

Colleen Teifer | Real Estate Broker | Silver Coast Properties

9007 Island Shore Avenue

Calabash | Beach Walk



List Price \$355,000

BEDS 3 BATHS 2 SQ FT 1,752

Year Built 2024



**SILVER COAST
PROPERTIES**

Silver Coast Properties
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PROPERTY HIGHLIGHTS

- Irrigation system
- Screened porch
- Large kitchen island
- Open floor plan
- Gas stove

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HOME FEATURES

- Bedrooms: 3
- Bathrooms: 2
- One level home
- Ceiling fans
- LVP through main living areas of the home
- Separate formal dining area could easily serve as a den or office area
- Primary bedroom will accommodate traditional bedroom furniture with ease
- Primary bathroom contains dual vanities, walk-in tiled shower, linen closet and massive clothes closet
- Large kitchen with generous island, plenty of storage space, Pantry
- Refrigerator will convey
- Large screened porch
- Home is walkable to a kayak launch area, a park that will be constructed along the Calabash River and the community amenities.
- Washer and dryer will not convey
- Wooden shelving furniture pieces in primary closet will not convey. They are not attached to the wall. They are free-standing pieces of furniture.



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:** \$948
- **Management Company:** CAMS, (843) 249-1779
- **Propane Company:** Suburban Gas (843) 293-1535 tank is leased through the company (Gas powers tankless water heater and gas cooktop.
- **Termite bond & Pest control:** Termite bond through Jay Taylor (910) 773-4632

Welcome to your future home at the beach! This pristine and open home is ready for a new set of owners. Situated in the fantastically located community of Beach Walk, this gem is right between the town areas of Sunset Beach and Calabash, and less than five minutes to the pristine sands of Sunset Beach. It is walkable to a kayak launch area and a park that is scheduled for construction

along the river in Calabash. This floor plan is very livable, all on one level with 3 bedrooms and 2 full bathrooms. The kitchen is open to the living room and dining area, and there is a more formal dining room as well which could easily be a den or office. The kitchen boasts plenty of storage space, including a pantry and large island. The primary bedroom is your retreat at the end of the

day, with plenty of room for traditional bedroom furniture. The primary bathroom offers dual vanities, a walk-in tiled shower, linen closet and huge clothes closet. The guest bedrooms, located away from the primary suite, share a full bathroom between them. Imagine yourself enjoying your morning coffee or an adult beverage on your generous screened porch. This backyard has the

appearance of being quite gracious in size as it is bordered by a parcel of land owned by the POA, which serves as a buffer. This home is also walkable to the community amenities, which include an open-air lanai and community pool. Whether you enjoy the beach, golf, boating, kayaking or other outdoor activities, this location could not have more to offer. Here you are a stone's throw away from Calabash, with its seafood restaurants, shopping and some of the best ice cream around. If you seek more activity, you are literally right between Wilmington and Myrtle Beach.

BEACH WALK AMENITIES



- Community pool

- Playground

- Open- air lanai

EXTERIOR IMAGES

