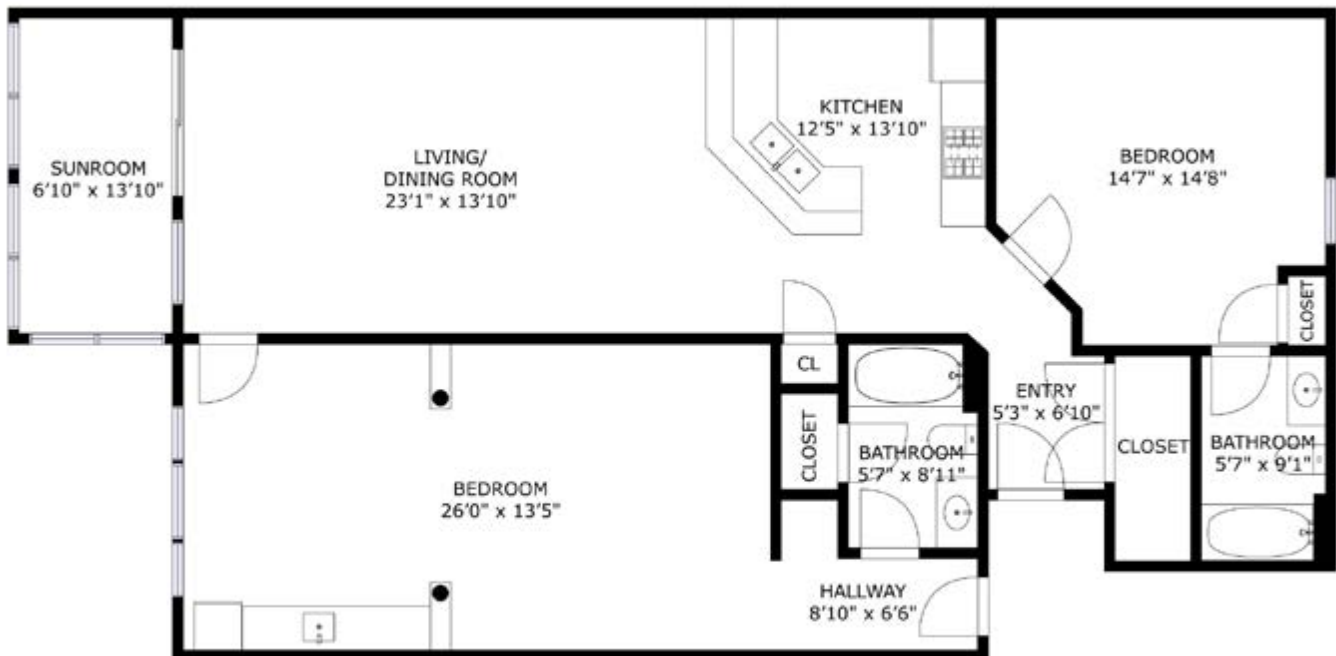
is an active and vibrant community with its newly renovated restaurants, patio bar overlooking the golf course, two owners' amenity centers, two outdoor pools, fitness rooms, a private parking lot at Sunset Beach, sauna, hot tubs and tennis/pickleball courts. This one will go quick... schedule your showing today!

SEA TRAIL PLANTATION AMENITIES



- 3 18-hole championship golf courses
- Private parking area on Sunset Beach
- Two full-service clubhouses 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

FLOOR PLAN



139 AVIAN DR UNIT 3615
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

All measurements are approximate and not guaranteed.