

# 190 RICE MILL CIRCLE



List  
\$719,500  
Price



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SILVER COAST  
PROPERTIES



4



3



2

This brand new Riptide home with stunning setting and finishes is move-in ready! With panoramic golf and pond views and plentiful windows, the light just pours into this home. Both the exterior and interior boast a modern, appealing, coastal craftsman style. Trim detail in the main area of the home includes wainscoting in the foyer and dining area, a high ceiling in the living room with faux wood beams, and a 36" ventless gas fireplace with shiplap surround. The full-lite glass door to the porch adds to the open and airy feel of this home. High-end laminate flooring adorns the living, dining and kitchen ar-

reas, with tile in laundry and bathrooms and carpet in bedrooms. The gourmet kitchen includes soft-close cabinetry, a large island, quartz counters, stainless steel apron sink, and under-cabinet lighting. Those who enjoy cooking and entertaining will love the LG appliance suite, consisting of a wall/microwave oven combo, 5 burner gas cooktop, 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, walk-in closet with melamine shelving, dual sink vanity, soaking tub, and a zero-entry tiled shower with LED

lit wall niche. Imagine yourself enjoying mornings and evenings on your graciously sized, tiled, screened porch, watching the wildlife and the golfers pass by. Guests visiting? They can enjoy the bonus room with its own bathroom and closet as their private quarters. 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, termite bond, and comprehensive warranty plan.

Silver Coast Properties  
Colleen Teifer

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www.seatrailhomes.com

## HOME FEATURES



**YEAR BUILT:**

2025

**LOT SIZE:**

0.31

**HOME SIZE:**

2,150

Heated Living Space

- Bedrooms: 4
- Bathrooms: 3
- Open Floor Plan
- Golf course lot with pond views
- Wainscoting in foyer and dining area
- Living room has high ceilings with faux beam detail
- Soft-close, two-tone cabinets and quartz counters in kitchen
- Additional bank of cabinetry between kitchen and living room
- Roll-in, large tiled shower, soaking tub and double vanity in primary suite
- Walk-in closet with melamine shelving in primary suite
- Guest bathrooms have weathered cabinetry with quartz counters
- Downstairs guest bathroom contains crown molding and tub with tiled shower
- Crown molding in guest bedrooms
- Laundry room with folding table, cubbies, and window
- Drop zone area near entry from garage
- High-end laminate flooring in living area, tile in laundry and bathrooms, carpet in bedrooms
- Oak treads on stairs to bonus room
- Large bonus room with closet
- Full-lite glass door in living room opens to large screened porch with tile floor
- Panoramic golf and pond views
- Epoxy floor in garage
- Buried propane tank fuels gas cooktop, fireplace and tankless water heater
- Riptide Builders provides a 30 day punch list opportunity and an 11 month warranty opportunity also through them directly. A 10 year structural warranty is provided through QBW as well.
- The Riptide Builders' contract will be used for this transaction. There is an Offer Recap Form that can be completed to initiate an offer

## INTERIOR





### 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
- **2025 Annual HOA Fees:** \$1,100
- **Capital contribution:** \$1,100 due at settlement.
- **Management Company:** CAMS, 910-454-8787  
Debbie Cornell is the Asst. on-site manager 910-579-5374
- **Propane Tank:** Leased through Sharp Energy 910-754-8131
- **There is no impervious sq. ft. remaining on this lot. There is not room for a pool or to further enlarge the patio.**

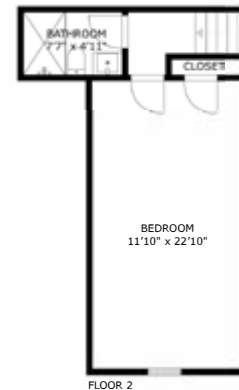
### Community Amenities

- 3 18-hole championship golf courses
- Lighted driving range, two putting greens
- Private parking area 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
- Lighted tennis courts
- Pickleball courts
- Private owners' library
- Many clubs & organizations
- Horseshoe Pit
- Bocce Ball Court
- Outdoor grilling
- Community chapel
- Community gardening center
- 1/2 mile to pristine Sunset Beach

# OUTDOOR LIVING



# FLOOR PLAN



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.