Colleen Teifer | Real Estate Broker | Silver Coast Properties

169 Staffordshire Place SW

Ocean Isle Beach | Ocean Ridge Plantation





List Price $737,900

BEDS 3 **BATHS** 3 **SQ FT** 2,179

Year Built 1996

SILVER COAST PROPERTIES

Silver Coast Properties
Colleen Teifer
Call: 609.868.2393

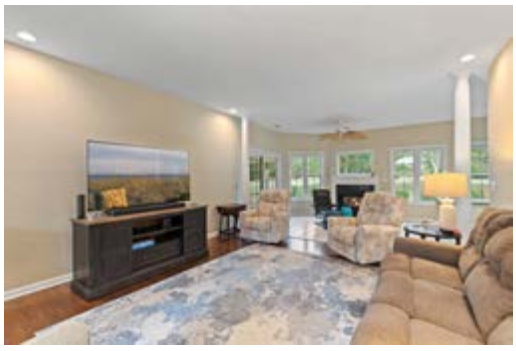
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PROPERTY HIGHLIGHTS

- Cul-de-sac lot
- On the golf course
- Remodeled primary bathroom
- HVAC replaced in 2025
- Dehumidifier in crawlspace
- Whole house water softener

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One-level, golf course home with a fantastic yard in the active golf community of Ocean Ridge. As you enter the home you will immediately see the abundant natural light streaming in from multiple windows, creating a light and airy feel. The floor plan flows well with the formal dining room (currently being used as a reading room) adjacent to the kitchen, a large eat-in area on the other side of the kitchen, and the graciously-sized living room. The split floor plan means that guests will have their privacy, with the guest bedrooms and bathroom on one side of the home and the primary bedroom and ensuite on the other. This is a very easy home in which to live, with all rooms being comfortably sized and on one level. The kitchen boasts granite counters, newer appliances, a pantry, and views of the golf course beyond the lushly landscaped backyard. The huge eat-in area of the kitchen shares these views, and is large enough for a long table for your entertaining pleasure. Off of this area is a beautiful sunroom with its own mini-split system for maximum comfort. If you enjoy watching the wildlife and birds, this is the place for you! The pleasant canopy of trees between the golf course and backyard provide nice shade and an element of privacy, while still affording those desirable golf course views. You will love this primary bedroom and ensuite, with the completely remodeled bathroom. No expense was spared here, with new tile everywhere, a marble dual vanity, radiant heated tile floors, and a massive tiled shower. The guest bedrooms share a full bathroom and there is a pocket door entrance to this section of the home for additional privacy. There are too many thoughtful improvements that have been made to this home to list here, so please see the list included with the photos. Highlights include removal of all popcorn ceilings and wallpaper and fresh interior paint, extensive tree removal and landscaping including new sod, landscaping and irrigation, removal of the wood siding on the rear of the home and replacement with stucco, a whole-house







water softener and additional RO system servicing the kitchen and garage sink and ice maker, well and pump for irrigation, Sun Setter awning over the patio, several new appliances, new HVAC in 2025, new water heater and encapsulated crawlspace with new dehumidifier. The HVAC system is a dual-fuel (electric and propane) for maximum comfort in chilly weather. All systems in this home have been maintained through their respective contractors. Just move right in and start enjoying the lifestyle, with multiple beaches and golf courses nearby, plenty of recreation opportunities, shopping, dining and healthcare and of course all that Ocean Ridge has to offer.

HOME FEATURES

- **Bedrooms:** 3
- **Bathrooms:** 2.5
- Square footage: 2,179
- .52 acre cul-de-sac lot on the golf course
- Popcorn ceiling & wallpaper have been removed from all rooms. Home interior was freshly painted in 2020
- Other interior improvements to this home include the lighting being replaced with LED lights, certain flooring replaced with LVP, several fogged sliding door and window pieces of glass replaced, tinting with lifetime warranty applied to window glass, tile cleaned and grout refreshed, Bali shades/blinds installed throughout the home with blackouts in all bedrooms, dryer venting replaced, certain doors changed to be pocket doors, guest bathroom vanity updated to quartz
- Primary bathroom was entirely remodeled with tiled shower and bench, heated floors, and marble vanity
- Wood siding was removed from rear of home and replaced with stucco in 2024
- Other exterior improvements to this home include removal of multiple trees to improve golf view, removal of overgrown landscaping and replacement with new landscaping, sod, irrigation and control panel, new front and storm door, new gutters and downspouts with Leaf Filters, and replacement of deck, extended downspout drains with pop-ups, and steps off of sunroom
- Sun Setter powered awning with remote control, wind detection, and sun shade installed over rear deck
- New appliances include a solar attic fan, WiFi garage door opener, dehumidifier in crawlspace, GE refrigerator in kitchen, GE washer, GE range, and water heater. HVAC was replaced with a dual-fuel (electric with propane gas pack) in 2025 and has been maintained along with mini-split in sunroom on a service contract with Sandpiper HVAC.
- RO water system installed below sink which supplies kitchen, garage sink, and ice maker. There is also a whole-house water softener installed in the garage.
- Crawlspace is encapsulated with dehumidifier and maintained annually
- Well and pump used for irrigation is located in the garage. New storage racks have also been installed in the garage and the garage door has been maintained.
- Roof had been replaced by previous owner in 2017

