Colleen Teifer | Real Estate Broker | Silver Coast Properties

1097 Edenton Drive NW

Calabash | Brunswick Plantation





List Price $549,900

BEDS 4 **BATHS** 2.5 **SQ FT** 2,812

Year Built 2004

SILVER COAST PROPERTIES

Silver Coast Properties
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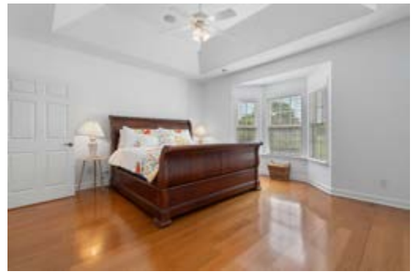
PROPERTY HIGHLIGHTS

- Golf & pond views
- Custom home
- Gas fireplace
- Hardwood floors
- 3-season room with EZ breeze windows

LEARN MORE











This solidly built custom home with panoramic golf and pond views is ready for a new set of owners! With a spacious and open floor plan, the stunning views can be enjoyed from multiple rooms. Gleaming hardwood floors adorn the living area, with tile in bathrooms and wet areas and brand new carpet in the office and all bedrooms. These conscientious sellers have also had the entire home painted and replaced all of the toilets in the home. The roof, HVAC and water heater are all newer between the years of 2021 and 2022 as well. As you enter the home, the dining room is adjacent to the living room and kitchen, with an additional dining area on the other side of the generous kitchen, making this home ideal for entertaining. The living room boasts high ceilings, a gas log fireplace surrounded by built-ins and French doors out to the patio. The kitchen offers plenty of space for preparation, an island, a pantry and stainless steel appliances. There is a dedicated office, so no need to repurpose a guest bedroom here! The primary bedroom is graciously sized with a fantastic closet and ensuite with dual vanities, soaking tub, shower and linen closet. The guest bedrooms are also a good size and down the hall from their own full bathroom for privacy. You will love the three-season room accessible from the kitchen dining area, complete with EZ Breeze windows. You cannot beat these views, with immediate pond views, and golf fairways across the pond. Whether you seek a man cave, she-shed, recreation room or extra guest space, the large bonus room with half bathroom will easily serve





any purpose. There is also plenty of room in the garage for your vehicles, bicycles, beach gear and yard equipment. Brunswick Plantation is a beautiful, social and active community with plentiful amenities. Located a stone's throw from the town area of Calabash with its shopping and seafood restaurants and near the beaches of Sunset Beach, Ocean Isle Beach and Cherry Grove, and multiple golf courses, you cannot be bored here! There are no strangers here… only friends you haven't met yet.

HOME FEATURES

- Bedrooms: 4
- Bathrooms: 2.5
- Lot size: 0.26
- A dedicated office
- Open floor plan with panoramic golf and pond views
- Large outdoor patio space
- Hardwood floors in the living area and brand new carpeting in bedrooms, office and upstairs bedroom
- Interior painted in 2026.
- All toilets replaced in 2026
- Huge kitchen with adjacent dining area AND formal dining room
- Kitchen boasts white cabinetry, plenty of counterspace, an island, a pantry, and stainless steel appliances
- Living room has high ceilings, plenty of natural light, a gas log fireplace, built-in shelving and French doors to the patio
- Large 3-season room with EZ Breeze windows
- There is a surround sound system with speakers throughout the home
- Roof approximate age is between 2021-2022
- HVAC approximate age is between 2021-2022
- Water heater approximate age is between 2021-2022

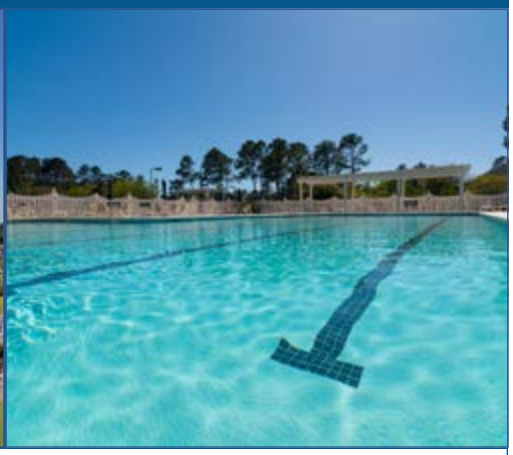
IMPORTANT CONTACTS & INFO

- **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:** $1,176
- **Management Company:** Waccamaw Management, (843)237-9551
- **Propane Company:** Amerigas (910) 755-5597, tank is above ground and leased through the company.
- **Termite bond & Pest control:** Anticimex (910) 579-9707

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.