

# 258 Morning View Way

## *Features and Upgrades*

### *Location*

- Beautiful residential community, featuring two outdoor pools; heated indoor pool; State-of-the-art recreation center with fitness and aerobics room; clubhouse; restaurant; two tennis courts; soccer field; picnic area; playground; walking trails; sidewalks throughout neighborhood; driving range; and a 4.5 star rated championship 27-hole golf course
- Situated on 0.24-acre golf course lot overlooking the 26th Fairway
- Centrally located, Close to restaurants, stores, and medical facilities. Only minutes to downtown Wilmington and a short drive to area beaches
- Not in a flood zone

### *Exterior Features*

- Easy maintenance brick veneer siding
- Oversized two-car garage with built-in loft and workbench
- Large covered front porch
- 14' x 12' screened-in back porch
- Mature landscaping to include four Japanese Maple trees
- Automated irrigation system covering both front and backyards

### *Interior Features and Upgrades*

- Main level open floor plan with vaulted ceiling and lovely golf course views
- Newer hardwood floors in all main living areas
- Ceramic tile in bathrooms
- Separate Laundry Room
- Beautiful kitchen with newer granite countertops, custom cabinetry, new range and newer LG appliances
- Spacious living room featuring propane gas log fireplace
- Separate dining room area and a separate breakfast area
- Master bedroom with walk-in closet and en suite bathroom, featuring dual sink vanity, spa tub and separate shower
- Two guest bedrooms on the main level with a full bathroom; two additional guest bedrooms and a full bath on the second level – Perfect as a guest suite, kid's space, or den/ Office
- Fresh interior paint in master bedroom and bathroom
- New HVAC System in May 2024
- New hot water heater 2025
- Updated plumbing
- New custom medicine cabinet in master bat

- *Extras*
- Security system with service via ADT
- HVAC contract with green.heating and air
- Comprehensive yard care included in monthly HOA
- Pest treatment
- USDA eligible