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:** $2,651
- **Management Company:** CAS, (ORMA) (910) 287-4290
- **Propane Company:** Propane tank is leased and gas provided by Blossman Gas (910) 754-8788; Buried tank
- **Pest control:** Pest control is through Canady's (910) 393-0297
- Washer, dryer and refrigerator will convey. Refrigerator in garage will not convey. Curtain rods in the primary bedroom and front guest bedroom will not convey.

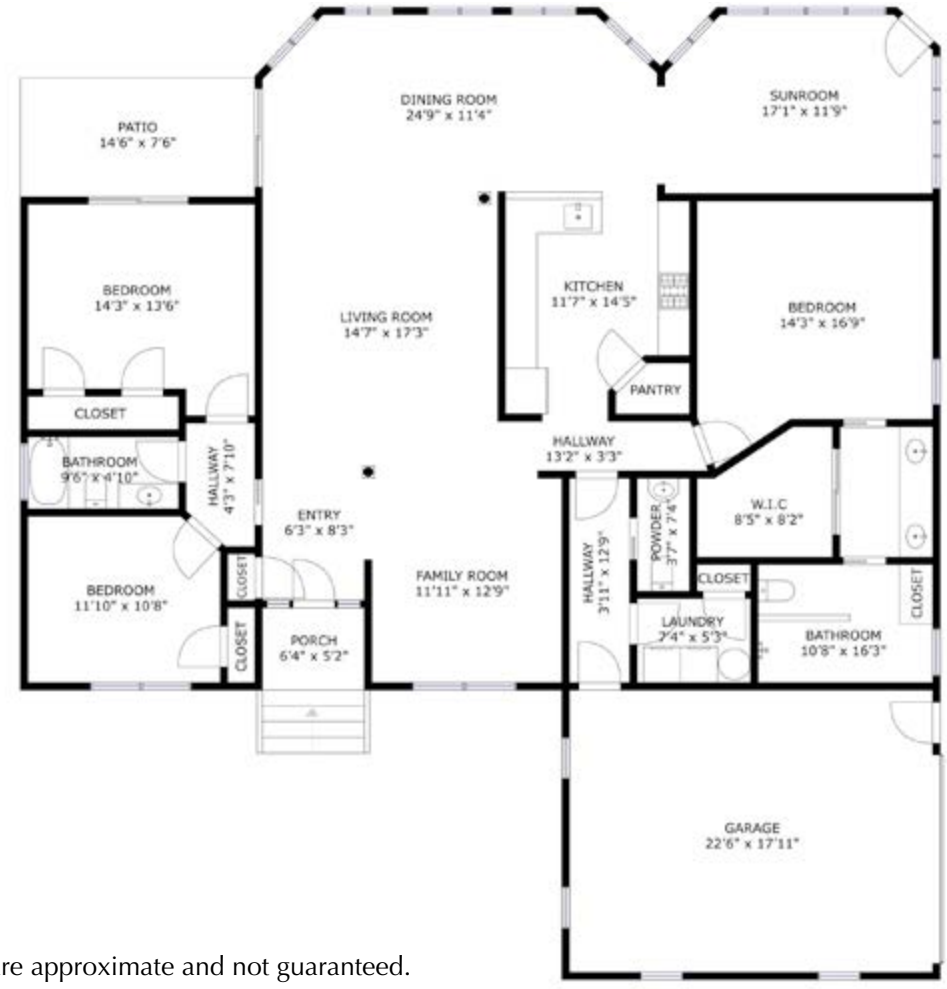
OCEAN RIDGE AMENITIES





- 4 18-hole championship golf courses
- Private beach club on Sunset Beach
- Two full-service clubhouses with restaurants
- 2 outdoor swimming pools
- 1 indoor swimming pool
- Newly finished fitness center
- The new Ridge Center amenity with exercise class rooms and meeting rooms
- Outdoor stage
- Tennis courts
- Pickleball courts
- Sauna
- Hot tubs
- Patio and deck area
- Grilling area
- Walking trails
- Nature pavilion
- Community gardens

FLOOR PLAN



All measurements are approximate and not guaranteed.