

Darren Bouley | Real Estate Broker | Silver Coast Properties

# 1806 TREE SHORE CIRCLE

OCEAN ISLE BEACH



LEARN MORE



**List Price \$439,900**

**BEDS 3 BATHS 2 SQ FT 2,169**

**Year Built 2002**

Silver Coast Properties  
Darren Bouley  
Call: 910.431.7692  
darren@silvercoastnc.com  
www.silvercoastnc.com



**SILVER COAST  
PROPERTIES**

## PROPERTY HIGHLIGHTS

- Mature landscaping
- Large lot size
- Vaulted ceilings
- Proximity to Ocean Isle Beach, food stores, restaurant, and shops





## HOME FEATURES

- 3 Bedrooms
- 2 Bathrooms
- Sq Ft: 2,169
- Fireplace
- One-level living
- Front porch
- Side-load garage
- LVP throughout main level of the home
- Open and airy layout with vaulted ceilings, generous living and dining areas
- Abundant cabinetry, ample counter space, a breakfast bar, and a gas cooktop
- A Carolina room and rear porch extend the living space
- Rinnai gas hot water system
- Primary bedroom has private bath featuring a soaking tub, and separate shower
- Walk in closet in primary bedroom
- Storage shed
- Large storage space in the attic
- Wooded privacy behind the home
- Conveniently located within walking distance to restaurants, shopping, and grocery stores
- Room over the garage is not heated and cooled and is not included in the home's heated square footage
- Home is being sold "as-is" condition

## 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:** \$750
- **Management Company:** Coastal Destination Properties and Management, (910) 575-6000

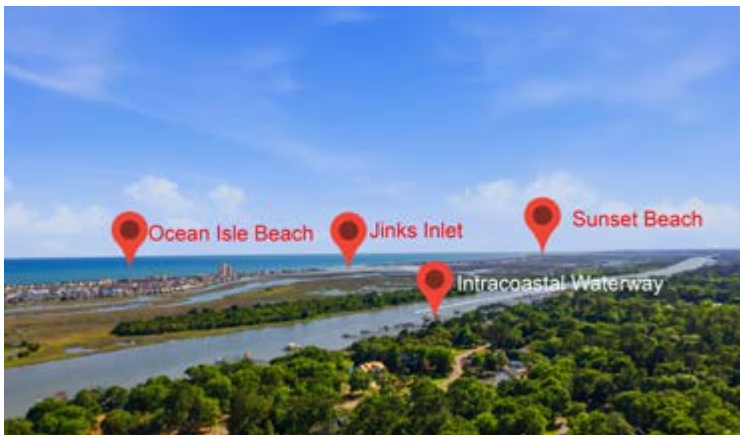
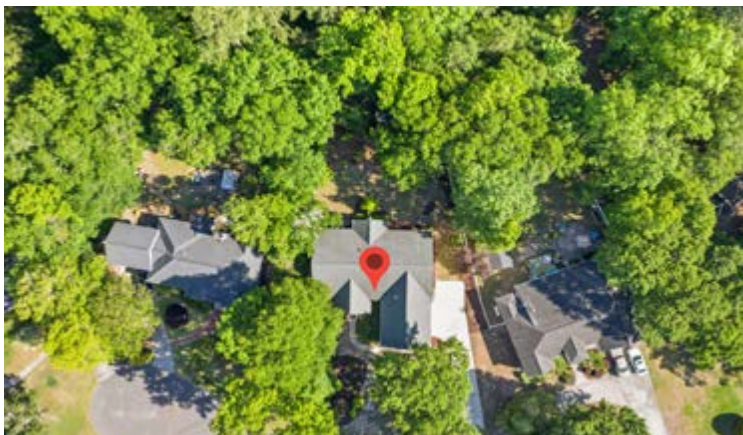
Situated on approximately half an acre, this 3-bedroom, 2-bath home is surrounded by towering oaks and enjoys a private rear setting that creates a peaceful backdrop for everyday living. The true side-load garage adds to the home's curb appeal, while the welcoming front porch is the perfect place to enjoy coastal breezes. Inside, the home features an open and airy

layout with vaulted ceilings, generous living and dining areas, and a comfortable gas log fireplace that anchors the main living space. The spacious kitchen offers abundant cabinetry, ample counter space, a breakfast bar, and a gas cooktop for those who enjoy cooking at home. A Carolina room and rear porch extend the living space and provide inviting spots to relax,

read, entertain, or simply enjoy the wooded privacy behind the home. The primary suite offers a comfortable retreat with a tray ceiling, large window, and private bath featuring a soaking tub, separate shower, and dual vanity. Additional practical features include a Rinnai gas hot water system, one-level living, and a floor plan that offers both comfort and flexibility. The

room over the garage is not heated and cooled, and offers the new owner many possibilities. The bonus room is not included in the home's heated square footage. Located just minutes from the sand and surf of Ocean Isle Beach, this property also offers easy access to local restaurants, shopping, golf, boating, and everyday conveniences. Whether you are looking for a primary residence, second home, or coastal getaway, this home combines privacy, location, and classic coastal Carolina living in one appealing package. Home is being sold in "as-is" condition.

# EXTERIOR



Ocean Isle Beach Jinks Inlet Sunset Beach  
Intracoastal Waterway

# FLOOR PLAN



1806 Tree Shore Circle  
Sizes and Dimensions are approximate. Actual may vary