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**\$251,000**  
*Price*



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# 932 CHARLOTTE AVE SW

## Calabash Acres

 3  2

### PROPERTY FEATURES

932 Charlotte Avenue SW

- No HOA
- Double lot
- Front/back porch
- Plenty of storage
- Covered parking
- Irrigation system
- Close to downtown Calabash area

Here is your chance at a very well maintained home on a generously sized, double lot in an extremely convenient area with no HOA! This home has been lovingly cared for by its original owners, and some extra precautions were taken during its construction. There is plenty of space and storage in this 3 bedroom, 2 bathroom home with covered front porch and sunroom. The property also features an additional workshop/lean to building with two covered parking places,

a workshop area, and an upstairs storage loft area. The home is connected to county water and sewer, and there is also a well for irrigation. This is a fantastic and quiet neighborhood, literally around the corner from the town area of Calabash and about 10 minutes from the pristine sands of Sunset Beach. This property is move-in ready and ready for a new set of owners.

Silver Coast Properties  
Colleen Teifer

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# Home Features



**Year Built:**  
1999

**Lot Size:**  
.37

**Home Size:**  
1,539  
Heated Living Space

- All appliances will convey
- Wood flooring in main living area
- Ceiling fans
- Laundry room
- Roof on garage building is going to get repair work done through insurance waiting on that.
- There is a well pump in the backyard and there are 14 sprinkler heads on the property. There is a cut off switch for the irrigation in the sunroom behind the door. Switch must be on for irrigation to run.
- There is another switch inside the well pump house, which must be on for the irrigation to run. The seller currently has both switches turned off.
- When constructed, the home had tie-downs placed every 4 feet instead of every 8 feet.
- The home also had 4 courses of block for the foundation instead of just 2.
- In the front of the property, there are two water cut off boxes near the road. The one on the right is for the building on Thomasboro Road where the hair salon is. The one on the left is for this property.
- The seller is willing to leave all of the yard tools and ladders in the lean-to building.
- The seller has been maintaining the drainage ditch by keeping the vegetation trimmed.
- The property is on county water and sewer. The old septic tank was capped off by a plumber when sewer was installed in this area.
- The two lots have been combined and there is a recorded Instrument of Combination.
- Minutes to Cherry Grove and the restaurants and retail areas of Little River, Calabash and North Myrtle Beach





## Important Contacts

- Property taxes for 2024: \$788.72
- Municipal water and sewer through Brunswick County: 910-253-2655, [www.brunswickcounty.gov/utilities](http://www.brunswickcounty.gov/utilities)
- Electric through BEMC: 910-754-4391
- Internet through Focus Broadband: 910-754-4311

# Floor Plan

