

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

- ✓ **YEAR BUILT: 1999      FULLY FUNRISHED**
- ✓ **4 BEDROOMS   2 FULL 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: LVP 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**
- ✓ **HIGHLIGHTS OF THE HOME:**

Bright, clean, move-in ready, fully furnished. Newer front and back decks and stairs with low maintenance vinyl railings and spindles, with amazing pond view, 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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