

# 606 Camellia Lane

Sunset Beach | Sea Trail Plantation



**List Price \$399,900**

**BEDS 2 BATHS 2 SQ FT 1,425**

**Year Built 1987**



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## PROPERTY HIGHLIGHTS

- New cabinetry
- LVP throughout home
- Stainless steel appliances
- Trex deck
- Fireplace

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## HOME FEATURES

- Bedrooms: 2
- Bathrooms: 2
- Updated kitchen with newer cabinetry, countertops, and appliances
- 1 car garage
- Newer covered porch on rear of home
- Washer, dryer and refrigerator will convey
- Wood-burning fireplace
- LVP flooring throughout the home
- HVAC was replaced in 2023
- Window treatments include plantation shutters and custom blinds
- Master suite includes sliders out to the rear deck, dual vanities, tub/shower combination and a customized walk-in closet
- Guest bedroom is a generous size and allows direct access to guest bathroom
- Huge rear Trex deck with custom-built overhang offers ample lounging or entertaining space
- Masterfully landscaped front and rear yard
- Customized garage with storage cabinets and bar area

## 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
- **2026 Annual HOA Fees:** \$1,150
- **Management Company:** CAMS, (910) 579-5374
- **Termite bond & Pest control:** Canady's (910) 405-8676
- **There is one door to the deck that has interior blinds that have come loose. The seller will offer a credit at closing toward the cost of that repair.**
- **The sellers are taking the two bedroom sets, but the remaining furniture is negotiable.**

Welcome to your adorable beach retreat in the amenity-rich community of Sea Trail! This 2 bedroom, 2 bathroom home has been thoughtfully updated and is ready for a new owner. Sugar Sands is a section in Sea Trail where the homes are very conveniently located, extremely near the beach and town areas of Sunset Beach. It's almost as if you have your own private entrance into

the community. You will feel the curb appeal as soon as you approach the home, with its shade tree canopy and lush landscaping. The large and well-appointed kitchen has been updated with new cabinetry, granite countertops, and stainless steel appliances. LVP flooring runs throughout the home, so there is no carpet to worry about here. The living room offers comfortable space with

plenty of natural light streaming in and even boasts a wood-burning fireplace. Sliders lead out to the immense covered deck, and the sunroom is adjacent as well, giving plenty of room to entertain guests. The primary suite is quite spacious, with another set of sliders leading to the covered deck, a bathroom with dual vanities and a tub/shower combo, and a customized walk-in closet. The

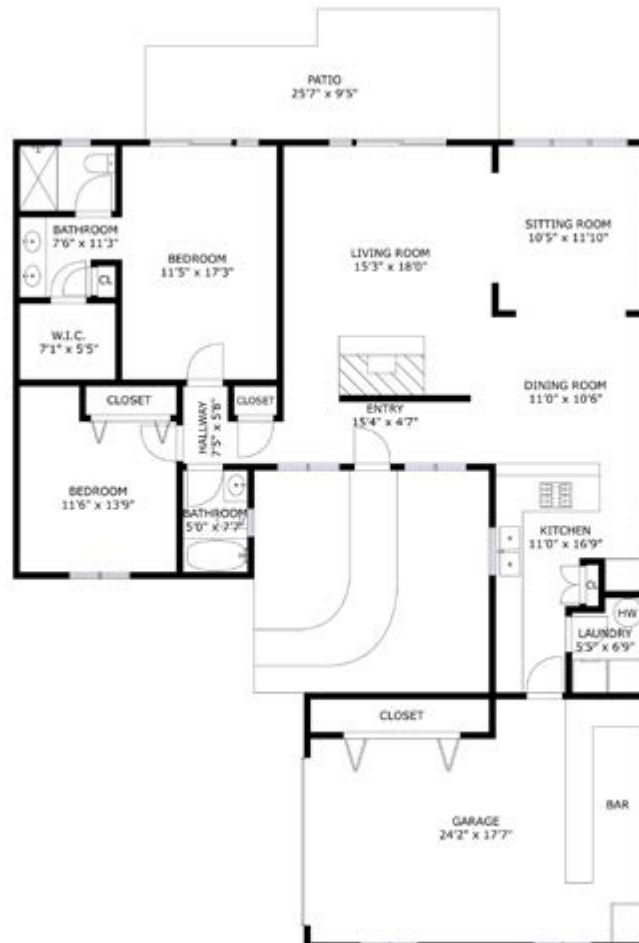
guest bedroom is also comfortably sized and contains a door granting direct access to the guest bathroom. You will just love the covered Trex deck, with plenty of space to have a seating area, some additional chairs, and a dining area. The garage is totally another hangout spot, customized with cabinetry, a wet bar area, and a custom-built bar. It may be the nicest garage you've ever seen! This location could not be any more convenient, with daily living needs, the beach, and multiple golf courses within a 5 minute ride.

# SEA TRAIL 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

## FLOOR PLAN



All measurements are approximate and not guaranteed.