

Colleen Teifer | Real Estate Broker | Silver Coast Properties

620 Eastwood Park Road Unit 14B

Sunset Beach | Sea Trail Plantation



List Price \$617,500

BEDROOMS 4 BATHROOMS 3.5

Year Built 2022 SQ FT 2,730



**SILVER COAST
PROPERTIES**

Silver Coast Properties
Colleen Teifer
Call: 609.868.2393

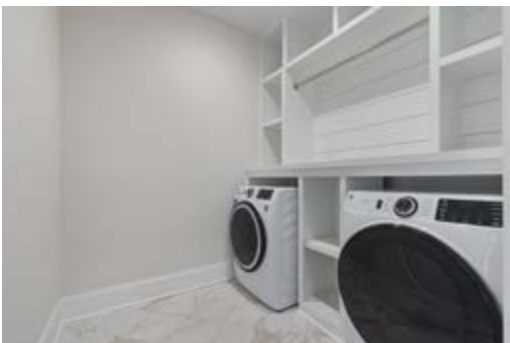
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PROPERTY HIGHLIGHTS

- Open floor plan
- Kinetico whole house water softener and Kinetico K5 water filter
- Private elevator
- 1.5 car garage
- Golf course views



LEARN MORE



HOME FEATURES

- Bedrooms: 4 | Bathrooms: 3.5
- 4th bedroom can be a dedicated office
- Private elevator servicing all three floors
- All bedrooms have their own designated bathroom
- All showers are tiled
- Gourmet kitchen with quartz counters, wall oven with air fryer and broiler, convection microwave, gas cooktop and vent hood
- Plenty of storage with multiple closets, a pantry in the kitchen, large laundry room and generous closets in the bedrooms
- Large sunroom with mini-split unit and tile flooring
- Tankless water heater (propane)
- 1 ½ car garage large enough for a car and a golf cart; also has epoxy flooring, storage rack and a keyless entry
- Kinetico Premier Series whole house water filter/softener/UV light
- Kinetico K5 drinking water filter station at kitchen sink
- Kinetico PFAS POU water filter on refrigerator
- Washer, dryer, and refrigerator will convey along with all furniture pieces that are currently in the unit. **Decor items will not convey.**
- Crown molding throughout main and third floors, shiplap accent wall in living room and laundry room, tray ceiling in primary bedroom, cross-coffered ceiling in office, tray ceiling in second guest bedroom upstairs, wainscoting in foyer and dining areas.

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) \$2,995.16 (Eastwood Bluffs)
- **Management Company:** CAMS, Master Association (910) 579-5374; Eastwood Bluff HOA, (877) 672-2267
- **Propane Company:** Propane tank is owned and gas is obtained through Sharp Energy 910-754-8131
- **Termite bond** is included through the sub-association for Eastwood Bluffs
- **The owners have maintained pest control through Home Team Pest Defense**

Welcome to easy living in this luxurious Eastwood Bluffs townhouse in the conveniently located and vibrant resort community of Sea Trail! You will not need to do a thing to this home as these meticulous owners have taken excellent care of this property. All three bedrooms have their own ensuite with walk-in closets and tiled showers. Carrying groceries? The elevator, with stops at all three floors, will make your life easy. This floor plan is fantastic for additional family members or guests, as the ground floor can be its own entire private suite. The second floor boasts a grand kitchen with quartz counters, tile backsplash, gourmet appliances including a wall oven, convection microwave, gas cooktop and vent hood, and a pantry. The kitchen, living room and dining room are all adjacent to each other, in an open and airy space ideal for entertaining

or lounging. The shiplap accent wall, wainscoting, crown molding, and fireplace add to the high-end feel of this floor. The massive sunroom contains a mini-split system and tiled floor, and is large enough for both a sitting and eating area. Whether you prefer to keep the room on the second floor as an office or a bedroom, the choice is yours. Upstairs on the third floor is the primary suite, and a second large guest bedroom that could be considered a dual master as it too has its own ensuite. There is also a spacious laundry room with built-in shelving and a barn door in the hallway between the two bedrooms. This home also boasts a Kinetico whole-house water softener with UV light, a Kinetico K5 drinking water filter at the kitchen sink, and a Kinetico PFAS POU water filter on the refrigerator. The 1 ½ car garage with keyless entry allows

room for a car and a golf cart, and with epoxy flooring and a storage rack, it is ready to go for a new owner! This location could not be more convenient, near grocery stores, dining, shopping, healthcare, multiple golf courses and two beautiful beaches. In addition to the clubhouse and pool/patio area for Eastwood Bluff residents, homeowners also have access to all Sea Trail amenities, including two owners' amenity centers, two outdoor pools, a fitness room, exercise room, private parking lot at Sunset Beach, tennis/pickleball courts, and multiple meeting/party rooms. Sea Trail offers three 18-hole golf courses, two recently renovated restaurants, and a beautiful patio bar overlooking the golf course. There are many organized clubs and activities as well... Literally something for everyone. Schedule your showing today!

SEA TRAIL AMENITIES & EASTWOOD BLUFFS



Eastwood Bluffs Clubhouse



Eastwood Bluffs Pool

- Three 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 clubhouse just for Eastwood Bluff townhouse owners
- Fitness studio with Yoga, Pilates, and 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.