

2nd Floor Features

KITCHEN

- Waterview of Carolina Beach Boat Basin and Marina
- White Beadboard Cabinets
- Granite Countertops
- Granite Backsplash
- Peninsula for Seating
- Newer Frigidaire Induction Cooktop
- Newer Kitchen Aid Oven
- White Bosch Dishwasher
- Newer Built In Kitchen Aid Microwave
- Newer Stainless Steel LG Refrigerator with French Doors
- Pantry
- Culligan Reverse Osmosis at Kitchen Sink
- Hardwood Flooring

BREAKFAST AREA IN LIVING AREA

LIVING ROOM - Waterview

- Gas Fireplace with Tile Surround – Sellers have not used the fireplace
- Built-Ins with Beadboard Doors
- Ceiling Fan
- Hardwood Flooring
- French Doors to Covered Deck with Outdoor Fan and Porch Swing

BUYER TO CONFIRM FEATURES

2nd Floor Features

DINING ROOM - Formal

Breakfast Room off Dining Room

Hardwood Flooring

Chandelier

HALL GUEST BATHROOM #2 – 2nd Floor

Pedestal Sink

Beadboard Cabinet

BUYER TO CONFIRM FEATURES

3rd Floor Features

MASTER BEDROOM – 3rd Floor

- Water View
- Covered Porch
- Space for Office in Sitting Area
- Ceiling Fan
- Carpet Flooring

MASTER BATHROOM – En Suite

- Walk-In Tile Shower
- Whirlpool Tub
- Double Vanity
- Huge Custom Walk-In Closet
- Water Closet
- Tile Flooring

GUEST BEDROOM #2 – 3rd Floor

- Wall Mounted Headboard
- Walk Out to Deck
- Ceiling Fan
- Carpet Flooring

GUEST BATHROOM #3 – 3rd Floor En Suite

- Walk In Shower
- Tile Flooring

BUYER TO CONFIRM FEATURES

1st Floor Features

LAUNDRY ROOM – 1st Floor

Stackable LG White Washer and Dryer

Hardwood Flooring

GUEST BEDROOM #1 – 1st Floor

Water View

Walk Out to Covered Porch

Ceiling Fan

Hardwood Flooring

GUEST BATHROOM EN SUITE #1 – 1st Floor

Walk In Shower

Tile Flooring

BUYER TO CONFIRM FEATURES

EXTRAS

35' Boat Slip with Dock Box

Slip B-51

Water and Power on Dock

Generac Generator for Whole House

Leased Suburban 100LB Propane Tank for Generator

Elevator in the Garage to the 3rd Floor

Hardi Siding

Metal Roof

One Car Garage with Loft Storage

Keyless Entry in Garage

House Painted in 2024

Beautiful Sunrise View

BUYER TO CONFIRM EXTRAS

HOA

CAMS

910-256-2021

<https://www.camsmgt.com/>

Amenities

Salt Water Pool

Club House

Gazebo on Dock

Included in HOA Dues

Termite Bond

Irrigation

Master Insurance

Flood Insurance

BUYER TO CONFIRM HOA

Schools

Carolina Beach Elementary School

400 S 4th St
Carolina Beach, NC
(910) 458-4340

Murray Middle School

655 Halyburton Memorial Pkwy
Wilmington, NC
(910) 790-2363

Ashley High School

555 Halyburton Memorial Pkwy
Wilmington NC
(910) 790-2360

Utilities

ELECTRIC - DUKE ENERGY

(800) 452-2777

WATER & SEWER – Town Of Carolina Beach

(910) 458-4821

CABLE AND INTERNET – Spectrum

(844) 616-1037

BUYER TO CONFIRM UTILITIES