

949 Forest Pointe Drive

Sunset Beach | Sea Trail Plantation



List Price \$679,900

BEDS 3 BATHS 3 SQ FT 2,090

Year Built 2016



Silver Coast Properties
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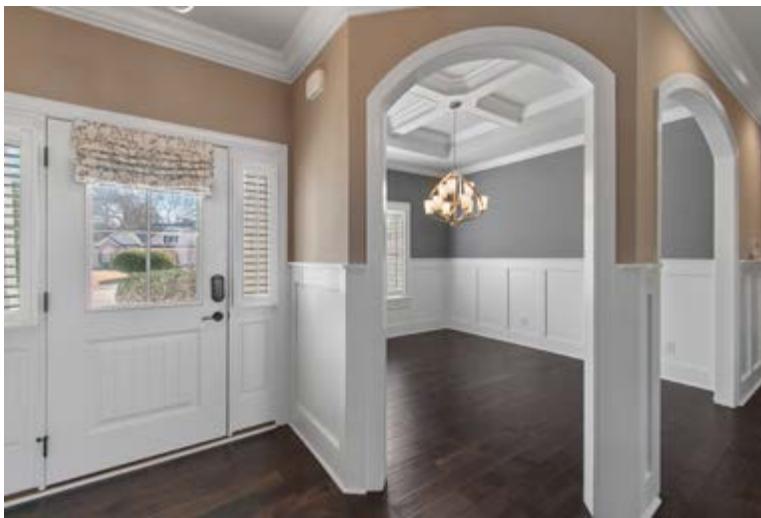
PROPERTY HIGHLIGHTS

- Custom craftsman style trim
- Plantation shutters & custom shades
- Whole house Generac system
- Epoxy flooring in garage
- Large screen porch

LEARN MORE



HOME FEATURES



Welcome to the Oyster Pointe section of Sea Trail! This is a very pretty and quiet neighborhood located just down the street from the main campus. This open plan, complete with a unique pocket office is ready for a new owner! Custom touches include extensive craftsman trim, wainscoting, coffered ceiling in dining room, arched doorways, and built-ins with tiled

back-splash and granite counters in the living room. The pocket office, located off of the living room is the perfect place to work, or enjoy hobbies. It offers plenty of storage and working area with its granite counters, built-in cabinetry and custom shelving system. Engineered hardwood floors adorn all of the main living area in the home, including the living room,

kitchen, bonus room, dining room, and one of the guest bedrooms. The kitchen is a cook's dream, with a large island, plenty of prep space, pantry, wall oven, gas cooktop with vented hood, and farmhouse sink. The primary suite is your retreat at the end of the day, boasting a double-tray ceiling with rope lighting, large walk-in closet, and luxurious bathroom. The spa-

like bathroom features a double vanity, tiled, walk-in shower, soaking tub and water closet. The bonus room offers multiple possibilities, whether you choose to use it as a guest suite, exercise room or recreation area. If you enjoy outdoor living, you will love the tall sliders in the living room that lead out to the massive tiled and screened porch, and patio. The backyard feels like its own private oasis with plentiful and well designed landscaping that blooms beautifully during the warmer seasons.

- Bedrooms: 3
- Bathrooms: 3
- Bonus room
- Open floor plan
- Engineered hardwood in all main living areas
- Customs cabinetry
- Fireplace
- Plantation shutters and custom shades
- Custom Craftsman style trim includes wainscoting in foyer and dining areas, crown molding, arched doorways, coffered ceiling in dining room, double-tray ceiling with rope lighting in primary bedroom, and tall baseboards
- Pocket office off of the living room with custom cabinetry and shelving system and barn door entry
- Generous kitchen with large island, pantry, stainless steel appliance suite and farmhouse sink
- Whole-house Generac system
- Massive tiled, screened-in porch with patio
- Garage contains epoxy flooring and custom storage/shelving system
- Generously landscaped yard creates an oasis of privacy

IMPORTANT CONTACTS & INFO

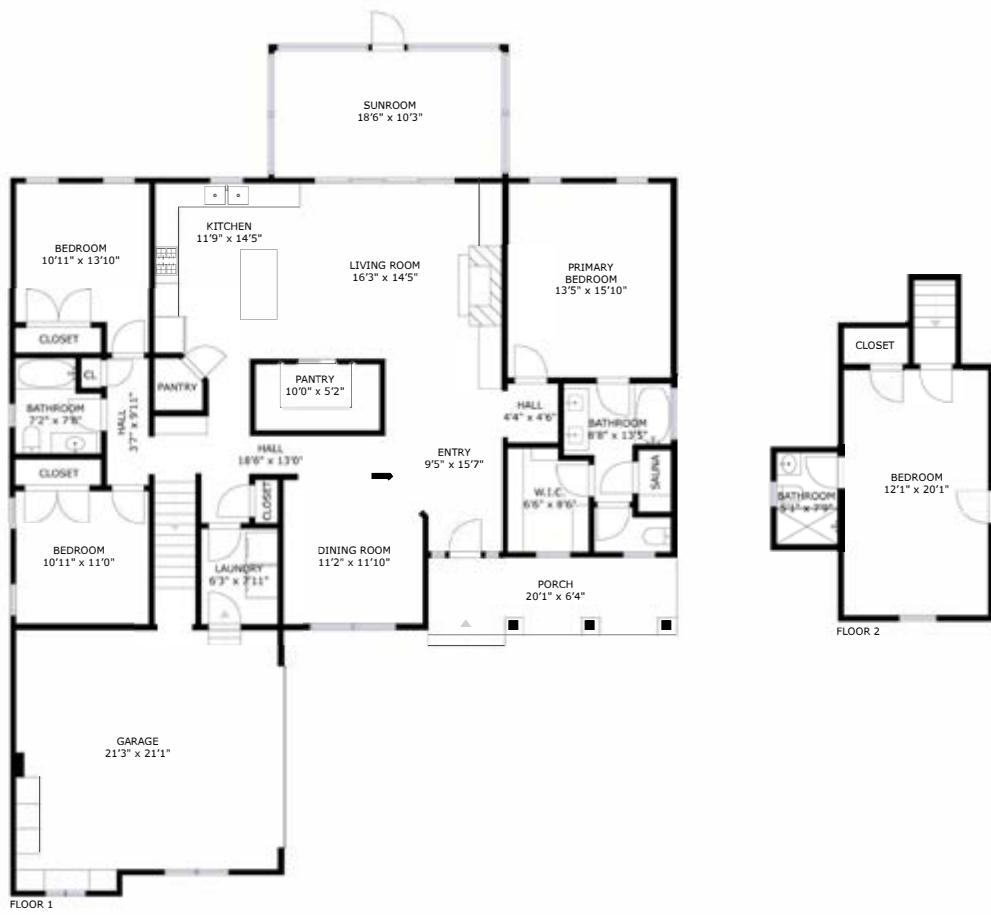
- **Water and Sewer:** Brunswick County Public Utilities, 910-253-2655, www.brunswickcountync.gov
- **Electric:** Brunswick Electric, (910) 754-4391
- **Cable/Internet:** Focus Broadband, (910) 754-4311
- **2026 Annual HOA Fees:** \$1,150
- **Management Company:** CAMS, (910) 579-5374
- **Propane Company:** RD White (910) 754-6415, tank is leased through the company.

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.