

188 Edgewater Cir



List
\$795,000
Price



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188 EDGEWATER CIRCLE SEA TRAIL PLANTATION



3



2.5



2

If you have been waiting for a stunning home on a half-acre lot in the vibrant community of Sea Trail in Sunset Beach, then you are in luck! These conscientious owners have made many thoughtful and aesthetically pleasing updates. This 3 bedroom 2 ½ bathroom beauty sits on a gracious lot with a 180 degree view of the Calabash Creek and Jones hole #4. The light just pours into this open and airy home, giving it a cheery and pleasant feel. Imagine yourself lounging in your sunroom or on your deck, taking in the view. There is plenty of room to stretch out here,

with the primary bedroom downstairs along with the kitchen, living room, dining room, sunroom, powder room and a den. Upstairs are two additional bedrooms, a bonus room and a full bathroom so guests can have their own space, and you can maintain your privacy. The primary suite is your retreat at the end of the day, with generous space and a beautiful bathroom with tiled, walk-in shower. It is very difficult to find a basement of any type in this area, so this walkout basement with adjoining storage area is a rare gem! It opens to a spacious covered patio area,

adjacent to the outdoor shower. Recent updates include a remodeled kitchen that was opened up to the living room, with new cabinetry, an added island, and new counters and flooring. The interior and exterior of the home were painted, and bathrooms remodeled as well. The former screened porch was glassed in and a mini-split system added, so the beautiful setting can be enjoyed year round. Windows were replaced in most of the home, the walkout basement was renovated with new flooring, drywall and ceiling, and the outdoor shower was also updated.

Silver Coast Properties
Colleen Teifer

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Home Features



Year Built:
1993

Lot Size:
0.52

Home Size:
3,153
Heated Living Space

- BEDROOMS: 3
- BATHS: 2.5
- FIREPLACE
- OPEN AND AIRY FLOOR PLAN WITH A LOT OF NATURAL LIGHT
- VAULTED CEILINGS
- HARDWOOD FLOORS
- REMODELED BATHROOMS (2019)
- REMODELED KITCHEN (2019) WITH ADDED ISLAND, NEW CABINETRY, FLOORING, APPLIANCES AND COUNTERS
- INTERIOR WALLS PAINTED NEUTRAL COLORS
- LARGE OUTDOOR DECK AND PATIO
- ROOF OCTOBER 2016
- GLASSED IN PORCH AND ADDED MINI-SPLIT HVAC AUGUST 2022
- GAS WATER HEATER FEBRUARY 2018
- NEW WINDOWS IN MOST OF HOME AUGUST 2022
- HOME EXTERIOR PAINTED OCTOBER 2020
- OUTDOOR SHOWER UPDATED 2020
- NEW GUTTERS 2014
- WALKOUT BASEMENT RENOVATED 2019/2020- NEW FLOORING, REPLACED PANELING WITH DRYWALL AND ADDED NEW CEILING
- PLANTATION SHUTTERS IN KITCHEN AND LIVING ROOM AND CUSTOM SHADE IN KITCHEN 2019



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
- BOCCIE 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
- **2025 Annual HOA Fees:** \$1,100
- **Management Company:** CAMS, 910-454-8787
- **2024 Property Taxes:** \$3,329.47
- **Termite bond:** Allied Pest Control 910-579-9655
- **Propane Tank:** Buried, Owned tank supplies water heater, gas stove, fireplace and back-up generator (generator powers refrigerator, sump pump, kitchen and bathroom lights). Gas contracted through RD White 910-754-6415
- **Washer, dryer, and refrigerator will convey**

FLOOR PLAN

