

Bill Anderson | Real Estate Broker | Silver Coast Properties

208 Brookwood Park Court

Sunset Beach | Sea Trail Plantation



List Price \$544,900

BEDROOMS 3 BATHROOMS 2.5

Year Built 2016 SQ FT 2,485



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PROPERTY HIGHLIGHTS

- Plentiful cabinetry
- Fireplace
- Tile flooring throughout main level
- Carolina room
- Crown moulding
- Tray ceilings

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HOME FEATURES

- Bedrooms: 3
- Bathrooms: 2.5
- Fireplace
- Tile flooring throughout main level
- Custom touches throughout such as crown moulding, tray ceilings, and even bullnose drywall corners lend a high end feel to this home
- Ample cabinetry in kitchen
- Kitchen island has extra storage
- Gas range
- Expansive four season sunroom
- Flex space that can be used as formal dining/living/office
- Powder room and laundry closet are down the hall
- Large walk in closet has storage shelves and racks in primary bathroom
- Double vanities, a walk in shower and a garden tub
- Large bedrooms upstairs with jack & jill bathroom
- Two walk in attic spaces

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 (Master Fee)
- **Management Company:** CAMS, Master Association (910) 579-5374
- **Propane Company:** RD White (910) 754-6415, (tank is owned)

Like new home (built in 2016) waiting for you in beautiful Sea Trail! Just minutes to award winning Sunset Beach this home welcomes you in with an open floor plan and plenty of space. Custom touches throughout such as crown moulding, tray ceilings, and even bullnose drywall corners lend a high end feel to this home. With a first floor primary suite you can enjoy one floor living while still having two large bedrooms and a full bath upstairs for

guests as needed. As you enter the home you will immediately notice the tile flooring throughout the main level which is extra durable and great for cleaning up after both water and sand. The flex room area at the front of the home could also double as an office area or lends itself to many creative uses. Stepping further into the home you enter the main living area which is wide open and spacious. The extra large kitchen island and ample cabinets are

great to the cook in the house. While the living room features built in cabinetry, a fireplace and plenty of room for any number of seating configurations. Just off the living room is the fully enclosed and heated/cooled porch. This space adds additional living area to the home that can be enjoyed year round. Rounding out the main level is the primary suite. The large walk in closet has storage shelves and racks already installed. While the

bathroom has double vanities, a walk in shower and a garden tub. Making your way upstairs you find even more space with two large bedrooms which share a full bath AND walk in attic space. The bedrooms are easily large enough to accommodate a bed and additional seating or furniture. Part of choosing to live in the Sea Trail neighborhood is the amazing amenities! Sea Trail features 2 pools, a gated/fenced beach parking lot on Sunset Beach, a fitness center, tennis and pickleball and must more.

SEA TRAIL AMENITIES

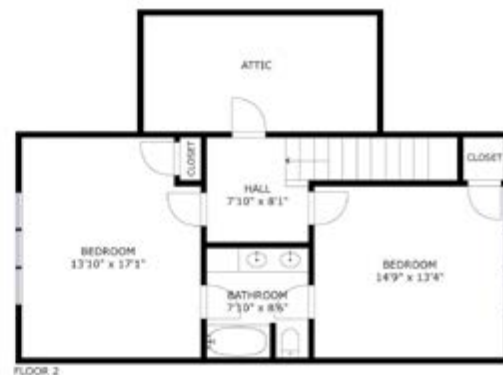


- 3 18-hole championship golf courses
- Private parking on Sunset Beach
- Two full-service clubhouses with a restaurant, snack bars, and lounge
- Two private owner's swim & fitness centers with pools, whirlpools & sauna
- Fitness studio with Yoga, Pilates, and exercise classes
- Private owners' library
- Tennis courts
- Horseshoe Pit
- Bocce Ball Court
- Community chapel
- Patio and deck area
- Grilling area

FLOOR PLAN



208 BROOKWOOD PARK CT
MEASUREMENTS AND SIZES ARE APPROXIMATE



FLOOR 2