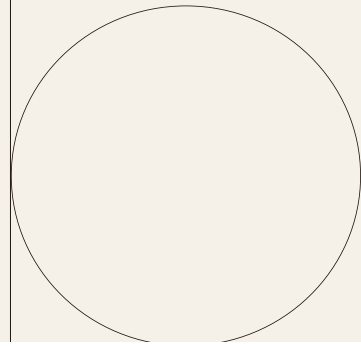


# 345 E. 1<sup>st</sup> Street Ocean Isle Beach, NC Fact Sheet



## Utilities

**Average Electric Bill:**

Highest months- June 2025 \$183 &  
July 2025 \$202

**Water and Sewer:** Ocean Isle  
Beach

**Cable/Internet Bill:** Spectrum

**Propane Company:** N/A, No  
Propane

**Propane Tank:** N/A, No Propane

## Appliances/Roof

**Age of Dishwasher:** Installed 2021

**Age of Refrigerator:** Installed 2023

**Age of Stove/Oven:** Installed 2013

**Age of Water Heater:** Installed 2004

**Age of HVAC:** Upper unit 2025, Lower unit 2024

**Age of Roof:** Fortified Roof Inst. February 2022

## Insurance

**Flood Insurance:** Allstate- 2025  
\$824

**Homeowner's Insurance:**

Homeowners Wind and Hail  
2026 \$9,066

**Termite Bond:** No

## Additional Information

Solar panels installed February 2022

New salt generator, pool heater & pool pump, inst. 2024

Elevator inspected & maintenance completed July 2025

Elevation certificate & floor plans available

Upper and lower decks replaced in 2025

## Rental History

**Rental Company:** McClure and  
Direct

**Rental Income:** 2024 Year End-  
\$93,854

**Home located on 2<sup>nd</sup> row of Ocean Isle  
Beach. Enjoy expansive ocean views.  
Only 150 yards from the nearest  
beach access.**