



409 Womble Street
Additional Information

Items to convey:

- All Appliances Including: Washer, Dryer, Refrigerator, Electric Range, Built-in Microwave, Dishwasher
- Blink Security Outside Cameras – (2)
- Furniture/Personal Property (excluding items below) including kitchen stools, living room furniture, dining room furniture, all furniture in 3 bedrooms, rugs, lamps, coastal decor and more!

Items that do not convey:

- Wooden Bench on back porch
- White Side Table in Secondary Bathroom
- Pots and Pans
- All TV's
- Some tools/items from storage area underneath
- Items in Locked Owner's Hallway Closet
- Front Door Keyless Lock/Pad – owned by Property Management Company - Oak Island Accommodations (will only stay if New Owner/s continues with this property management company)

Features of Home:

- **New Roof – March 2025 with 5-year transferable Warranty to New Owner – see details on Warranty in Document Section**
- *Very spacious living area @ 1652 Heated Square Feet*
- *Open Floor Plan with view of living room, dining area and kitchen upon entry; 4 counter seats in kitchen; 3 nicely sized bedrooms; 2 full baths- one dedicated to primary bedroom with 2 separate sinks, jetted sunken tub and walk-in shower.*
- *Pocket hallway doors to “section off” bedrooms 2 and 3*
- *Turn-key/Furnished with exceptions listed above*
- *Stainless Steel Kitchen Appliances*
- *Soft close kitchen drawers*

Continued Features of Home:

- Quartz kitchen countertops
- Pre-engineered hardwood flooring, tiles in primary bathroom suite
- Currently Sleeps 8
- Exterior Elevator Lift on back side of home- access from back screened porch (last annual inspection in 2024 as required by Oak Island Accommodations)
- Fenced-in Back Yard – some fencing may be owned by neighboring properties
- Brick Patio Area under back screened porch with chair swing, brick continues to backyard with path leading to fire pit
- Outdoor Fire Pit
- Outdoor enclosed shower with hot and cold water
- Large Storage/Utility/Workshop underneath with cabinets and shelving – 367.5 square feet
- 2 Screen porches front and back with 2 fans on each
- Sliding glass doors leading to back screened porch
- Ample Parking in Driveway - possible to fit 4 cars under home/under cover with 9.5 feet clearance with 4 mounted light fixtures (possibly enough clearance to park a boat); 2 possible options for covered parking for a LSV/Golf Cart; 4 additional cars in driveway
- Plantation shutters on windows (living room and bedrooms)
- Attractive window treatments (living room, sliding glass doors in dining room)
- ISpring Water Filtration System – 3 Stage – (appears to be a whole house water filtration system)

Service Providers

Electricity: Brunswick Electric

Trash Removal: Brunswick County – included in Brunswick County Tax Bill

Water and Wastewater Services: Town of Oak Island - **Water and Sewer: Approx.\$80.00 a month based on water usage of up to 2000 gallons**

Internet Provider: Available - Spectrum and FOCUS Broadband

Miscellaneous/Important Information:

- 1.) Seller's Name are: Joshua R. Billig and Keri L. Billig
- 2.) Property Management Company – Oak Island Accommodations- 8901 East Oak Island Drive; Oak Island, NC 28465 – phone: 888-297-8066 – Property Manager Contact: Sarah Broom – sarah@rentalsatthebeach.com – phone: 910-278-6011, ext. 1111
- 3.) Rental History Available – Years 2024 and 2025 (current as of June 2025) – in listing document section
- 4.) Homeowners Insurance Annual Premium: Recommend Buyer get customized quote.
Current Flood Insurance Annual Premium: \$774
- 5.) Flood zone for property: Partially in AE and Partially in .20 PCT . (see National Flood Hazard Layer FIRMette – FEMA in document section)

Other Information available in Document Section of Listing:

- 1.) This Additional Information Sheet
- 2.) Floor plan with room dimensions and heated square feet
- 3.) Mineral Oil and Gas Disclosure
- 4.) Residential Property and Owners' Assoc. Disclosure Statement
- 5.) Vacation Rental Addendum
- 6.) Rental History – 2024 and 2025 – including upcoming rentals
- 7.) Roof Warranty – 5 Year Warranty from Excel Roofing
- 8.) National Flood Hazard Lay Firmette – Section for 409 Womble Street

Important Information – Town of Oak Island

BEACH & INLET MANAGEMENT PLAN

This website page provides information on the current progress of the plan, a full history of the plan's timeline, and tools to help better understand how the it would affect residents, property owners, and visitors to Oak Island.

Please click on this link below to the Town Of Oak Island website for detailed information on these plans:

[Beach Nourishment & Preservation | Oak Island, NC](#)

Town of Oak Island Amenities: Golf, tennis, pickleball, basketball, picnic areas, boat and kayak launches, playgrounds, skatepark, splash pad, public beach parking, public fishing docks, public beach walkovers and more!

FUN AT Middleton Park Complex (4610 E. Dolphin Drive) - As a whole, the Park Complex is comprised of multiple recreation features, including: Jungle Gym Playground, Pirate Ship Playground, Picnic Shelters, Multiple Shade Structures, Tennis Courts, Pickleball Courts, Basketball Court, Soccer Field, Softball Field, Concert Field with amphitheater and Splashpad!