

Colleen Teifer | Real Estate Broker | Silver Coast Properties

7827 High Market Street Unit 11

Sunset Beach | Village Park



List Price **\$317,900**

BEDS 3 BATHS 2 SQ FT 1,572

Year Built 2008



**SILVER COAST
PROPERTIES**

Silver Coast Properties
Colleen Teifer
Call: 609.868.2393

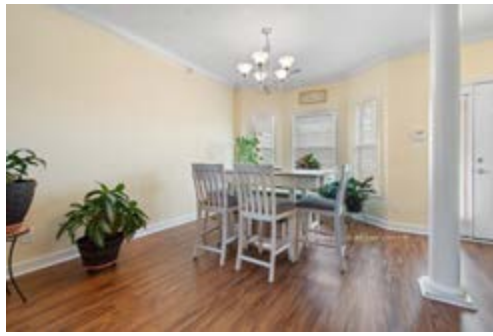
carolinacolleen@gmail.com
www.carolinacolleen.com
www.silvercoastnc.com

PROPERTY HIGHLIGHTS

- 3rd floor unit; building has an elevator
- Elevator was recently replaced by HOA and is currently awaiting the final inspection
- EZ Breeze windows
- Newer roof (replaced 2025)

LEARN MORE

www.carolinacolleen.com



HOME FEATURES

- Bedrooms: 3
- Full Bathrooms: 2
- The home is being sold furnished, including many kitchen items, beach items in the garage and much of the contents. Please see the detailed exclusion list below. The TV in the primary bedroom is not functioning properly and will be removed.
- CoreTec waterproof LVP flooring throughout the unit
- Toilets have been replaced with comfort-height toilets
- Porch is enclosed with new EZ Breeze windows
- There is a one-car garage with this unit. Access is through the door at the base of the stairs. There is a code for that door, and there is a hallway that leads to the garages on that side of the building.
- This unit boasts plenty of storage with a large primary closet, linen closet, a coat closet, a pantry, cabinetry in the laundry closet, a large storage closet on the porch, and generous closets in the guest bedrooms.
- The fireplace is electric.
- HVAC has been kept on a service contract with Sandpiper HVAC. The unit had been replaced in 2017.
- The roof on this building was replaced in 2025.

IMPORTANT CONTACTS & INFO

- **Electric:** Brunswick Electric, (910) 754-4391
- **Cable/Internet:** Focus Broadband, (910) 754-4311
- **2026 Annual HOA Fees:** \$6,688 (paid quarterly) Please note that dues include water, sewer, private trash service, pest control, master insurance, exterior maintenance, landscaping, elevator maintenance and the management company.
- **HOA Company:** Coastal Destinations and Property Management, (910) 575-6000
- **The capital projects for this complex have been done without assessments to the homeowners.**

This spacious and tastefully decorated condo is ready for a new owner! Welcome to the community of Village Park, where you can be walking distance from the grocery store, restaurants and several shops in the quaint town of Sunset Beach. The beach and multiple golf courses are within a five-minute ride as well, making this location extremely convenient and desirable. This 3 bedroom, 2 bathroom unit feels open and airy with vaulted ceilings, an electric fireplace and an open floor plan. CoreTec waterproof LVP flooring runs throughout the home for a modern feel and ease of cleanliness. Cheery paint colors

