

Bill Anderson | Real Estate Broker | Silver Coast Properties

# 141 Avian Drive, Unit 3813

Sunset Beach | Sea Trail Plantation



**List Price \$317,500**

**BEDROOMS 2**

**BATHROOMS 2**

**Year Built 2004 SQ FT 1,296**



Silver Coast Properties  
Bill Anderson  
Call: 910.880.9475

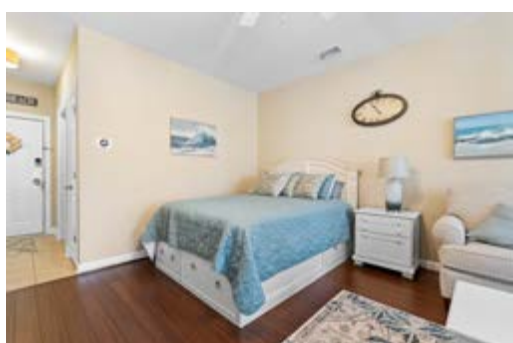
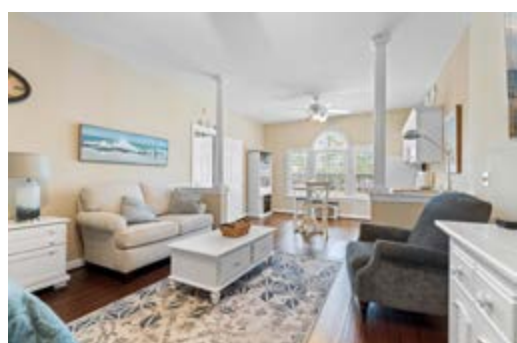
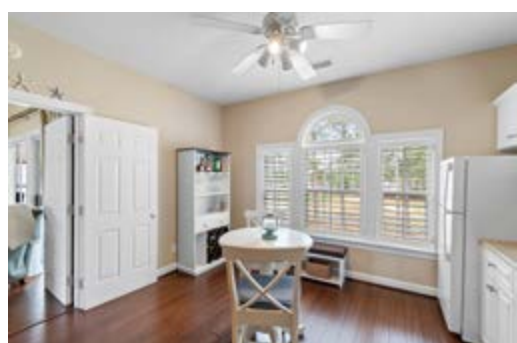
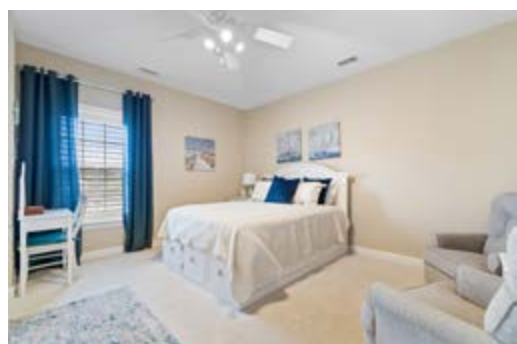
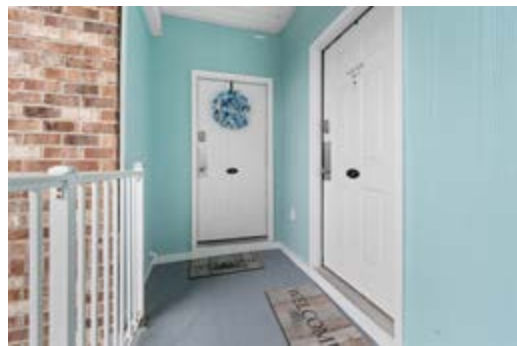
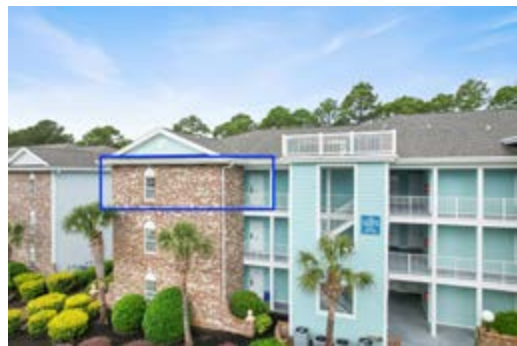
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## PROPERTY HIGHLIGHTS

- End Unit
- Golf Views
- Screened Porch
- Elevator
- Short term rentals allowed

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## HOME FEATURES

- Bedrooms: 2
- Bathrooms: 2
- Elevator
- Lockout setup
- Fully furnished for immediate enjoyment or rental use
- Full size washer and dryer
- Great natural light from the additional end unit windows
- Plantation shutters throughout for added style and privacy
- Updated flooring throughout the unit
- Renovated main bathroom with upgraded shower
- Screened porch with Easy Breeze window enclosures for year-round use
- Beautiful views overlooking the 16th hole of the Byrd Course
- Private Champions condo pool and picnic area just steps away
- Perfect opportunity for a coastal getaway or investment property

## IMPORTANT CONTACTS & INFO

- **Water and Sewer:** Brunswick County Public Utilities, 910-253-2655, [www.brunswickcountync.gov](http://www.brunswickcountync.gov)
- **Electric:** Brunswick Electric, (910) 754-4391
- **Cable/Internet:** Focus Broadband, (910) 754-4311
- **2026 Annual HOA Fees:** \$1,150 (Master Fee) \$3,952 (Champions HOA)
- **Management Company:** CAMS, Master Association (910) 579-5374; Champions HOA, Cam OIB (910) 579-5163

Top floor, updated end unit Champions condo in beautiful Sea Trail Golf Resort! Just a hop, skip and a jump from award winning Sunset Beach this bright and beautiful unit is ready and waiting for you. Meticulously cared for, this unit is move in ready and comes fully furnished. It features great natural light from the additional end unit windows (which have plantation shutters), thoughtful upgrades like the updated shower in the main bathroom and updated flooring throughout the unit. PLUS check

out the spacious layout which includes an area for a full size washer and dryer. Just picture yourself sitting on the screened porch (in any season since it has Easy Breeze window enclosures!) and enjoying the ocean breeze and gorgeous views of the 16th hole of the Byrd course at Sea Trail. The 2 bedroom lockout setup of this condo offers great flexibility for all uses including use as a vacation home, full time residence or short term rental (yes they are allowed!) Plus for investor buyers this unit can be

split into two rental units with the lockout setup. 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 (2 pools, private beach parking, fitness center, and more!) And don't forget...it is legal to drive a golf cart to the beach from this unit! If you have been looking for that beach getaway then look no further.

# SEA TRAIL AMENITIES & CHAMPIONS



- 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
- Additional pool and picnic area just for Champion condominium owners
- 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



All measurements are approximate and not guaranteed.