



List
\$859,000
Price



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181 RICEMILL CIRCLE

Sea Trail Plantation

 3  5  3

If you have been waiting for a stately home on a large lot with both golf and pond views and a 3 car garage in an active and social community 5 minutes from the beach, then you are in luck! Welcome to 181 Rice Mill Circle in the community of Sea Trail. There could not be a more perfect and private setting than this, AND with rooms that capitalize on the panoramic views. These conscientious owners have made numerous improvements to this home, both cosmetic and structural. For a complete list, please see the attached documents. There is plenty of space to accommodate all of your needs, with two living room areas, a dining room, a designated

office, kitchen with eat-in area, 3 bedrooms on the first floor, and a large bonus room upstairs. You can truly enjoy indoor/outdoor living between the spacious 3-season room with EZ Breeze windows, separate screened porch, and outdoor patio. The split floor plan is very cleverly designed with the guest bedrooms completely at the other end of the home from the primary bedroom. There is a pocket door that can close those bedrooms off, and each bedroom contains its own bathroom. The primary bedroom is generously sized and enjoys the pond and golf views as well. This suite will be your private retreat at the end of the day with his and hers closets,

and a spacious renovated bathroom complete with tiled walk-in shower with frameless glass doors. Work from home, or like to keep yourself organized? The office, complete with French doors, is well sized and offers built in storage. The updated kitchen is open to the eat-in area and family room, with a huge pantry that will suit your storage needs. The bonus room is quite large and could easily have multiple purposes. There is also plenty of walk-in attic storage accessible from there, which beats pull-down stairs any day! There is even an outdoor shower for those beach days or for after the completion of yard work or hot golf days.

Silver Coast Properties
Colleen Teifer

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Home Features



Year Built:

2000

Lot Size:

.69

Home Size:

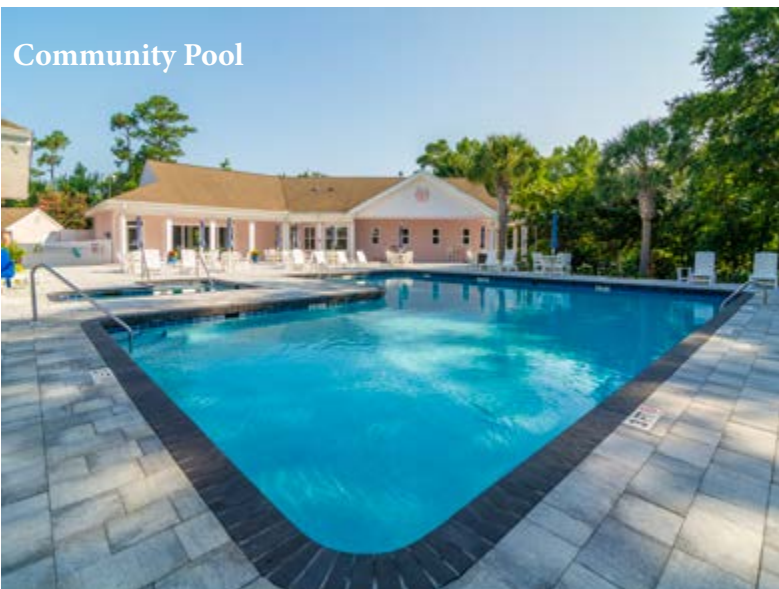
3,785

Heated Living Space

- Hardwood floors
- New roof in 2017
- Removed popcorn from 90% of the ceilings
- Fireplace
- Installed new tile and hearth around the fireplace
- Installed decorative ceiling in the family room and painted built in's
- New HVAC for office and primary bedroom in 2020 and has extended warranty
- A designated office
- New split HVAC for room over the garage in 2021
- New HVAC for family room in 2023
- New HVAC for back bedrooms in 2023
- New pantry room door
- Large walk in pantry
- Installed plantation shutters in dining room, office and primary bathroom
- His and hers closets in the primary
- Tiled walk-in shower with frameless glass doors
- a pocket door that can close those bedrooms off, and each bedroom contains its own bathroom
- Large bonus room upstairs
- Large laundry room
- New crawl space dehumidifier in 2020
- 3-season room with EZ Breeze windows
- Screened porch
- Outdoor shower
- Walk-in attic storage
- Added 4" of blown in insulation in the attic

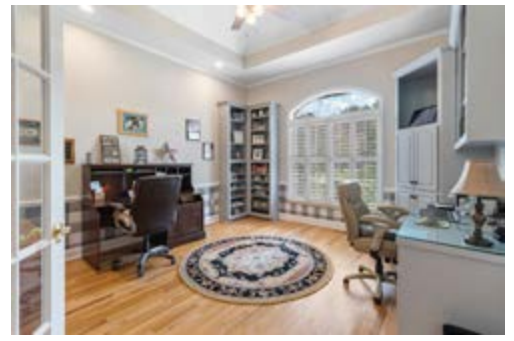
Community Amenities

Community Pool



HOA Fee: \$1,050 per year. Includes common area and amenity maintenance, and management.

- Community pools
- Pickleball/tennis courts
- Gated beach parking
- Fitness center
- Indoor jacuzzi
- Community library
- Activity room
- Bocce ball courts
- Owner's clubhouse



Important Contacts

- Municipal water and sewer through Brunswick County: 910-253-2655, www.brunswick-countync.gov/utilities
- Electric through BEMC: 910-754-4391
- Internet through Focus Broadband: 910-754-4311
- Propane tank leased through RD White: 910-754-6415
- 2024 HOA dues \$1,050/year
- HOA Association: CAMS 910-579-5374
- 2024 Property taxes were \$4,195.73

Floor Plan

