



List
\$310,000
Price



Use Your Smart Phone
Camera to Learn More

137 AVIAN DRIVE UNIT 3514 Sea Trail Plantation



Your New Dream Home

137 Avian Drive Unit 3514
PROPERTY FEATURES

- End unit
- Golf views
- Close to amenities
- Furnished
- Enclosed porch
- Elevator in building

What are you waiting for!?

Beautiful end unit golf front Champions condo is waiting for you at Sea Trail! Lovingly cared for the unit is move in ready and comes fully furnished. Picture yourself sitting on the screened porch and enjoying the ocean breeze and gorgeous views of the 10th hole of the Byrd course at Sea Trail. Featuring a 2 bedroom lockout setup this condo offers great flexibility for either short term rental (yes they are allowed!) or full time living. As an added bonus the Champions condo association has its own private pool and picnic area just steps from your front door in addition to offering access to all the wonderful Sea Trail amenities (4 pools, private beach parking, fitness center, and more!) Other great features include...new HVAC systems in 2023, LVP flooring throughout, elevators in the building, the lockout setup.

Silver Coast Properties
Bill Anderson

Call: 910.880.9475
livecoastalnc@gmail.com

www.seatrailhomes.com
www.silvercoastnc.com

Home Features



Year Built:

2000

Home Size:

1,205

Heated Living Space

- Mini Split lock out
- 2 rentable units
- Newer LVP flooring
- New HVAC (2023)
- Fully Furnished
- End unit
- Screened Porch
- Private pool for Champion owners
- Picnic area
- Minutes to two beaches—Sunset Beach and Ocean Isle Beach
- Walkable to restaurants, retail areas, and Sunset Beach town park
- Convenient to Vacation Activity Center and the Maples Activity Center pool, tennis/pickleball and private clubhouse
- Convenient to the Pink Palace amenity center.

Community Amenities



Sea Trail Plantation master association fees are \$1,050/year. CAM OIB Champions HOAs fees are \$3,504/year.

- Gated beach parking
- Clubhouses
- Community pools
- Tennis/pickle ball courts
- Chapel on the green
- Library
- Fitness center
- Hot tub
- Activity room
- Sauna



Important Contacts

- Municipal water and sewer through Brunswick County: 910-253-2655, www.brunswick-countync.gov/utilities
- Electric through BEMC: 910-754-4391
- Internet through Focus Broadband: 910-754-4311
- 2024 HOA Sea Trail Master Association dues \$1,050/year : 877-672-22
- 2024 CAM OIB Champions HOA dues \$3,504/year ; 910-579-5163
- 2023 Property taxes were \$1,445.21

