

Colleen Teifer | Real Estate Broker | Silver Coast Properties

1105 Sunridge Drive

Sunset Beach | Sea Trail Plantation



List Price \$709,999

BEDS 4 BATHS 3 SQ FT 2,095

Year Built 2022 BONUS ROOM



**SILVER COAST
PROPERTIES**

Silver Coast Properties
Colleen Teifer
Call: 609.868.2393

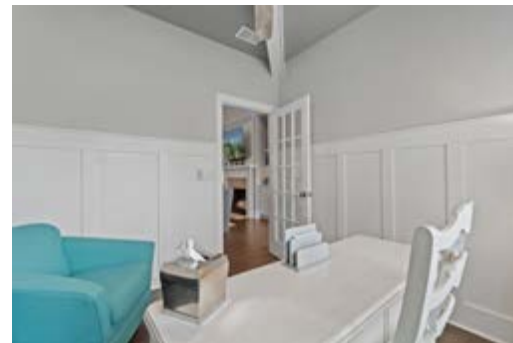
carolinacolleen@gmail.com
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PROPERTY HIGHLIGHTS

- Vaulted ceilings in great room
- Zero entry shower
- Epoxy finished garage floors
- Navien tankless water heater
- HERS certified by RESNET
- .3 acre golf front lot

LEARN MORE





This newer, well maintained home with golf-front lot and stunning finishes is truly move-in ready! These conscientious owners have done several upgrades so you won't have to! You will love the feel of this open and airy home, with split floor plan for maximum privacy. Both the exterior and interior boast an attractive, modern, coastal craftsman style. Trim detail in the main area of the home includes wainscoting in the foyer, dining area and office, a vaulted ceiling in the living room with faux beams,

36" ventless gas fireplace with shiplap surround and built-ins with floating shelves. Engineered hardwood flooring adorns the living areas and first floor bedrooms, with tile in laundry and bathrooms and new carpet with upgraded padding in the bonus room. The gourmet kitchen includes soft-close cabinetry, a large island, quartz counters, fire clay farmhouse sink, and under and over-cabinet lighting. You will love the appliance suite, consisting of a wall/convection microwave oven combo, 5 burner gas cook-

top, 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, double glass doors to porch, 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 patio, watching the wildlife



and the golfers pass by. Visiting guests? 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 and pest control utilizing tubing in the walls.

HOME FEATURES

- **Bedrooms:** 4
- **Bathrooms:** 3
- **Bonus room:** Contains a full bathroom, closet and access to walk-in storage
- Wainscoting in foyer and dining area
- Living room has vaulted ceiling with attractive faux beams and built-ins with floating shelves
- Former dining room has been enclosed with a single French door to create an office.
- Plantation shutters in living area, office, and primary suite. Room-darkening shades in guest bedrooms & bonus room
- Soft-close, white cabinets and quartz counters in kitchen with additional pantry cabinet, double oven with convection microwave, gas cooktop, vented hood, large, fire-clay farmhouse sink and additional up-lighting over the cabinets
- Primary bedroom boasts a double-tray ceiling with crown molding and rope lighting along with double-glass doors out to the screened porch
- Roll-in, tiled shower, soaking tub and double vanity with additional make-up vanity in primary bathroom, all with quartz counters
- Walk-in closet with melamine shelving in primary suite
- Guest bathroom boasts a tiled shower with frameless glass sliding door, lighted niche and quartz counter on vanity.
- Guest bedrooms contain crown molding
- Laundry room with drop-zone area, quartz counter, and storage cubbies
- Engineered hardwood flooring in living area and all downstairs bedrooms, tile in laundry and bathrooms, new carpet with upgraded padding in bonus room
- Oak treads on stairs to bonus room
- 4-panel sliding glass door in living room opens to large screened porch with tile floor
- Garage features an epoxy flooring, a bump-out area and pedestrian door
- Washer and dryer will convey; refrigerator is negotiable

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
- **2026 Annual HOA Fees:** \$1,150
- **Management Company:** CAMS, Debbie Cornell is the Asst. on-site manager 910-579-5374
- **Propane Company:** Propane tank is owned and gas provided by Sharp Energy 910-754-813; Buried propane tank fuels gas cooktop, fireplace and tankless water heater
- **Pest control:** Pest control is through Home Team (tubes in the walls with an exterior port). There is currently no termite bond.

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

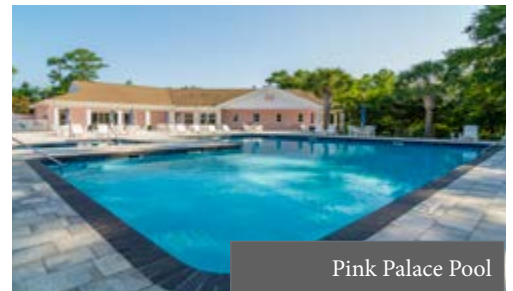
Tennis courts
Pickleball courts
Horseshoes
Bocce Ball court
Community chapel
Patio and deck area
Grilling area
More than 50 clubs and organizations



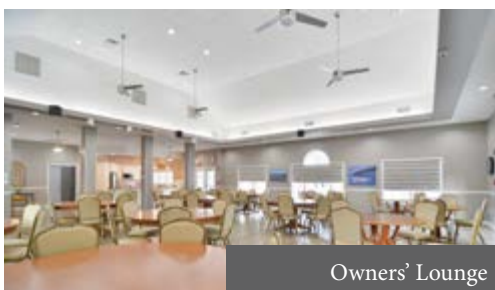
Championship Golf



Pink Palace



Pink Palace Pool



Owners' Lounge



Fitness Room



Fitness Room



Fitness Studio



Maples Activity Center



Maples Activity Center