

# 1108 Lunar Drive

Sunset Beach | Sea Trail Plantation



**List Price \$739,900**

**BEDS 4 BATHS 3 SQ FT 2,254**

**Year Built 2023**



Silver Coast Properties  
Colleen Teifer  
Call: 609.868.2393

## PROPERTY HIGHLIGHTS

- Plentiful cabinetry
- Tiled screened porch
- Tankless water heater
- Extended patio
- Epoxy garage floor
- Fireplace

**LEARN MORE**



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## HOME FEATURES



This open and airy home with golf and pond views is ready for a new set of owners! There is literally nothing that needs to be done to this pristine home. The welcoming entry boasts a front door with windows, sidelights and arched transom window, letting in a great amount of natural light. LVP flooring adorns the entire first floor of the home, with tile in the bathrooms and laundry room. The spacious living room boasts built-ins on both

sides of the fireplace, faux wood beams on the ceilings and tall 4-panel sliders leading out to the massive, tiled screened porch. If you love to cook or entertain, the kitchen offers plenty of work and storage space with its extended island, plentiful cabinetry and large pantry. Additional features in the kitchen include a farmhouse apron sink, wall oven with convection microwave, gas cook-top, french door refrigerator and vented hood. The dining

area adjacent to the kitchen is well sized and convenient. Guests and owners can maintain their privacy with this functional split floor plan. The primary suite is your retreat at the end of the day with a beautiful view, double-tray ceilings with LED rope lighting and a spa-like ensuite. Dual vanities, a generous tiled shower, freestanding tub and water closet with pocket door contribute to the luxurious feel of this space. The primary closet con-

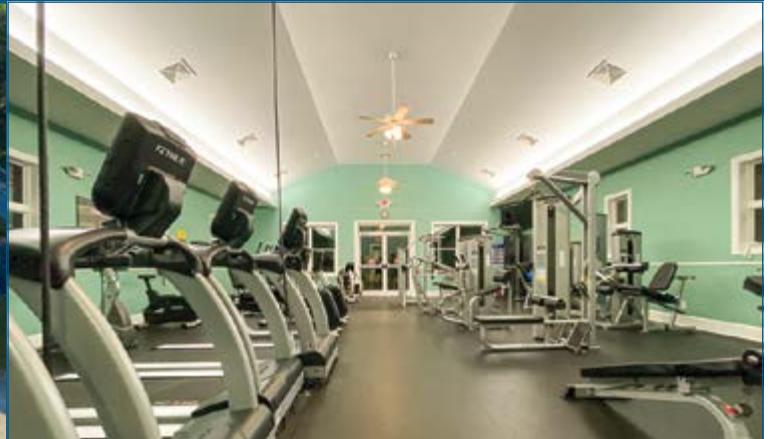
tains a custom closet system with drawers, hanging space and shelving as well. The laundry room is amazing, having been enlarged and rearranged to create a pleasant and functional space, containing a barn door entry, drop zone and storage cubbies. Whether it be a guest suite, exercise room or recreation space, the bonus room with full bathroom can be used however you like. The enlarged garage boasts epoxy flooring, a pedestrian door, storage nook, the tank-less water heater and is pre-wired for an electric car charger. Imagine yourself enjoying time on the huge screened porch and extended patio, enjoying the golf and pond views.

- Bedrooms: 4 | Bathrooms: 3
- Extended front porch with stamped concrete
- Stone fascia surrounding garage doors
- Metal roof accents on roof overhangs
- Wainscoting in entry foyer and dining area
- Built-ins on both sides of fireplace
- Faux ceiling beams in great room and dining area
- LVP flooring throughout the first floor of the home; carpet in bonus room
- Enlarged kitchen island with farmhouse sink and quartz counters
- Large pantry in kitchen in addition to pantry cabinets
- Primary bathroom contains dual vanities, tiled shower with niche lighting, free-standing tub and enclosed commode
- Primary bedroom features double-tray ceiling with LED rope uplighting in addition to recessed lights and fan with light
- Walk-in closet with custom closet system
- Crown molding in guest bedrooms
- Enlarged laundry/utility room with barn door, drop zone and storage cubbies
- Tiled, screened porch and enlarged rear patio
- Additional hose bib toward rear of home
- Finished garage contains epoxy flooring, tankless water heater, pedestrian door and added electric car charger
- Outdoor shower

## 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
- **Management Company:** CAMS, (910) 579-5374
- **Propane Company:** Sharp Energy (910) 754-8131, tank is owned through the company (Items powered by gas include kitchen cook-top, fireplace, tank-less water heater and line for grill near the patio)
- **Termite bond & Pest control:** Home Team Pest Defense (910) 338-5572

# 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



All measurements are approximate and not guaranteed.