

623 Wisteria Lane Additional Information

- 2115 sf, .26 acre lot
- Golf course lot surrounded by tree cover
- Covered front porch with view of green across the street
- Wainscoting in foyer and dining area
- Vaulted entry ceiling with window
- Coffered ceiling in dining room
- Living room has faux beam vaulted ceiling with built-in cabinetry
- Soft-close, fog cabinets and quartz counters in kitchen
- Large, walk-in pantry with butcher block counters, shelving and barn door
- Roll-in, large tiled shower, linen closet and double vanity in primary suite
- Large walk-in closet with melamine shelving in primary suite
- Tub with tiled shower and niche lighting in downstairs guest bathroom
- Crown molding in guest bedrooms
- Laundry room with cubbies and folding table
- High-end laminate flooring in living area, tile in laundry and bathrooms, carpet in bedrooms
- Oak treads on stairs to bonus room
- Large bonus room with closet and golf course view
- 4-panel sliding glass door in living room opens to large screened porch with tile floor
- 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
- There is no impervious square footage remaining on this lot so there is not room for a pool or to further enlarge the patio.
- 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.