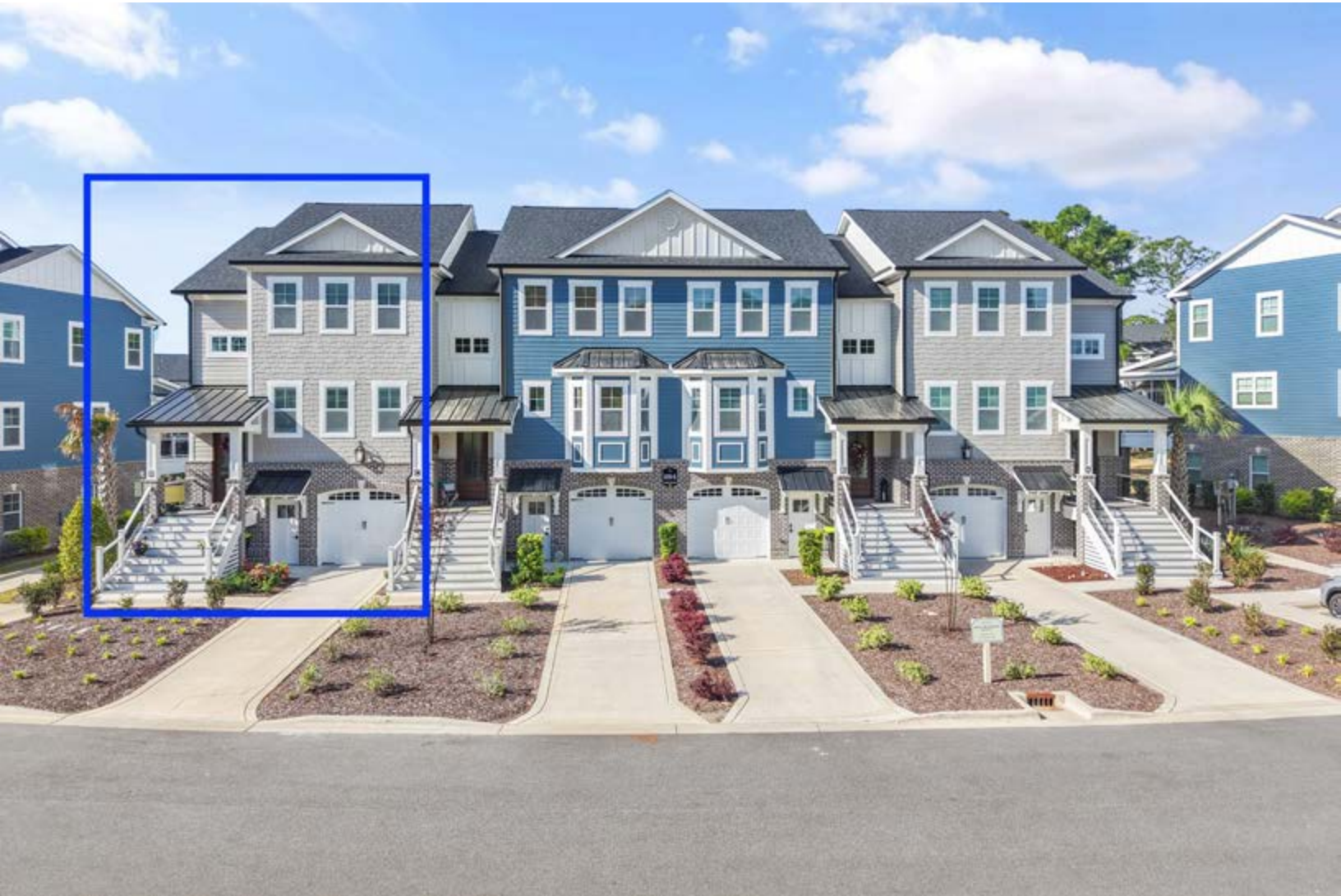


Colleen Teifer | Real Estate Broker | Silver Coast Properties

620 Eastwood Park Road Unit 6D

Sunset Beach | Sea Trail Plantation



List Price \$619,500

BEDROOMS 4 BATHROOMS 3.5

Year Built 2024 SQ FT 2,583



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PROPERTY HIGHLIGHTS

- Open floor plan
- Coastal styling with bright finishes
- Private elevator
- 1.5 car garage
- Patio & porch



