



List
\$455,000
Price

 Use Your Smart
Phone Camera
to Learn More



212 OLDE OAK LANE
SEA TRAIL PLANTATION

 **3**  **2**  **2**

This solidly built, custom home in the vibrant community of Sea Trail is ready for a new set of owners! Thoughtfully constructed and well cared for, this one story, 3 bedroom, 2 bathroom home boasts an open floor plan and large, deep lot on a beautiful tree-lined street. The split floor plan allows owners their privacy when guests visit, as the guest bedrooms are on the opposite side of the home. The spacious living room with its vaulted ceiling is open to the dining area and kitchen. A true foyer area with coat closet allows company to enter without

parading straight into the kitchen or living room. The generously sized primary bedroom will accommodate a traditional bedroom set easily. A hidden surprise awaits in the living room behind the large, mirrored sliding doors. The built-in desk area was constructed so it could be hidden from view. Imagine yourself sitting in the sunroom or on the deck, enjoying your morning coffee or evening beverage, looking out over your lushly landscaped backyard! Other thoughtful extras in this home include an outdoor shower, corral area for the propane tank

and trash cans, two water heaters and heat pumps so one side of the home can be shut down when not in use, and a well for irrigation. The storage in this home cannot be beat, with a thoughtfully placed linen closet in the guest bathroom, another linen area in the primary closet, and a large attic area with walk-up stairs in the garage. The location could not be more convenient, with your daily living needs within 5 minutes, 10 golf courses within 5 minutes, and additional restaurants, shopping and retail areas within 15 minutes.

Silver Coast Properties
Colleen Teifer

Call: 609.868.2393
carolinacolleen@gmail.com

www.carolinacolleen.com
www.seatrailhomes.com

Home Features



Year Built:
1995

Lot Size:
0.42

Home Size:
1,711
Heated Living Space

- BEDROOMS: 3
- BATHS: 3
- OPEN FLOOR PLAN
- FIREPLACE
- 9FT CEILINGS
- CEILING FANS
- BUILT-IN DESK
- HVAC ON A SERVICE CONTRACT, SERVICED TWICE ANNUALLY BY SANDPIPER HVAC
- 1 HVAC UNIT 2007, OTHER (DAIKEN) HVAC UNIT 2021
- SCREENED PORCH WAS FULLY ENCLOSED IN 1999 AND WAS PERMITTED
- HOUSE WAS PAINTED IN 2016
- NEW ROOF (ROOF DOCTOR) WAS INSTALLED IN 2016
- TWO WINDOWS IN FRONT GUEST ROOM AND 2 WINDOWS IN REAR GUEST ROOM WERE REPLACED IN 2021
- WELL FOR IRRIGATION
- WELL PUMP REPLACED 2022
- OUTDOOR SHOWER
- MATURE LANDSCAPING
- TERMITE BOND
- WALK-UP STAIRS IN GARAGE TO LARGE STORAGE AREA IN ATTIC
- CONVENIENT LOCATION TO DAILY NEEDS



Community Amenities

- 3 18-HOLE CHAMPIONSHIP GOLF COURSES
- LIGHTED DRIVING RANGE, TWO PUTTING GREENS
- PRIVATE PARKING AREA ON SUNSET BEACH
- TWO FULL-SERVICE CLUB-HOUSES WITH A RESTAURANT, SNACK BARS AND LOUNGE
- TWO PRIVATE OWNER'S SWIM & FITNESS CENTERS WITH POOLS, WHIRLPOOLS & SAUNA
- FITNESS STUDIO WITH YOGA, PILATES AND EXERCISE CLASSES
- LIGHTED TENNIS COURTS
- PICKLEBALL COURTS
- PRIVATE OWNERS' LIBRARY
- MANY CLUBS & ORGANIZATIONS
- HORSESHOE PIT
- BOCCE BALL COURT
- OUTDOOR GRILLING
- COMMUNITY CHAPEL
- COMMUNITY GARDENING CENTER
- 1/2 MILE TO PRISTINE SUNSET BEACH



Important Contacts & Info

- **Water and Sewer:** Brunswick County Public Utilities, 910-253-2655, www.brunswickcountync.gov
- **Electric:** Brunswick Electric, 910-754-4391
- **Cable/Internet:** Focus Broadband, 910-754-4311
- **2024 Property taxes:** \$2,138.63
- **2025 Annual HOA Fees:** \$1,100
- **Management Company:** CAMS, 910-454-8787
- **Propane Tank:** Leased through Blossman Gas, 910-754-8788
- **Termite Bond:** Allied Pest Control, 910-579-9655
- **Current Wind/Hail Policy:** \$2,438.00 (NCIUA)
- **Current Homeowners' Insurance Policy:** Approx. \$700.00 (Nationwide)

FLOOR PLAN

