

Bill Anderson | Real Estate Broker | Silver Coast Properties

133 Avian Drive, Unit 3403

Sunset Beach | Sea Trail Plantation



List Price \$295,000

BEDROOMS 2

BATHROOMS 2

Year Built 2001 SQ FT 1,237



**SILVER COAST
PROPERTIES**

Silver Coast Properties
Bill Anderson
Call: 910.880.9475

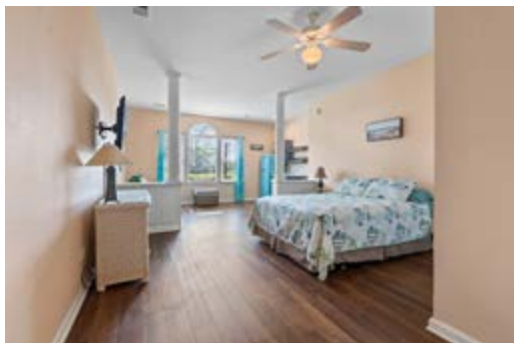
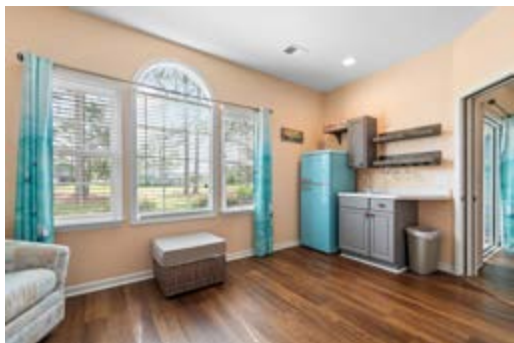
livecoastalnc@gmail.com
www.thejoyfulbrokers.com
www.silvercoastnc.com

PROPERTY HIGHLIGHTS

- First floor unit
- Fully furnished
- New paint, furnishings, and HVAC
- Golf views 10th of the Byrd course
- Short term rentals allowed

LEARN MORE





HOME FEATURES

- Bedrooms: 2
- Bathrooms: 2
- First floor unit
- Lockout setup
- Storage closet
- Fresh interior paint
- Fully furnished for immediate enjoyment or rental use
- Full size washer and dryer
- New roof (2026)
- New HVAC (2025)
- Private enclosed porch with EZ Breeze windows
- Beautiful views overlooking the 10th hole of the Byrd Course
- Champions condo pool and picnic area just steps away
- Perfect opportunity for a coastal getaway or investment property
- Close to shopping, dining, boating, fishing, golf, and entertainment

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 (Master Fee) \$4,012 (Champions HOA)
- **Management Company:** CAMS, Master Association (910) 579-5374; Champions HOA, Cam OIB (910) 579-5163
- Short term rentals are permitted.

Golf views and warm beach days are waiting for you at this great condo in Sea Trail! Welcome to 133 Avian Drive, Unit 3403, a beautifully maintained 2-bedroom, 2-bath condominium nestled in the highly sought-after Sea Trail community of Sunset Beach, North Carolina. Whether you're searching for a full-time residence, vacation getaway, or income-producing investment, this property checks all the boxes with short-term rentals permitted. The open-concept floor plan offers comfortable coastal living with abundant natural light, a spacious living and dining area, and a private enclosed porch overlooking hole number 10 of the Byrd Course--the perfect place to enjoy your

morning coffee or unwind after a day at the beach or on the golf course. The lock-out layout provides privacy for owners and guests alike, making it ideal for entertaining or vacation rentals. The unit is sold fully furnished and has recently been updated with new paint, furnishings, one HVAC (2025) and a new roof (2026). Sea Trail is known for its exceptional resort-style amenities, including: -Two community pools -Private parking lot on beautiful Sunset Beach Island -Fitness center -Tennis and pickleball courts -54 championship golf holes -Two on-site restaurants PLUS the Champions Condos in Sea Trail have their own private pool and amenity area just for owners IN ADDITION to all the

