

Bill Anderson | Real Estate Broker | Silver Coast Properties

1215 N Middleton Drive NW Apt 2409

Calabash | Brunswick Plantation



List Price \$249,000

BEDROOMS 2

BATHROOMS 2

Year Built 2005 SQ FT 1,178



**SILVER COAST
PROPERTIES**

Silver Coast Properties
Bill Anderson
Call: 910.880.9475

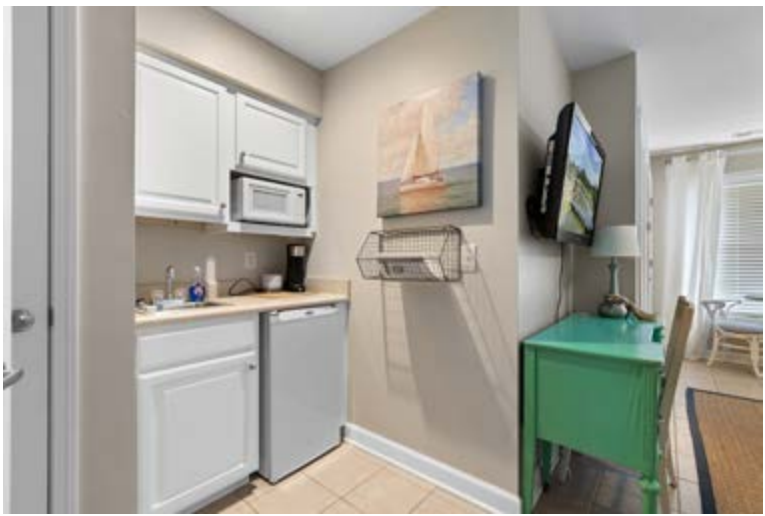
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www.silvercoastnc.com

PROPERTY HIGHLIGHTS

- Pond view
- Furnished
- Lockout setup
- End unit

LEARN MORE





Wake up to sweeping pond views from this beautifully positioned 3rd-floor, end unit condo in the highly desirable Brunswick Plantation Golf Resort. Offering the perfect blend of comfort, flexibility, and resort-style living, this 2-bedroom, 2-bath residence is ideal as a primary home, vacation retreat, or income-producing

investment property. Both spacious bedrooms are thoughtfully furnished with two beds, providing ample accommodations for family, guests, or renters. One bedroom features a private lockout design with its own entrance and convenient kitchenette, allowing for separate rental opportunities or added privacy for visitors and

golf groups. Adjoining access between the units creates exceptional versatility to fit a variety of lifestyle needs. Residents enjoy access to an impressive array of amenities including three outdoor pools, a heated indoor pool, fitness center, on-site restaurant, tennis and pickleball courts, and a vibrant calendar of recreational and social

activities. Located within a gated, secure community featuring 27 holes of championship golf across three distinct courses, Brunswick Plantation offers an unmatched coastal lifestyle. Just minutes from some of the Carolina coast's most popular beaches, including Sunset Beach, Ocean Isle Beach, Cherry Grove, and North Myrtle Beach, this exceptional condo delivers the perfect combination of location, lifestyle, and investment potential.

HOME FEATURES

- Bedrooms: 2
- Bathrooms: 2
- Spacious floor plan
- Beautiful 3rd-floor end unit condo in Brunswick Plantation Golf Resort
- Sweeping pond views from your private retreat
- Low maintains tile through condo
- Furnished
- Both bedrooms furnished with two beds for maximum guest accommodations
- Private lockout suite with separate entrance and kitchenette
- Flexible floor plan allows for separate rental opportunities
- Adjoining access between units offers added convenience and versatility
- Excellent setup for vacation renters, golf groups, or multi-family stays
- On-site restaurant and active social/recreational calendar
- Minutes from Sunset Beach, Ocean Isle Beach, Cherry Grove, and North Myrtle Beach
- Convenient access to dining, shopping, entertainment, and coastal attractions

