

# CUSTOM BUILT HOME

*List  
\$799,900  
Price*



Use Your Smart Phone  
Camera to Learn More



## 8322 BREAKERS TRACE COURT Cape Side



4



4



2

This is a home that absolutely must be seen to be appreciated. Nestled on a .45 acre cul-de-sac lot in the quaint and quiet community of Cape Side in Sunset Beach, this Whitney Blair custom built beauty is ready for a set of new owners. No detail has been overlooked in this home. With solid oak hardwood floors and 10 foot ceilings on the first floor, this home feels spacious and airy. The custom trim work and oversized crown moldings help create a feeling of luxury. The spacious kitchen, equipped with custom cabinetry, a large island, walk-in pantry, and upscale appliances make this kitchen a cook's or entertainer's dream. The 48 inch, 6 burner Kitchen Aid gas stove with griddle area is only two years old. There is even a

built-in china cabinet around the corner for all of your occasional dishware and serving pieces. The sunken living room is cozy and charming, and the family room with gas fireplace provides an additional gathering area. The whole-home central vacuum system makes upkeep much easier. With three bedrooms and three bathrooms on the first floor, and an additional bedroom and bathroom upstairs, there is plenty of room for guests over the years. These conscientious owners have been excellent stewards of this home. With a roof that was replaced 12/24, the main floor HVAC unit replaced 1/25, and the second floor HVAC and 2 Rinnai tankless water heaters being only 4 years old, you can relax and enjoy.

Silver Coast Properties  
Colleen Teifer

Call: 609.868.2393  
carolinacolleen@gmail.com

www.carolinacolleen.com  
www.silvercoastnc.com

# Home Features



**Year Built:**

2004

**Lot Size:**

.45

**Home Size:**

5,849

*Heated Square Feet*

- Solid oak hardwood floors
- 10 foot ceilings on first floor
- Gas fireplaces
- Whole home central vacuum system
- Custom trim work and oversized crown molding
- Custom cabinetry
- Large kitchen island
- Walk-in pantry
- Upscale appliances
- 48" 6-burner Kitchen-aid gas stove with griddle (only 2 years old)
- Multiple dining options: formal dining room, eat-in kitchen area, and bar seating
- 3 bedrooms and 3 bathrooms on main floor
- Ample storage
- Primary suite: double tray ceilings, custom walk in closet, large spa like bathroom with soaking tub and tiled shower
- Dedicated office space
- Expansive upstairs area with a bedroom and full bath.
- Mini kitchen upstairs
- Multipurpose room upstairs
- Inviting three-season room with EZ Breeze windows
- Stamped concrete flooring and stacked stone fireplace
- Two-tier Trex deck with outdoor kitchen
- Beautifully landscaped yard
- Generac generator powers first floor during out-ages
- Encapsulated crawlspace with dehumidifier
- 250-gallon propane tank fuels generator, water heaters, fireplaces, and cook-top
- Recent upgrades for peace of mind: Roof replaced 12/2024, Main floor HVAC replaced 1/2025, Upstairs HVAC and 2 Rinnai tankless water heaters (4 years old)





## Important Contacts

- Municipal water and sewer provided by Brunswick County, Tel: 910-253-2655, [www.brunswickcountync.gov](http://www.brunswickcountync.gov)
- Electric through BEMC 910-754-4391
- Internet through Focus Broadband 910-754-4311
- 2025 HOA dues \$360/year; Premier Management, 910-679-3012
- 2024 Property taxes were \$3,384.14
- Termite Bond: Strand, 910-579-9707
- Fuel Tank leased: RD White, 910-754-6415