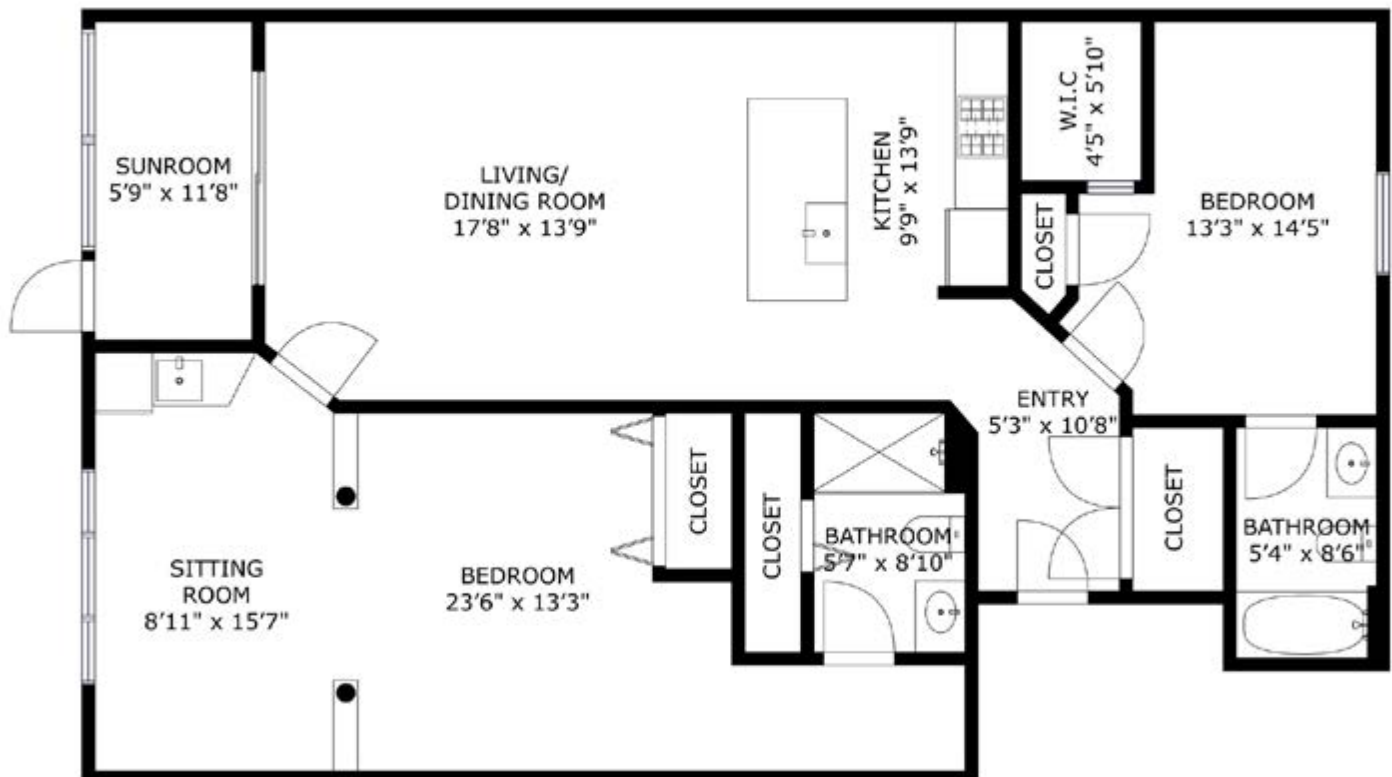
Sea Trail amenities Located just minutes from the pristine sands of award winning Sunset Beach, this condo offers easy access to shopping, dining, entertainment, boating, fishing, and all the coastal charm that makes Sunset Beach one of North Carolina's most desirable destinations. Whether you're looking to enjoy the beach lifestyle yourself or capitalize on the area's strong vacation rental demand, 133 Avian Drive, Unit 3403 offers an outstanding opportunity to own a piece of paradise in one of Brunswick Counties premier golf and beach communities. Schedule your private showing today and start living the coastal lifestyle you've been dreaming about!

SEA TRAIL AMENITIES & CHAMPIONS



- 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
- Additional pool and picnic area just for Champion condominium owners
- Fitness studio with 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.