LEARN MORE



Welcome to easy living in this luxurious Eastwood Bluffs townhouse in the conveniently located and vibrant resort community of Sea Trail! You will not need to do a thing to this home, as these meticulous owners have taken excellent care of this property. All three bedrooms have their own ensuite with walk-in closets and tiled showers. Carrying groceries? The elevator, with stops at all three floors, will make your life easy. This floor plan is fantastic for additional family members or guests, as the ground floor can be its own entire private suite. The second floor boasts a grand kitchen with two-tone cabinetry, quartz counters, tile backsplash, gourmet appliances including a wall oven, convection microwave, gas cooktop and vent hood, and a pantry. The kitchen, living room and dining room are all adjacent to each other, in an open and

airy space ideal for entertaining or lounging. The shiplap accent wall, wainscoting, crown molding, and fireplace add to the high-end feel of this floor. The massive screened porch contains a tiled floor, and is large enough for both a sitting and eating area. Whether you work from home or just desire your own space for recordkeeping, the optional office means that everything can be in its proper place without encroaching on a guest bedroom. Upstairs on the third floor is the primary suite, and a second large guest bedroom that could be considered a dual master as it too has its own ensuite. There is also a spacious laundry room with built-in shelving and a barn door in the hallway between the two bedrooms. The 1 1/2 car garage with keyless entry allows room for a car and a golf cart, and with epoxy flooring and storage rack, it is ready to go

for a new owner! This location could not be more convenient, near grocery stores, dining, shopping, healthcare, multiple golf courses and two beautiful beaches. In addition to the clubhouse and pool/patio area for Eastwood Bluff residents, homeowners also have access to all Sea Trail amenities, including two owners' amenity centers, two outdoor pools, a fitness room, exercise room, private parking lot at Sunset Beach, tennis/pickleball courts, and multiple meeting/party rooms. Sea Trail offers three 18-hole golf courses, two recently renovated restaurants, and a beautiful patio bar overlooking the golf course. There are many organized clubs and activities as well... literally something for everyone. Schedule your showing today!,

HOME FEATURES

- Bedrooms: 4
- Bathrooms: 3.5
- 4th bedroom can be a dedicated office
- Private elevator servicing all three floors
- All bedrooms have their own designated bathroom
- All showers are tiled
- Gourmet kitchen with quartz counters, wall oven with air fryer and broiler, convection microwave, gas cooktop and vent hood
- Plenty of storage with multiple closets, a pantry in the kitchen, large laundry room and generous closets in the bedrooms
- Large screened porch with tile flooring
- Tankless water heater (propane) has been serviced annually by Sharp Energy
- 1 ½ car garage large enough for a car and a golf cart; also has epoxy flooring, storage rack and a keyless entry
- Washer, dryer, and refrigerator will convey
- Electrical upgrades include a floor outlet in the living room and connections in the upstairs bedrooms to support a bidet. An overflow sensor switch was also added to the HVAC drain pan.
- Crown molding throughout main and third floors, shiplap accent wall in living room and laundry room, tray ceiling in primary bedroom, cross-coffered ceiling in office, tray ceiling in second guest bedroom upstairs, wainscoting in foyer and dining areas.

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
- **2026 Annual HOA Fees:** \$1,150 (Master Fee) \$2,429 (Eastwood Bluffs)
- **Management Company:** CAMS, Master Association (910) 579-5374; Eastwood Bluff HOA, (877) 672-2267
- **Propane Company:** Propane tank is owned and gas is obtained through Sharp Energy 910-754-8131
- Elevator has been serviced annually by Liftavator, Inc. 252-634-1717
- HVAC unit has been serviced twice annually through Ductworks Heating & Cooling 843-279-8863



SEA TRAIL AMENITIES & EASTWOOD BLUFFS



Eastwood Bluffs Clubhouse



Eastwood Bluffs Pool

- Three 18-hole championship golf courses
- Private parking 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
- Additional pool and clubhouse just for Eastwood Bluff townhouse owners
- Fitness studio with Yoga, Pilates, and exercise classes
- Private owners' library
- Tennis courts
- Horseshoe Pit
- Bocce Ball Court
- Community chapel
- Patio and deck area
- Grilling area

FLOOR PLAN



All measurements are approximate and not guaranteed.