

6 Channel Dr, Ocean Isle Beach \$830,000
Island Park Community

- ✓ **YEAR BUILT:** 1999 **FULLY FUNRISHED**
- ✓ **4 BEDROOMS** **2 ½ BATHROOMS**
- ✓ **ACROSS THE STREET FROM BEACH ACCESS**
- ✓ **HVAC: MAY 2019**
- ✓ **ROOF: 2018** **TYPE: SHINGLES**
- ✓ **LARGE FRONT AND BACK DECKS AND STAIRS WITH VINYL RAILINGS FOR MAINTENANCE FREE LIVING - JUNE 2023**
- ✓ **NEW OUTSIDE ELECTRICAL BOX INSTALLED UNDER HOUSE NOVEMBER 2019**
- ✓ **FLOORING:** Laminate in living and dining, tile, carpet
- ✓ **HOMEOWNERS ASSOCIATION MANAGEMENT**
 - Name and Phone Number: CAM – 910-579-5163
 - HOA Fees: \$1,680 per year (\$140/month)
 - 2 pools, 2 community docks, and *lawn maintenance included* in your low HOA fee!
- ✓ **2024 TAXES:** \$3,591
- ✓ **HOMEOWNERS INS:** 2025 \$7,650 (just renewed)
- ✓ **FLOOD INS:** Approx \$1,200
- ✓ **HIGHLIGHTS OF THE HOME:**

Across the street from the beach access, large front and back decks with water views, full length pond view, bright, clean, move-in ready, fully furnished. Newer front and back decks and stairs with low maintenance vinyl railings and spindles. Additional covered entertaining space below, outdoor shower, large storage area, newer roof and HVAC, new outside electrical box, driveway pavers!

WELCOME HOME!!

Listed with: **Karen Meskill, Broker/Realtor, 910-448-4156** Intracoastal Realty, Living Coastal Team
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