

Property Address: 277 W. First St #1i, Ocean Isle Beach, NC 28469

Total Taxes (2025): city \$569.46 | county \$1,598.12

Special Assessments (City, County, and/or HOA): None known

Electric Supplier: BEMC 800-842-5871

Electric Meter #: Unknown

Water & Sewer Supplier: Through HOA

Is there a septic system on this property? NO

Age of HVAC & # of Units: Heat Pump 2023 (located under building)

Age of Roof & Type: Through HOA

Age of Hot Water Heater: Unknown

Age of Kitchen Appliances: Unknown

Age of Washer & Dryer: Unknown

Any Warranties: NO

Flood: \$ Through HOA Master Insurance

Termite Bond/Pest Control – Through HOA

Rental History: Several years between 2019 to 2025 used as rental. Seller lived full time in unit in 2020. Seller has rental history provided for years 2021 – 2023.

Cable/Internet Company: T-mobile 910-444-7474

Propane tank: No

If in an HOA: A Place at the Beach I – Marni Blythe (Unit 1B) 646-413-4872 \$6,984/yr

Covers: beach access, community pool, common area, ground, roof & structure maintenance, master insurance (including flood), pest control, bbq/picnic area, sewer, trash & water

Key Features/Updates/Upgrades: View of the ocean from covered deck. This unit has 2 full baths: Primary Bath has shower, Secondary Bath has shower/tub combination with glass shower doors. Stacked Washer and Dryer are located in pantry. Laminate floors, new solid surface countertops in kitchen, stainless steel appliances, built-in bar with additional cabinet storage in kitchen.