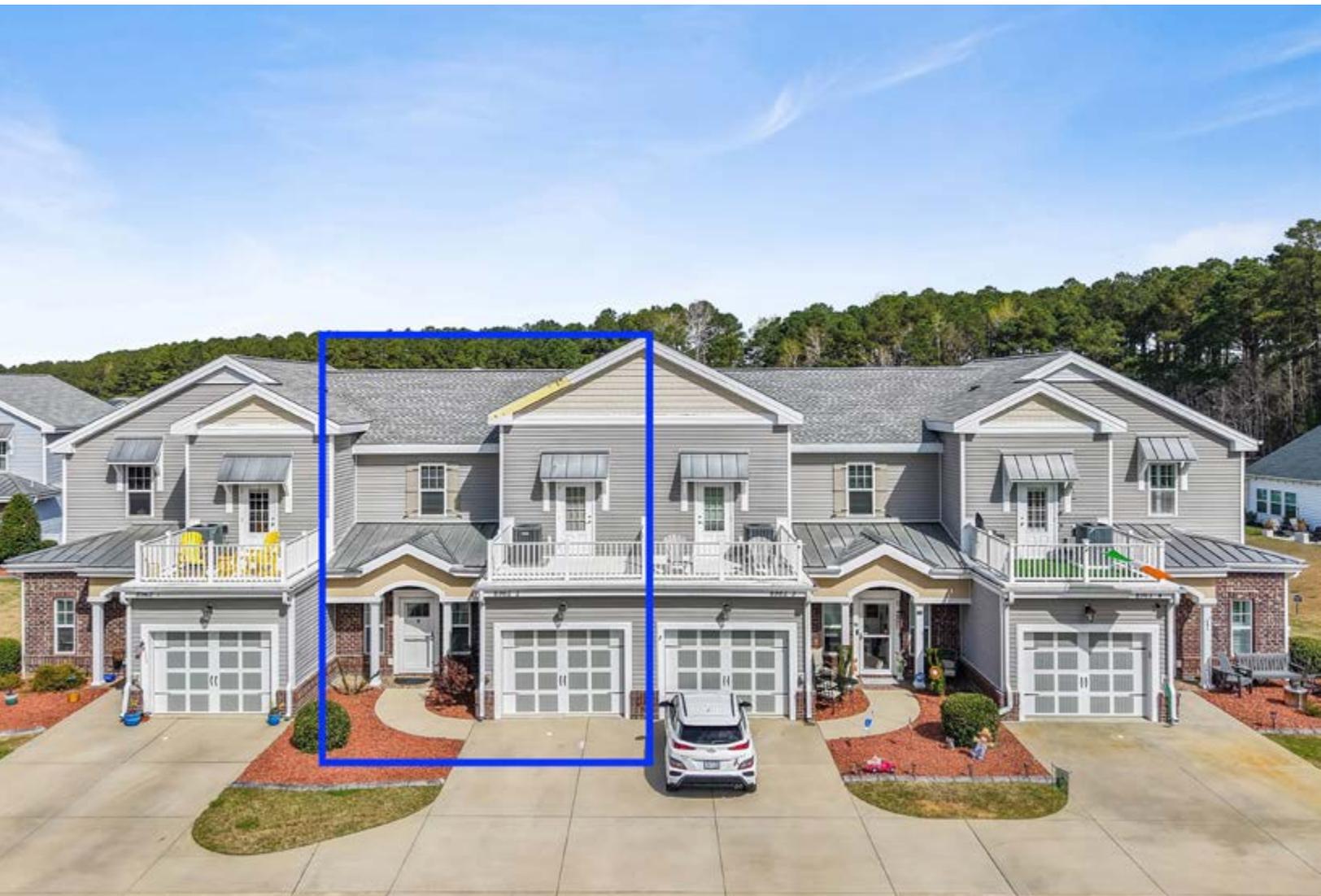


Colleen Teifer | Real Estate Broker | Silver Coast Properties

8962 Smithfield Dr NW Unit 2

Calabash | Brunswick Plantation



List Price \$319,000

BEDS 3 BATHS 2.5 SQ FT 1,846

Year Built 2017



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PROPERTY HIGHLIGHTS

- 1,846 Heated Squire Feet
- Open and airy floor plan with high ceilings
- Granite countertops
- Stainless steel appliances
- Wood floors through main living area

LEARN MORE





HOME FEATURES

- Bedrooms: 3 | Bathrooms: 2.5
- Open and airy floor plan with high ceilings
- Spacious kitchen with granite countertops, a pantry, stainless steel appliances and counter-height bar seating.
- Wood flooring in living room, dining room and primary bedroom
- Tile in foyer, kitchen, laundry room, bathrooms and sunroom
- Carpet in upstairs bedrooms
- Fantastic sunroom with views of grassy common area and pond
- Gracious primary bedroom and ensuite with dual vanities, walk-in shower, and custom closet
- Two additional guest bedrooms and full bathroom upstairs
- Upstairs bathroom has access to walk-in storage area
- One-car garage, one driveway space, and one deeded parking space
- Washer, dryer and refrigerator will convey
- Furniture can convey if desired.



IMPORTANT CONTACTS & INFO

- HOA dues include exterior maintenance, landscaping, irrigation, pest control, master insurance, wind and hail insurance, and access to all amenities
- HOA dues are \$550/month, and paid to CAM (OIB). The Brunswick Plantation Master Association dues are taken from that amount and remitted to their management company.
- Owners pay their own electricity, water and sewer and Internet bills.
- Water and sewer through Brunswick County
- Electricity through BEMC 910-754-4391

This extremely well-kept townhouse in the amenity-rich community of Brunswick Plantation is ready for a new owner! These units do not become available very often, as they have very comfortable space, a pleasant setting AND a garage. As you enter through the foyer, there is a powder room to the left and the hallway leading to the kitchen and living area. The space has an open and airy feel with plenty of natural light streaming in, and high ceilings.

The kitchen and dining area are adjacent to the living room, so this setup is ideal for entertaining. Wood flooring adorns the living area and primary bedroom, with tile in the kitchen, laundry room, foyer, sunroom and bathrooms. You will love this sunroom, with its high windows and view of a grassy common area and pond. The primary bedroom is a generous size, with ample room for traditional bedroom furniture. The ensuite contains dual van-

ities, a walk-in shower and a large closet with a custom organizing system. Upstairs are two more guest bedrooms that are of a comfortable size, along with a guest bathroom. From the guest bathroom, there is also access to a walk-in utility and storage area. No pull-down stairs here! This townhome is an absolutely ideal arrangement of space. Parking includes a one-car garage, a driveway space, and one additional deeded parking space. Furnishings

are negotiable if desired. This location is extremely convenient, near multiple beaches and golf courses, shopping, dining and right between Wilmington and Myrtle Beach. It is impossible to be bored here... Brunswick Plantation is a beautiful community with many amenities. There is a pool near this set of townhomes, but residents here get access to all of the amenities in the communities. This includes the amenity center with fitness and meeting rooms, kitchen, indoor pool, outdoor pool, and tennis/pickleball courts. What are you waiting for? Schedule your showing today, as we do not expect this unit to last long!

BRUNSWICK PLANTATION AMENITIES



- 27 holes golf course
- On-site dining
- Tennis courts
- Pickleball courts
- Outdoor pools
- Indoor pool
- Fitness center
- Owners' clubhouse
- Conference room
- Clubs & organizations
- Activity room
- Bocce ball courts
- Exercise studio
- Indoor jacuzzi
- Dry sauna
- Community library
- Horseshoes



FLOOR PLAN



All measurements are approximate and not guaranteed.