

Bill Anderson | Real Estate Broker | Silver Coast Properties

171 Carolina Farms Boulevard

Calabash | The Farm



List Price \$268,000

BEDROOMS 3

BATHROOMS 2

Year Built 2006 SQ FT 1,277



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PROPERTY HIGHLIGHTS

- Open floor plan
- Fenced yard
- Detached storage building
- Vaulted ceilings
- Covered outdoor living area

LEARN MORE





HOME FEATURES

- Bedrooms: 3
- Bathrooms: 2
- Detached storage building for added convenience
- Covered and enclosed outdoor living area
- Fenced backyard that backs up to a wooded common area — no neighbors directly behind you
- Vaulted ceilings in the main living area creating a bright, spacious feel
- Open floor plan with seamless flow between living, dining, and kitchen spaces
- Kitchen features granite counter tops, center island, and bar-top seating
- Spacious primary suite with vaulted ceilings
- Walk-in closet and ensuite bath with double vanity
- Two additional guest bedrooms offering flexible use (office, hobby room, etc.)
- Prime location near local restaurants, shopping, and everyday conveniences

IMPORTANT CONTACTS & INFO

- **Water and Sewer:** Brunswick County Public Utilities, 910-253-2655, www.brunswick-countync.gov
- **Electric:** Brunswick Electric, (910) 754-4391
- **Cable/Internet:** Focus Broadband, (910) 754-4311
- **2026 Annual HOA Fees:** \$1,572 (Master Fee)
- **Management Company:** The Farm HOA, Master Association (910) 509-7276

Beach getaway that doesn't break the budget! Located in popular Calabash/Carolina Shores, North Carolina this 3 bedroom/2 bath home would be an excellent option for a vacation home or full time living. Offering the added bonus of a detached storage building and covered outdoor living area

this home could be your coastal escape. As you enter the house you immediately notice the high vaulted ceilings in the living main room area. Giving the home a spacious feel. With an open floor plan there is great flow into the dining and kitchen area. While the kitchen boasts granite counter tops, an is-

land and a bar top counter for extra seating. Making your way through the rest of the home you will find a spacious main suite, also with vaulted ceilings, walk in closet and a double vanity in the bathroom. Additionally there are two guest bedrooms that offer flexibility of use. As you move outside the

home really shines. There is a covered and enclosed outdoor porch PLUS a fenced back yard PLUS a detached storage building. All of this backs up to a wooded common area so that means no neighbors behind you! And don't forget this home is located in The Farm neighborhood which also features a community pool and amenity center. When you look at all this home has to offer you realize that it is a great value at a great price! Schedule your showing today.

THE FARM AMENITIES



- Community Pool
 - Children's play-space
 - Walking & biking trails
 - Fitness Center
 - Clubs & organizations
 - Outdoor entertainment area
 - Owners' clubhouse
 - Convenient access to shopping, restaurants and entertainment
- Just 15 minutes from Sunset Beach for easy access to sun, sand, and coastal living.

FLOOR PLAN



All measurements are approximate and not guaranteed.