

Colleen Teifer | Real Estate Broker | Silver Coast Properties

213 Kings Trail Unit 1003

Sunset Beach | Sea Trail Plantation



List Price \$295,000

BEDS 2 BATHS 2 SQ FT 1,251

Year Built 1993



**SILVER COAST
PROPERTIES**

Silver Coast Properties
Colleen Teifer
Call: 609.868.2393

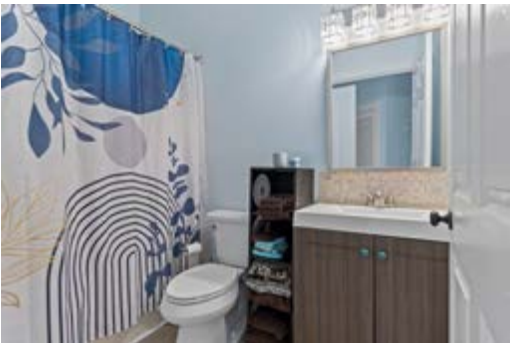
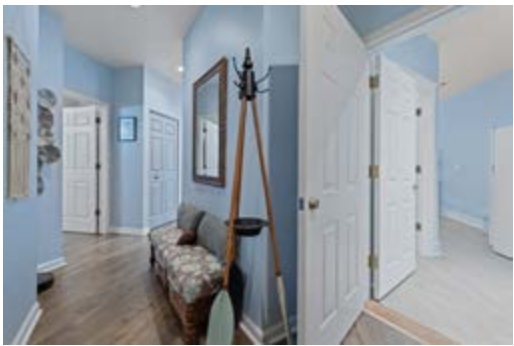
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PROPERTY HIGHLIGHTS

- Golf Views
- Second floor lockout unit
- Fresh paint
- LVP flooring
- Both HVAC units replaced in 2025
- Water heater replaced in 2026

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This second floor lockout unit in the River Creek II section of Sea Trail is ready for a new owner! This conscientious seller has made many updates to this unit so you won't have to. LVP flooring and fresh paint grace the entire unit. Both HVAC units were replaced in 2025 and the water heater was recently replaced in 2026. On the main side, the kitchen boasts new

cabinetry, granite counters, and new stainless steel appliances. On the mini-suite side, the kitchenette contains granite counters and a new sink and dishwasher. All toilets and sinks in the bathrooms have also been replaced. This setting could not be prettier, surrounded by two holes on the Maples golf course. The location is extremely convenient at 5 minutes from the pristine sands

of Sunset Beach and very near the town areas of Sunset Beach, Ocean Isle Beach and Calabash with multiple options for dining, shopping, groceries and health-care. Sea Trail is a picturesque, vibrant and active community with plentiful amenities and opportunity for organized activities. There are also two restaurants and a beautiful patio bar overlooking the Jones and Byrd golf courses.

Amenities include two owners amenity centers, two outdoor pools, fitness room, exercise room, a private parking lot at Sunset Beach, tennis/pickleball courts, saunas, hot tubs, activity rooms, a chapel, horseshoe pits and bocce court.

HOME FEATURES

- Bedrooms: 2
- Bathrooms: 2
- Lockout unit with main side and mini-suite side
- New LVP flooring throughout the unit and fresh paint
- New toilets and sinks in bathrooms
- Main side kitchen contains new cabinetry, granite counters and new stainless steel appliances and sink
- Mini-suite kitchenette contains new granite counters, new dishwasher and new sink
- Most furnishings in the unit convey, including the kitchen items
- Both HVAC units were replaced in 2025
- Water heater was replaced in 2026
- Washer, dryer and refrigerator will convey
- **Exclusions are as follows: Dining room set, white clock cabinet in main side, oar coat stand in main side entry, picture in dining room, large mirror in primary bedroom**

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:** HOA dues total \$4950/year. The breakdown is as follows: \$1150/year Sea Trail Master Association (managed by CAMS) dues. \$3800/year (paid quarterly) River Creek II sub-association dues.
- **Management Companies:** CAMS, (910) 579-5374 The sub-association is managed by CAM-OIB (910) 579-5163
- HOA dues include exterior maintenance, landscaping, master insurance, pest control, trash service

SEA TRAIL AMENITIES



- 3 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
- 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.