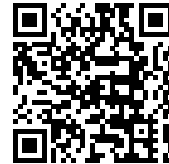


# AMAZING CUSTOM HOME

*List*  
**\$1,067,000**  
*Price*



Use Your Smart Phone  
Camera to Learn More



9442 OLD SALEM WAY NW  
Crow Creek



3



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## Spectacular Home For A Discerning Buyer

Here is the home you have been waiting for, located in the beautiful, luxury golf community of Crow Creek in Calabash, NC. This stunning home with two primary suites and an oversized 3-car garage is loaded with high-end finishes. When you enter the double doors, you will be impressed with the open and airy living space with high, vaulted ceilings, linear fireplace with stone surround to the ceiling and grand sliding doors leading to the rear patio area. These very special doors can be opened completely, folded to the side, or left as-is to

allow for a single door egress. Graced with engineered hardwood throughout and a modern color palette, this home is move-in ready for a new set of owners. The kitchen is ideal for those who love to prepare meals and/or entertain, with its massive island and plenty of counter space. The island contains additional storage with cabinets on the front side as well. The trimmings are just stunning, with custom two-toned cabinetry, quartz counters, a white farmhouse sink beneath a window, pot filler, marble tile backsplash and high end appliances.

Silver Coast Properties  
Colleen Teifer

Call: 609.868.2393  
carolinacolleen@gmail.com

www.carolinacolleen.com  
www.silvercoastnc.com

# Home Features



**Year Built:**

**2023**

**Lot Size:**

**.64**

**Home Size:**

**3,286**

*Heated Square Feet*

- 3 bedrooms & an office with massive bonus room
- 4 ½ baths
- Oversize 3-car garage with additional rear door to patio area
- Spacious .64 acre lot
- Flood insurance is not required
- 2 master bedrooms with en-suites on first floor
- Custom closets, vaulted shiplap ceilings, dual vanities, tiled showers and soaking tubs in both master suites
- Engineered hardwood flooring throughout
- Open floor plan
- Large kitchen with oversized island, marble tile backsplash, pot filler, high-end appliances and quartz counters
- Linear electric fireplace in living room with stone surround
- 5-panel glass door to rear covered porch; door can be opened completely or option for single door egress
- Linear electric fireplace on covered porch with stone surround
- Covered porch is pre-wired and plumbed for an outdoor kitchen
- Travertine and stamped concrete patio
- 2 water heaters
- 2 HVAC units; zoned for 2 zones downstairs and one zone upstairs
- Irrigation with 7 zones but space for up to 11 zones
- Separate bar/coffee bar room adjacent to kitchen; could be used as a pantry
- Half-bathroom has door to exterior leading to patio
- Large laundry room with cabinetry



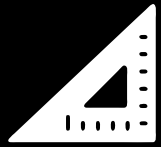
## Community Amenities

- 27 Holes of Championship Golf
- Gated Entrance
- Private Owner's Clubhouse
- Community Pools
- Outdoor Pool
- Fitness Center
- Activity Room
- Tennis/ Pickleball Courts



## Important Contacts

- Municipal water and sewer provided by Brunswick County, Tel: 910-253-2655, [www.brunswickcountync.gov](http://www.brunswickcountync.gov)
- Electric through BEMC 910-754-4391
- Internet through Focus Broadband 910-754-4311
- 2025 HOA dues \$1,951/year
- 2024 Property taxes were \$2,216.26
- CAMS 843-249-1779



# FLOOR PLAN

