



List
\$639,900
Price

208 BROOKWOOD PARK COURT
SEA TRAIL PLANTATION



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This like-new home (built in 2016) awaits you in Sea Trail, just minutes from Sunset Beach! An open floor plan and almost 2,500 square feet of space give this Sea Trail home a warm and inviting vibe while having ample room for day-to-day activities. Custom touches throughout, such as crown molding, tray ceilings, and even bullnose drywall corners, lend a high-end feel to this home, and with a first-floor primary suite, you can enjoy one-floor living while still having two large bedrooms and a full bath upstairs for guests as needed. As you enter the home, you will immediately notice the tile flooring throughout the main level, which is extra

durable and great for cleaning up water and sand. The formal dining area at the front of the home could also double as an office area or lend itself to many creative uses. Stepping further into the home, you enter the main living area, which is wide open and spacious. The extra large kitchen island and ample cabinets are a welcome appointment by the cook of the house. The living room features built-in cabinetry, a fireplace, and plenty of room for seating configurations. Just off the living room is the fully enclosed and heated/cooled porch. This space adds an additional living area to the home that can be enjoyed year-round. Rounding out the

main level is the primary suite. The large walk-in closet has storage shelves and racks already installed. The bathroom has double vanities, a walk-in shower, and a garden tub. Making your way upstairs, you find even more space with two large bedrooms, a full bath, AND a walk-in attic space. The bedrooms are large enough to accommodate a bed and additional seating or furniture. The fantastic amenities are part of choosing to live in the Sea Trail neighborhood! Sea Trail features 2 pools, a gated/fenced beach parking lot on Sunset Beach, a fitness center, tennis, pickleball, and much more.

Silver Coast Properties
 The Joyful Brokers Team

Call: 910.880.9475
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Home Features



Year Built:
2016
Home Size:
2,485 Heated Living Space

- TILE FLOORING THROUGHOUT MAIN LEVEL
- 9FT CEILINGS
- GAS FIREPLACE
- FORMAL DINING AREA
- GAS STOVE
- EXTRA LARGE ISLAND AND AMPLE CABINETS
- CROWN MOULDING
- BUILT IN CABINETS IN LIVING AREA
- CEILING FANS
- FIRST FLOOR PRIMARY BEDROOM
- TRAY CEILINGS IN PRIMARY BEDROOM
- DOUBLE VANITIES, WALK IN SHOWER, AND GARDEN TUB IN THE PRIMARY BEDROOM
- IN CLOSET WITH STORAGE SHELVES AND RACKS IN PRIMARY BEDROOM
- WALK IN ATTIC SPACE
- HEATED/COOLED PORCH WITH MINI-SPLIT



Community Amenities

- COMMUNITY POOLS
- TENNIS/ PICKLEBALL COURTS
- GATED BEACH PARKING
- FITNESS CENTER
- COMMUNITY LIBRARY
- INDOOR JACUZZI
- ACTIVITY ROOM
- OWNER'S CLUBHOUSE





Important Contacts & Info

- **Water and Sewer:** Brunswick County, 910-253-2655, www.brunswickcountync.gov
- **Electric:** Brunswick Electric, 910-754-4391
- **Cable/Internet:** Focus Broadband, 910-754-4311
- **2023 Property taxes:** \$2,586.16
- **2024 Annual HOA Fees:** \$1,050
- **Management Company:** CAMS, 910-579-5374

FLOOR PLAN



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