

**Welcome to 7401 Hermitage Lane
Sandpiper Bay Community, Sunset Beach**

Pond and Greens Views on Hole 3 of the Bay Course

1781 sq feet, 3 bedroom, 2 bath – split floor plan, large Carolina Room with lots of windows and a covered back porch with golf and water views. Home built in 2004

UPDATES – You name it, it’s probably been done!!

- ✓ HVAC – 2024
- ✓ Roof – 2019
- ✓ Water Heater – Dec. 2025
- ✓ All Stainless-Steel Appliances and Garbage Disposal – 2024
- ✓ Marble Kitchen Countertop and New Sink- 2024
- ✓ Covered Porch Roof 2024
- ✓ Primary Bedroom Carpet - 2024

“EXTRAS”:

- ✓ Hardwood Floors in living area, kitchen and Carolina Room
- ✓ Windows, windows, windows in the Carolina Room flood home with light!
- ✓ View of pond and golf course
- ✓ Covered back patio great for sitting and grilling – with golf views
- ✓ Vaulted ceilings
- ✓ Ceiling fans
- ✓ Neutral paint colors throughout home
- ✓ Mature landscaping
- ✓ Irrigation system
- ✓ Laundry Room with cabinets
- ✓ Large 2 car garage – room for storage and “toys”

2025 Taxes: City: \$589 County: \$1,258 Total: \$1,847

HOA: \$900/year: Pool, hot tub, clubhouse with outdoor grills, fitness room, gazebo, pickleball courts, tennis courts, common area maintenance, street lights.

****Furniture is for sale – see back of this sheet for items and pricing.**

(The screens for the Carolina Room windows are in the garage attic)

WELCOME HOME!!