



*List*  
**\$384,000**  
*Price*

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## 565 SLIPPERY ROCK WAY THE FARM

 4  3  2

Nestled in The Grove at The Farm, this exceptionally well-maintained home is move-in ready and waiting for its next owners!

With 3 bedrooms and 2 bathrooms downstairs, plus a bonus room, a 4th bedroom, and an additional bathroom upstairs, this home offers ample space to suit your lifestyle.

The kitchen is a chef's delight, featuring generous counter and cabinet space, a pantry, a large island, and an adjacent dining area that comfortably accommodates various table sizes. The primary suite is your private retreat, boasting a spacious ensuite bathroom with a walk-in shower, double vanity, and a

large walk-in closet.

This home provides flexible living options with a cozy living room downstairs and a versatile bonus room upstairs—perfect for a recreation room, home theater, “man cave,” or a private guest area. Two guest bedrooms are conveniently located downstairs, one of which is currently used as an office. The upstairs 4th bedroom and bathroom create the potential for a complete guest suite, ensuring privacy for everyone. Storage is abundant throughout the home, including a dedicated linen closet in the primary ensuite, a coat closet near the foyer, a large storage closet upstairs, and additional walk-in storage accessible via the utility room.

Outdoors, the extra-large screened porch, and the expanded patio area are ideal for relaxing with your morning coffee or hosting a barbecue. Thoughtful upgrades include a fenced backyard, a kitchen backsplash, curbscaping around landscaping beds, a convenient sidewalk to the garbage storage area, aluminum hurricane shutters, upgraded carpet in the bedrooms, a screen-slider in the garage, roll-down Coolaroo shades in the screened porch, plantation shutters throughout the home, upgraded fans and lighting fixtures, and additional concrete patio space in the backyard.

Silver Coast Properties  
Colleen Teifer

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www.carolinacolleen.com  
www.TheFarmRealEstate.com

# Home Features



**Year Built:**  
2019

**Lot Size:**  
0.18

**Home Size:**  
2,244  
Heated Living Space

- BEDROOMS: 4
- BATHS: 3
- LOW-MAINTENANCE EXTERIOR
- DURABLE AND ATTRACTIVE LUXURY VINYL PLANK FLOORING
- PRIMARY BEDROOM ON FIRST FLOOR
- LARGER WALK IN CLOSET
- BONUS ROOM OVER GARAGE WITH FULL BATH
- STAINLESS STEEL APPLIANCES
- GRANITE COUNTERTOPS
- DESIRABLE WHITE KITCHEN CABINETS
- OPEN FLOOR PLAN
- REACH IN PANTRY
- FENCED YARD
- EXTENDED PATIO
- SCREENED PORCH
- ATTIC STORAGE
- IRRIGATION SYSTEM

## Community Amenities



- OWNERS' CLUBHOUSE
- OUTDOOR POOL
- WALKING & BIKING TRAILS
- FITNESS ROOM
- CLUBS & ORGANIZATIONS
- OUTDOOR ENTERTAINMENT AREA
- CONVENIENT ACCESS TO SHOPPING, RESTAURANTS AND ENTERTAINMENT
- MINUTES TO SUNSET BEACH
- 25 MINUTES TO THE HEAR OF MYRTLE BEACH
- 45 MINUTES TO AIR TRANSPORTATION





## Important Contacts & Info

- **Water and Sewer:** Brunswick County Public Utilities, 910-253-2655, [www.brunswickcountync.gov](http://www.brunswickcountync.gov)
- **Electric:** Brunswick Electric, 910-754-4391
- **Cable/Internet:** Focus Broadband, 910-754-4311
- **2024 Property taxes:** \$2,066.74
- **2025 Annual HOA Fees:** \$1,520
- **Management Company:** CAMS, 843.249.1779
- **Termite Bond:** Allied, 910.579.9655

# FLOOR PLAN

