

1089 Captains Court

Calabash, North Carolina 28467



List Price \$260,000

BEDS 3 BATHS 2 SQ FT 1,266

Year Built 1992



Silver Coast Properties
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PROPERTY HIGHLIGHTS

- Front screened porch
- Wood burning fireplace
- Three-season room with EZ Breeze windows
- LVP throughout home

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HOME FEATURES

- Bedrooms: 3
- Bathroom: 2
- Sq Ft: 1,266
- Lot Size: 0.24
- Year Built: 1992
- Single car garage
- Large screened front porch
- Storage shed with plenty of space
- Paved outdoor patio
- Washer, dryer and refrigerator will convey
- Three-season room with EZ Breeze windows
- There is no propane tank as the fireplace is wood burning
- According to the home inspection results from when the owners purchased the home, the approximate age of the roof is 2019 or 2020.
- There is an irrigation system that runs off a private well. The well pump is in the corner of the garage.
- LVP flooring throughout the home was installed by the current owners when they purchased the home.
- Double-wide mobile home with pier foundation. VIN numbers are: 266523 and 266524

IMPORTANT CONTACTS & INFO

- HOA dues are \$200/year and amenities include a clubhouse and community pool. The HOA contact number is 910-579-5464
- Electric is through BEMC 910-754-4391
- Water and Sewer is through Brunswick County.
- Internet is through Focus Broadband 910-754-431
- There is a current termite bond through Strand (910-579-9707). Strand was bought out by a company called Anticimex, and they no longer use liquid treatment for their termite bonds. This means that if the new owner wishes to continue with Strand, they will initiate a new bond which utilizes the Sentricon treatment system. There are two options, one which includes pest treatment also, and one which does not. The direct phone number for the representative (Rob Giers) who will handle this transfer is 704-802-5985. He can explain exactly how this will work.

This well cared for home in the quaint community of Village at Calabash is ready for a new owner! The curb appeal is evident as you approach the home, with a lovely yard and welcoming screened front porch. This floor plan is very functional, with a comfortably-sized living room, open to the dining area and adjacent to the kitchen. The primary bedroom is on one side of the home, with the guest bedrooms on the other for privacy. LVP flooring has been installed throughout the

home and the living room boasts a wood burning fireplace. The kitchen is quite functional with plenty of cabinetry and even a pantry. The generous three-season room with EZ Breeze windows is accessible through sliders in the dining area. A door from this room leads to the patio area as well. In addition to the attached one-car garage, there is a separate storage building in the backyard. Whether you are storing yard equipment, another vehicle, or beach gear, you will have plenty of

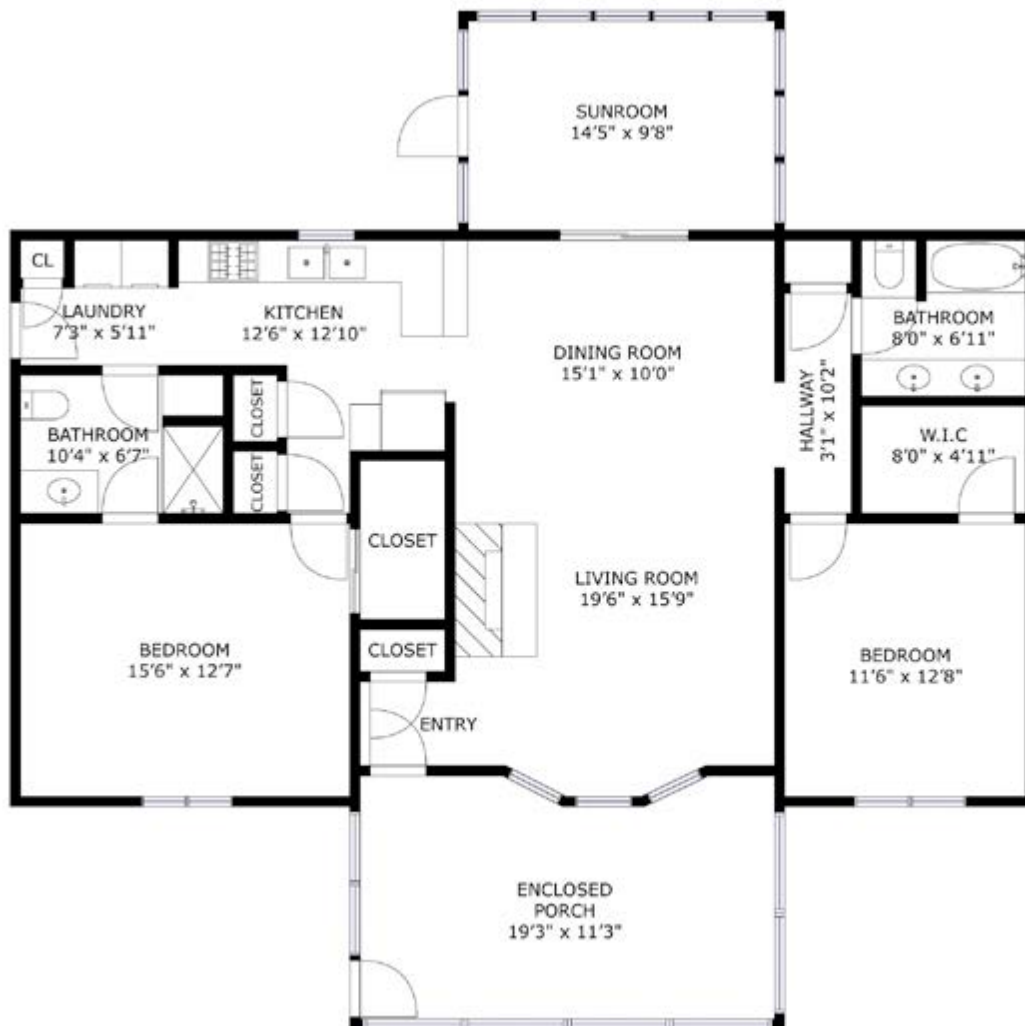
room here! This community is a favorite in the area, offering low HOA dues, a clubhouse and a community pool. The location cannot be beat, right down the road from the town area of Calabash with its shops and seafood restaurants, and right between the beaches of Sunset Beach and Cherry Grove.

VILLAGE AT CALABASH AMENITIES



Clubhouse and Community Pool

FLOOR PLAN



All measurements are approximate and not guaranteed.