

# 1327 Tilapia Way

Calabash | Kingfish Bay



**List Price \$625,000**

**BEDS 3 BATHS 2.5 SQ FT 1,828**

**Year Built 2019**



Silver Coast Properties  
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## PROPERTY HIGHLIGHTS

- Pool
- LVP throughout home
- Fireplace
- Outdoor firepit area
- Fenced yard

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## HOME FEATURES

- Bedrooms: 3 | Bathrooms: 2.5
- Open floor plan
- 1 car garage
- LVP throughout, tile in wet areas
- Gas log fireplace in living room
- Primary bedroom downstairs, two guest bedrooms and loft area upstairs
- Primary ensuite contains dual vanities and walk-in tiled shower
- Washer, dryer and refrigerator convey
- Rinnai tankless gas water heater
- Oversize covered porch, large paver patio area, in-ground, heated pool and fire-pit area
- Fenced-in backyard with lush landscaping
- Two HVAC units; one for downstairs and one for upstairs. Serviced on an annual contract with Sandpiper HVAC
- Some furniture can convey if desired: kitchen counter bar stools, dining room furniture, bar in dining area, upstairs bedroom furniture (bed and side tables), desk, primary bedroom furniture, TVs on the wall, stereo receiver for outside speakers, certain outdoor furniture (wicker furniture and swing), deck box

## IMPORTANT CONTACTS & INFO

- **Water and Sewer:** Brunswick County Public Utilities, 910-253-2655, [www.brunswickcountync.gov](http://www.brunswickcountync.gov)
- **Electric:** Brunswick Electric, (910) 754-4391
- **Cable/Internet:** Focus Broadband, (910) 754-4311
- **2026 Annual HOA Fees:** \$3,368.88/year
- **Management Company:** CAMS 910-256-2021
- **Termite bond & Pest control:** Allied Pest Control 910-579-9655
- **Propane:** Two propane tanks, owned and filled by Wright's Gas 910-653-2240
- One propane tank services the water heater and fireplace. The other is exclusively for the pool heater.

Welcome to your own private oasis, conveniently located near the beach, golf, shopping and dining! This beautiful 3 BR, 2 1/2 bathroom home with one-car garage possesses perhaps the best outdoor space you have ever seen. With an open and airy floor plan, you will enjoy the well thought-out space in this home. The kitchen boasts an island with tiled face and bar-height seating. Quartz counter-tops, stone backsplash, and stainless steel

appliances create a polished look. The dining area is adjacent to both the kitchen and living room, making it an excellent setup for entertaining. The living room boasts a vaulted ceiling and fireplace with stone surround. LVP adorns most of the home, with tile in the bathrooms and laundry room. The massive sliders offer a fantastic view of the lush, and resort-like backyard. A generous covered porch looks out on a pool with hot tub, gracious paver

patio and firepit area. The landscaping and hardscaping are extremely well done and complement the space perfectly. The primary suite, located on the first floor, contains plenty of room for traditional bedroom furniture. The bathroom contains dual vanities also with quartz counters, a tiled walk-in shower and walk-in closet. Upstairs your guests can have their own privacy, with two guest bedrooms, a full bathroom, and a loft area for additional

living space. There is literally nothing to do in this home as it is ready for new owners. The amenities at Kingfish Bay include a beautiful clubhouse, fitness room, resort-like community pool, private beach house and parking lot at Sunset Beach, a waterfront park along the Calabash River within the community, and two piers. The gated community offers the feeling of additional security, particularly if this is going to be a secondary home. This location could not be any more ideal, literally right down the street from the town area of Calabash, well known for its seafood restaurants and shopping. The pristine sands of Sunset Beach are approximately 10 minutes away.

# KINGFISH BAY AMENITIES



- Gated community
- Community clubhouse
- Outdoor pool
- Riverfront park
- Fishing piers on the calabash river
- Day docks & kayak launch
- Beach club on Sunset Beach
- Community putting green
- Tiki huts
- Fitness center
- Community kitchen
- Cinema room
- Nature trail
- Community observation deck

## FLOOR PLAN

1327 Tilapia Way, Calabash, NC, 28467, US



FLOOR 1



FLOOR 2

All measurements are approximate and not guaranteed.