

# 623 WISTERIA LANE

*List*  
**\$695,000**  
*Price*



Use Your Smart  
Phone Camera  
to Learn More



**SILVER COAST  
PROPERTIES**



4



3



2

This brand new Riptide home with stunning setting and finishes is move-in ready! With beautiful golf course views from the front and rear of the home and shade trees surrounding the property, this home site is a gem. Both the exterior and interior boast a modern, appealing, coastal craftsman style. Trim detail in the main area of the home includes wainscoting in the foyer and dining area, a vaulted ceiling in the living room with faux wood beams, and a 36" ventless gas fireplace with shiplap surround. The 4-panel telescoping sliding glass doors to the porch add to the open and airy feel of this home. High-end laminate flooring adorns the living, dining and kitchen areas,

with tile in laundry and bathrooms and carpet in bedrooms. The gourmet kitchen includes soft-close cabinetry, a large island, quartz counters, stainless steel apron sink, and under-cabinet lighting. You will LOVE this walk-in pantry with barn door entry, butcher block counters and shelving! Those who enjoy cooking and entertaining will love the LG appliance suite, consisting of a wall/microwave oven combo, 5 burner gas cooktop, dishwasher, and vented hood. The primary suite is your retreat at the end of the day, with its luxurious spa-like feel. Features include a vaulted ceiling with faux beams, huge walk-in closet with melamine shelving, dual sink vanity, linen closet,

and a zero-entry tiled shower with LED lit wall niche. The downstairs guest bathroom contains a tub with tiled shower surround and another LED lit wall niche. Imagine yourself enjoying mornings and evenings on your graciously sized, tiled, screened porch, watching the wildlife and the golfers pass by. Guests visiting? They can enjoy the bonus room with its own bathroom and closet as their private quarters. Exterior features of this home include James Hardie siding with stone accents, lush landscaping, and zoned irrigation with drip lines. Other desirable features of this home include a zoned HVAC system, tankless propane water heater, termite bond, and a comprehensive warranty.

Silver Coast Properties  
Colleen Teifer

Call: 609.868.2393  
carolinacolleen@gmail.com

www.carolinacolleen.com  
www.seatrailhomes.com

## HOME FEATURES



**Year Built:**  
2025  
**Lot Size:**  
0.26  
**Home Size:**  
2,115  
Heated Living Space

- 4 Bedrooms
- 3 Bathrooms
- Open floor plan
- Gas fireplace
- Golf course lot surrounded by tree cover
- Covered front porch with view of green across the street
- Wainscoting in foyer and dining area
- Vaulted entry ceiling with window
- Coffered ceiling in dining room
- Living room has faux beam vaulted ceiling with built-in cabinetry
- Soft-close, fog cabinets and quartz counters in kitchen
- Large, walk-in pantry with butcher block counters, shelving and barn door
- Roll-in, large tiled shower, linen closet and double vanity in primary suite
- Large walk-in closet with melamine shelving in primary suite
- Tub with tiled shower and niche lighting in downstairs guest bathroom
- Crown molding in guest bedrooms
- Laundry room with cubbies and folding table
- High-end laminate flooring in living area, tile in laundry and bathrooms, carpet in bedrooms
- Oak treads on stairs to bonus room
- Large bonus room with closet and golf course view
- 4-panel sliding glass door in living room opens to large screened porch with tile floor
- Epoxy floor in garage
- Buried propane tank fuels gas cooktop, fireplace and tankless water heater
- Riptide Builders provides a 30 day punch list opportunity and an 11 month warranty opportunity also through them directly. A 10 year structural warranty is provided through QBW as well.
- The Riptide Builders' contract will be used for this transaction. There is an Offer Recap Form that can be completed to initiate an offer

## Community Amenities



- 3 18-hole championship golf courses
- Lighted driving range, two putting greens
- Private parking area on Sunset Beach
- Two full-service clubhouses 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](http://www.brunswickcountync.gov)
- **Electric:** Brunswick Electric, 910-754-4391
- **Cable/Internet:** Focus Broadband, 910-754-4311
- **2025 Annual HOA Fees:** \$1,100
- There is a capital contribution of \$1100 due at settlement.
- **Management Company:** CAMS, 910-454-8787  
Debbie Cornell is the Asst. on-site manager  
910-579-5374
- **Propane Tank:** Leased through Sharp Energy  
910-754-8131
- **There is no impervious square footage remaining on this lot so there is not room for a pool or to further enlarge the patio.**

# FLOOR PLAN



All measurements are approximate and not guaranteed.

