

Colleen Teifer | Real Estate Broker | Silver Coast Properties

8966 Smithfield Drive NW Apt 3

Calabash | Brunswick Plantation



List Price \$334,900

BEDS 3 BATHS 2.5 SQ FT 1,846

Year Built 2012



Silver Coast Properties
Colleen Teifer
Call: 609.868.2393

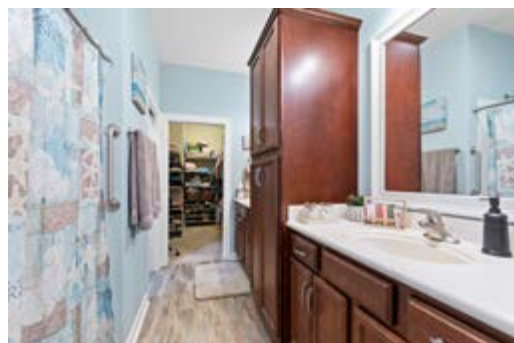
carolinacolleen@gmail.com
www.carolinacolleen.com
www.silvercoastnc.com

PROPERTY HIGHLIGHTS

- Pond view
- Open and airy feel with natural light and high ceilings
- New cabinetry in kitchen
- One car garage
- Sunroom

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HOME FEATURES

- Bedrooms: 3 | Bathrooms: 2.5
- Open and airy floor plan with high ceilings
- Spacious kitchen with new cabinetry, granite countertops, a pantry, newer stainless steel appliances and counter-height bar seating.
- Wood flooring in living room, dining room
- LVT in foyer, kitchen and laundry room, LVP in upstairs rooms
- Carpet in primary bedroom and on stairs, tile in upstairs bathroom
- Kitchen appliances except dishwasher approximately two years old
- Water heater approximately was replaced in 2019
- HVAC has been on a service contract with Sandpiper HVAC
- Glassed in shelving added on wall near dining area
- Fantastic sunroom with views of grassy common area and pond
- Gracious primary bedroom and ensuite with dual vanities, walk-in shower, and walk-in closet
- Two additional guest bedrooms and full bathroom upstairs
- Upstairs bathroom has access to walk-in storage area
- One-car garage, one driveway space, and one deeded parking space
- Seller has extra paint and flooring for all rooms

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:** \$550/month
- **Management Company:** CAM (OIB), (843)237-9551; HOA dues include exterior maintenance, landscaping, irrigation, pest control, master insurance, wind and hail insurance, and access to all amenities. The Brunswick Plantation Master Association dues are taken from that amount and remitted to their management company.
- Roof was replaced in 2019
- Owners pay their own electricity, water and sewer and Internet bills.
- Washer, dryer and refrigerator will convey

This extremely well-kept and updated townhome in the amenity-rich community of Brunswick Plantation is ready for a new owner! These units do not become available very often, as they have very comfortable space, a pleasant setting AND a garage. As you enter through the foyer, there is a powder room to the left and the hallway leading to the remodeled kitchen and living area. The kitchen boasts new cabinetry, granite counters and newer stainless steel appliances. The space has an open and airy feel with plenty of natural light

streaming in, and high ceilings. The kitchen and dining area are adjacent to the living room, so this setup is ideal for entertaining. LVT flooring adorns the foyer, kitchen and laundry room, wood flooring in the living room and dining room, and LVP flooring upstairs with carpet on the stairs and in the primary bedroom. You will love this sunroom, with its high windows and view of a grassy common area and pond. The primary bedroom is a generous size, with ample room for traditional bedroom furniture. The ensuite contains dual vani-

ties, a walk-in shower and a large closet. Upstairs are two more guest bedrooms that are of a comfortable size, along with a guest bathroom. From the guest bathroom, there is also access to a walk-in utility and storage area. No pull-down stairs here! This townhome is an absolutely ideal arrangement of space. With all of the exterior maintenance, master insurance, wind and hail insurance, pest control and landscaping included in the HOA dues, little maintenance is required here. Parking includes a one-car garage, a driveway space, and one

additional deeded parking space. This location is extremely convenient, near multiple beaches and golf courses, shopping, dining and right between Wilmington and Myrtle Beach. It is impossible to be bored here... Brunswick Plantation is a beautiful community with many amenities. There is a pool near this set of townhomes, but residents here get access to all of the amenities in the communities. This includes the amenity center with fitness and meeting rooms, kitchen, indoor pool, outdoor pool, and tennis/pickleball courts.

BRUNSWICK PLANTATION AMENITIES



- Gated Community
- Security
- 3 9-hole championship golf courses
- Picnic area
- Clubhouse
- Indoor and outdoor pool
- Onsite dining

- Tennis and pickleball courts
- A library
- Meeting room
- Spa/ Hot tub
- A full calendar of clubs and events that bring neighbors together

FLOOR PLAN



All measurements are approximate and not guaranteed.