

Darren Bouley | Real Estate Broker | Silver Coast Properties

78 Windsor Circle SW

Ocean Isle Beach | Ocean Ridge Plantation



List Price \$899,000
BEDS 4 BATHS 3 SQ FT 3,068
Year Built 2012

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Silver Coast Properties
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PROPERTY HIGHLIGHTS

- Salt Water Pool
- Pond and Golf Setting
- All bedrooms have golf view
- Spacious enclosed porch
- Oversized garage
- Heated floors in master bath
- Gas cooktop and fireplace
- Composite & Stone Exterior
- Side load garage
- Convenient to fitness center





Panoramic water and golf course views set the stage for this beautifully crafted custom home built in 2012. Perfectly positioned on an exceptional homesite, the property captures sweeping vistas across the pond and fairway while offering privacy and mature landscaping. Designed to embrace the views, the spacious sunroom spans the rear of the

home and provides nearly 200 degrees of breathtaking scenery overlooking the pool, water, and golf course. Just beyond, the saltwater swimming pool creates a resort-style retreat ideal for relaxing or entertaining during warm coastal Carolina days. Inside, the home showcases quality craftsmanship and thoughtful design throughout. The main

living areas feature elegant tile flooring, detailed three- and four-piece crown molding, and a striking stone fireplace that anchors the living room. The custom kitchen is equally impressive, offering beautifully crafted cabinetry, granite countertops, and stainless-steel appliances designed for both function and style. The split-bedroom floor plan in-



cludes four bedrooms and three-and-a-half baths, providing comfort and privacy for family and guests. Each bedroom enjoys tranquil views of either the water or the golf course, creating a serene setting throughout the home. A spacious bonus room with a full bath offers an ideal guest suite, media room, or private retreat.

HOME FEATURES

- Bedrooms: 4
- Bathrooms: 3.5
- Open floor plan
- Bonus room
- Tile floors throughout main living areas
- Double and triple crown molding in living and dining areas, coffered ceiling in living room
- Large lot with true side load garage
- Large kitchen island
- Spacious pantry
- Wall oven/microwave combo, gas cook-top with custom vented hood
- Stacked stone fireplace with gas logs and surrounded by built-ins
- Spacious primary bedroom suite with large walk-in closet, tub and heated floors
- Bonus room with full bathroom
- Large enclosed porch with separate HVAC.
- Attic storage space

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:** \$2,671
- **Management Company:** CAS, (910) 287-4290
- **Propane Company:** Blossman Gas, (910) 754-8788, tank is leased through the company.
- **Termite Bond:** Allied, (910) 579-6955

OCEAN RIDGE AMENITIES



- 4 18-hole championship golf courses
- Private beach club on Sunset Beach
- Two full-service clubhouses with restaurants
- 2 outdoor swimming pools
- 1 indoor swimming pool
- Newly remodeled fitness center
- The new **Ridge Center Campus**

amenity: 12,000 sq. ft building, with exercise class rooms, meeting and event rooms. Catering kitchen under construction.

- Tennis courts
- 10 pickleball courts
- Sauna
- Hot tub

- Whirlpool
- Patio and deck area
- Grilling area
- Fishing Pier
- 5-6 miles of walking trails
- Nature pavilion
- Bocce Courts
- Community gardens

FLOOR PLAN



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY