

272 CROOKED GULLEY CIRCLE

List
\$694,500
Price



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SILVER COAST
PROPERTIES



4



3



2

This brand new Riptide home with stunning setting and finishes is move-in ready! This home site offers serene pond and golf views, with a mature canopy of trees at the perimeter of the backyard. Both the exterior and interior boast an attractive, modern, 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 beams, 36" ventless gas fireplace surround with shiplap. The 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 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 tray ceiling with rope lighting, walk-in closet with melamine shelving, dual sink vanity with additional make-up vanity, zero-entry tiled shower with LED lit wall

niche, and a freestanding soaking tub. Imagine yourself enjoying mornings and evenings on your graciously sized, tiled, screened porch with enlarged patio, watching the wildlife and the golfers pass by. They can have the bonus room with its own bathroom as their private quarters, which contains a closet and additional walk-in storage. 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 comprehensive warranty plan.

Silver Coast Properties
Colleen Teifer

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www.seatrailhomes.com

Home Features



Year Built:

2025

Lot Size:

0.24

Home Size:

2,095

Heated Living Space

- Bedrooms: 4
- Bathrooms: 3
- Open Floor Plan
- Beautiful lot with golf and pond views
- Entry door with decorative glass insert and sidelights
- Wainscoting in foyer and dining area
- Living room has vaulted ceiling with faux beams
- Soft-close, white cabinets and quartz counters in kitchen
- Barn door entry to primary bathroom
- Roll-in, tiled shower, soaking tub and double vanity in primary bathroom
- Walk-in closet with melamine shelving in primary suite
- Bathrooms have light gray cabinetry with quartz counters
- Crown molding in guest bedrooms
- Laundry room with drop-zone area and barn door entry
- High-end laminate flooring in living area, tile in laundry and bathrooms, carpet in bedrooms
- Oak treads on stairs to bonus room
- Bonus room contains a closet and access to walk-in storage
- 3-panel sliding glass door in living room opens to large screened porch with tile floor
- Enlarged patio
- 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

INTERIOR





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
- **Capital contribution:** \$1,100 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 sq. ft. remaining on this lot. There is not room for a pool or to further enlarge the patio.**

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

OUTDOOR LIVING



FLOOR PLAN

