



Luxury Coastal Living – Feature Sheet

Sophisticated Design | Exceptional Finishes | Premier Outdoor Living

609 Augusta Avenue, Carolina Beach

ARCHITECTURAL & LAYOUT FEATURES

- Open-concept Living, Dining, and Kitchen area ideal for entertaining
- Elegant foyer entry with custom trim
- Walk-in pantry and spacious laundry room with upper cabinetry, folding station, and drying racks
- Custom-built drop zone for daily organization
- 3-car garage for storage and convenience
- Rear screened porch overlooking pool area for all-season enjoyment

EXTERIOR HIGHLIGHTS

- Durable fiber cement siding for low-maintenance luxury
- DP-50 rated casement and fixed black windows for strength and style
- Architectural black shingle roof with ice and water shield
- Fully enclosed outdoor shower for poolside rinsing
- Professionally landscaped, sodded front and back yard with irrigation system
- Saltwater pool with dedicated pool bathroom
- Outdoor lighting for ambiance and security
- Screened-in rear porch for serene coastal evenings

INTERIOR FINISHES

- Smooth eggshell Sherwin-Williams paint throughout
- Waterproof luxury vinyl plank (LVP) flooring in bedrooms, common areas, and half baths
- 8-foot, 2-panel interior doors throughout the home
- Electric fireplace with elegant tile surround in the living area
- Primary suite located in the rear of the home for privacy and quiet
- Smart home technology integration for lighting and comfort

CHEF'S KITCHEN & BAR

- High-end stainless steel appliance package featuring:
- 36" 6-burner gas range
- Shiplap vented hood
- Built-in drawer microwave
- Side-by-side refrigerator
- Dishwasher
- Full-overlay white cabinetry with soft-close doors and drawers
- Granite countertops and full-height granite backsplash
- Shiplap-accented island and hood
- Walk-in pantry with custom wood shelving
- Butler's pantry with quartz counters and backsplash, upper/lower cabinetry
- Built-in beverage center with wine fridge and bar sink
- Stainless undermount single bowl sink with pull-down faucet, air switch, and disposal

SPA-INSPIRED BATHROOMS

Primary Suite On-Suite:

- Double vanity with shiplap wall accent
- Frameless glass walk-in shower, floor-to-ceiling tile with premium tile selections
- Dual shower heads
- Private water closet

Guest Bathrooms:

- Single vanities with man-made countertops
- Frameless glass showers with tile or acrylic pans and walls
- Acrylic tub with tile surround in two full bathrooms
- All full bathrooms finished with tile flooring
- LVP flooring in the half bath

ENERGY EFFICIENCY & UTILITIES

- R-13 insulation in exterior walls
- R-38 insulation in attic
- Dual-zone American Standard HVAC system
- Tankless water heater
- Whole-home water softener
- 400 amp electrical service ready for future upgrades
- LED lighting throughout
- Water/sewer service provided by the Town of Carolina Beach