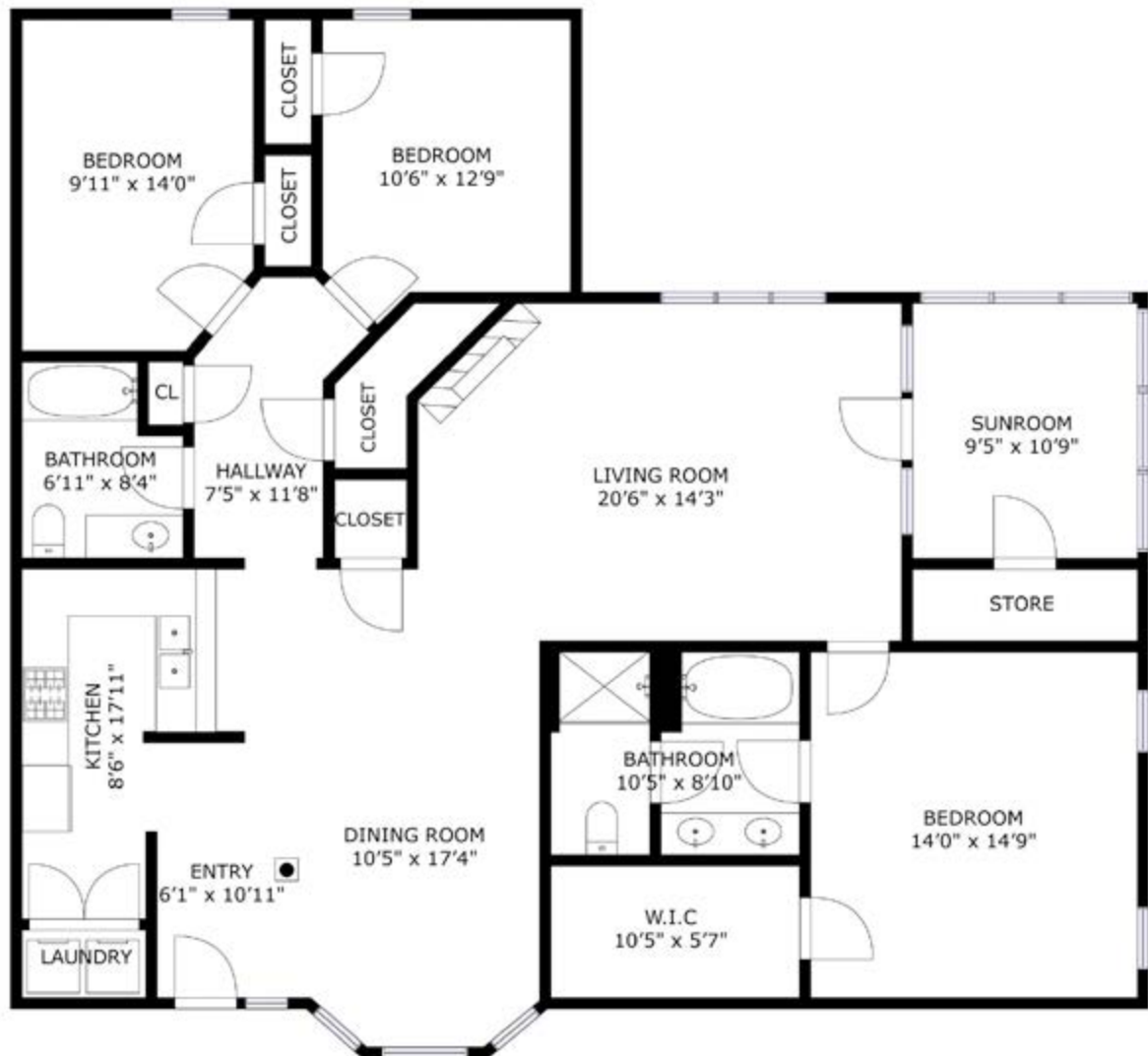
and tasteful furnishings, with many decor and kitchen items conveying also mean that this condo is truly move-in ready. The enclosed porch with newer EZ Breeze windows can be used for most of the year. These are some of the only condos in the area that include a garage, making this an extra-special opportunity. Additionally appealing about this unit is the fact that it is on the 3rd floor, with nobody above, and the building is equipped with a brand new elevator that just had its modification completed this month. The roof on this building is also newer, having been replaced in 2025. Both capital

projects were completed with no assessment to property owners, which is quite an achievement for this association. There is plenty of storage in this unit with a walk-in closet in the primary bedroom, generous closets in guest bedrooms, linen closet, coat closet, pantry, large storage closet on the porch, and of course the garage. HOA dues include exterior maintenance of the buildings, landscaping, master insurance, water, sewer, pest control, elevator maintenance and private trash service. The only additional bills would be for electricity and Internet. What are you waiting for? Schedule your showing today!



FLOOR PLAN

All measurements are approximate and not guaranteed.



THE FOLLOWING ITEMS ARE EXCLUDED AND WILL NOT CONVEY:

- Chest in primary bedroom at foot of the bed
- All items in primary bedroom closet
- Supplies, rice cooker and lunchbox in pantry
- Silver pitcher on top of refrigerator
- Items on table in bedroom hallway
- Pineapple on nightstand in guest BR
- Items in drawers of guest BR nightstands
- In kitchen cabinet with glasses- all items on top 2 shelves
- In kitchen cabinet with plates- items on top shelf and 2 baking dishes
- Towels and items on bottom two shelves of linen closet
- Certain pictures on walls that were done by seller's children
- In garage- fishing poles, YETI cooler and tackle boxes
- Tool boxes in storage closet on the porch