



HOME INFORMATION

Property: 122 Edward Teach Wynd

Insurance

Storm Ins/NCIUA - \$7368/yr.

Amer. Modern/HO - \$2143/yr.

Nat'l. Gen/2 golf carts, 2 operators - \$752/yr.

Utility Providers

Electric - Duke Energy, Sewer/water - Village of BHI, Cable/internet - Spectrum
Brunswick Cty. taxes - \$6389

Wolf Security - \$145 maintenance/ \$400 per year for heat and smoke monitoring
Phillips Air (handlers replaced in 2019 and 2020) - \$452 annual service
agreement, maintenance 2X/yr. no charge.

Cleggs-pest control \$400 annually

Urban Coast Electric has been used

Paul Christman plumbing used on occasion

Always Ready Cart Care

BHA - Homeowners assoc. \$593/yr. Gross Rental Income
\$45,000 for the past three years

Golf Carts

2 four passenger carts to covey

Club Memberships

Shoals Club \$23,000 & Full BHI Club \$60,000

Exclusions

Clothing; Cuisinart cookware; several serving plates; 1 tool box/contents;
personal mementos and items; 2 sets of Q sheets; golf clubs

Improvements

The house is regularly serviced and well maintained. new electric dryer in 2025.
No major repairs other than ongoing maintenance. Recently replaced the
stairway landing banister, installed a new side door, a new front screen door,
new lighting throughout the home and crofter, we've replaced deck wood when

necessary. Home last painted in 2018 or 2019 I believe. Carts purchased in 2020. Solid wood doors throughout the home.