

## 394 Sea Trail Drive W Additional Information

- 2090 sf, .32 acre lot
- Beautiful lot with mature oak trees lining the front
- Entry door with decorative glass insert and sidelights
- Wainscoting in foyer and dining area
- Living room has vaulted ceiling with faux beams and built-in cabinetry
- Pantry with melamine shelving
- Soft-close, white cabinets and quartz counters in kitchen
- Barn door entry to primary bathroom
- Roll-in, tiled shower, soaking tub, double vanity and make-up vanity
- Walk-in closet with melamine shelving in primary suite
- Bathrooms have ivory cabinetry with granite counters
- Crown molding in guest bedrooms
- Laundry room with drop-zone area
- High-end laminate flooring in living area, tile in laundry and bathrooms, carpet in bedrooms
- Oak treads on stairs to bonus room
- Bonus room contains a closet and access to walk-in storage
- 3-panel sliding glass door in living room opens to large screened porch with tile floor
- Enlarged patio
- Beautiful golf views
- Epoxy floor in garage
- Buried propane tank fuels gas cooktop, fireplace and tankless water heater
- Propane tank leased through Sharp Energy 910-754-8131
- Water and Sewer through Brunswick County
- Electricity through BEMC 910-754-4391
- Internet through Focus Broadband 910-754-4311
- CAMS is the management company for Sea Trail. Debbie Cornell is the Asst. on-site manager 910-579-5374
- Sea Trail Master Association dues are \$1100/year and include access to all amenities.
- There is a capital contribution of \$1100 due at settlement
- Riptide Builders provides a 30 day punch list opportunity and an 11 month warranty opportunity also through them directly. A 10 year structural warranty is provided through QBW as well.
- The Riptide Builders' contract will be used for this transaction. There is an Offer Recap Form that can be completed to initiate an offer.