IMPORTANT CONTACTS & INFO

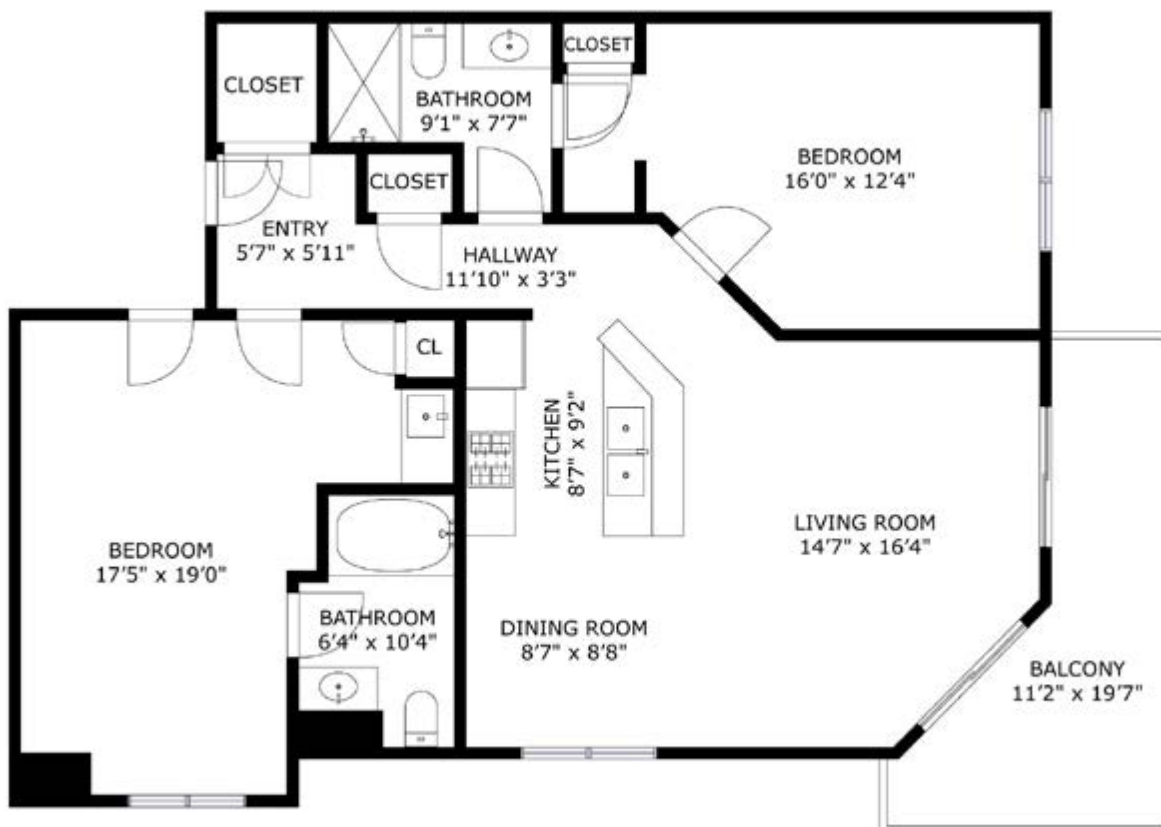
- **Water and Sewer:** Brunswick County Public Utilities, 910-253-2655, www.brunswickcountync.gov
- **Electric:** Brunswick Electric, (910) 754-4391
- **Cable/Internet:** Focus Broadband, (910) 754-4311
- **2026 Annual HOA Fees:** \$5,616
- **Management Company:** CAM at OIB, Association (910) 579-5163

BRUNSWICK PLANTATION AMENITIES



- Gated community
- Security
- 3 9-hole championship golf courses
- Clubhouse
- Indoor and outdoor pool
- Tennis and pickleball courts
- Onsite dining
- A library
- Party room
- Meeting room
- Picnic area
- Spa/ Hot tub
- A full calendar of clubs and events that bring neighbors together

FLOOR PLAN



All measurements are approximate and not guaranteed.