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\$1,999,900
Price

220 SHORELINE DRIVE E SUNSET BEACH



Your New Dream Home
200 Shoreline Drive E, Sunset Beach

PROPERTY FEATURES

- All new irrigation, landscaping and sod front and back 2023
- Fence 2022
- 18 by 40 foot pool, heated with hot tub 2023
- 1,850 sf paver patio surrounding

pool with retaining walls and fire bowls 2023

- Rinnai gas tankless water heater 2023
- Halo whole house water system 2023
- Inside repainted 2022
- Exterior repainted 2023 and new deck railing
- Carpet in bedrooms 2022
- Master bathroom remodel 2023

This majestic, ICW-front home seated on .83 acres in the quaint town of Sunset Beach is ready for a new set of owners! The stunning property and views will take your breath away. The generous setback contributes to the stately feel, and with all new sod, landscaping, irrigation and fencing, the yard is absolutely gorgeous. The 18' by 40' heated pool with hot tub and fire bowls are surrounded by almost 2000 sf of pavers, all recently installed in 2023.

Silver Coast Properties
Colleen Teifer

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HOME FEATURES



YEAR BUILT

1990

LOT SIZE

.83 acre

LIVING SPACE

4,361

- Windows in kitchen and master bathroom replaced with operable windows 2023
- Refrigerator 2023
- Elevator
- HVAC- one unit has 5 years remaining on warranty; the other unit is out of warranty
- 10 car parking pad next to home installed 2022; fits boat, RV and additional vehicles
- Custom kitchen cabinetry with roll-outs & quartz counters
- Furniture is all negotiable
- Pier with pergola and dock
- Wood on pier replaced with composite decking
- Pool & patio installation company–Cascade Custom Pools
- Propane tank, buried, leased through RD White
- 5 bedrooms, 5 ½ baths

DESCRIPTION

Between leisurely swims, you can practice your golf game on the adjacent putting green. If that's not enough, the pier, pergola and dock offer the opportunity to cast a line in the water or go for a boat ride along the scenic waterway. The panoramic views of the island of Sunset Beach and Intracoastal Waterway will have you feeling like you are in Paradise. This is one of the prettiest neighborhoods in the area, and the location is extremely convenient. Less than a mile down the road is the Sunset Beach Town Park with boat ramp and trailer parking. There are ten golf courses within a ten-minute drive, and plenty of options for groceries, stores, healthcare, and dining nearby. And, of course, the pristine sands of Sunset Beach are about a five-minute drive over the bridge.

There is plenty of room for family and guests in this lovingly remodeled home. With five bedrooms, 5 1/2 bathrooms, an elevator, two living room areas, a massive kitchen, and a plethora of outdoor space, everyone can spread

out and enjoy themselves. You and your guests will enjoy entertaining around the massive kitchen island, complete with a second prep sink and beverage refrigerator. The cabinetry includes large pantry cabinets, complete with roll-out shelves for ease of access. A double-wall oven, electric cooktop with vent hood, dishwasher and new in 2023 refrigerator make this kitchen a cook's dream! Enjoy those beautiful ICW views while preparing, as the large windows in the kitchen and dining area offer expansive views.

The downstairs and upstairs family room areas also both provide fantastic views, whether you are inside, or outside on the upstairs balcony. The upstairs family room is currently set up with a golf simulator. Behind the curtain, there are full-view panels and doors exactly the same as the ones downstairs. Upstairs deck and balcony have all new PVC railings for ease of maintenance.

At the end of the day, the master bed-

room is your private retreat, complete with custom closet and newly remodeled bathroom. You will thoroughly enjoy the double vanities and exceptionally large, spa-like shower encased in frameless glass.

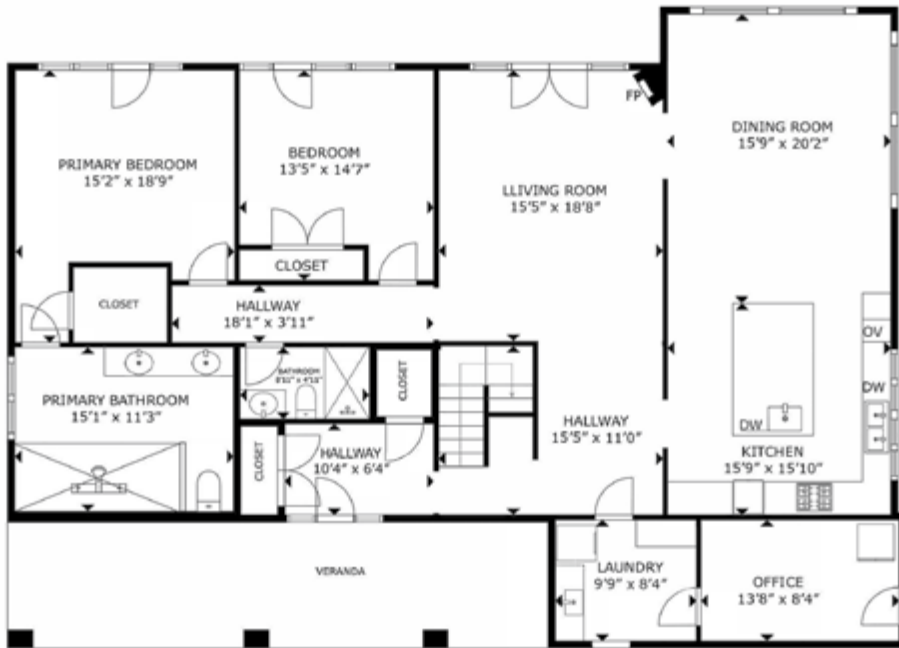
These conscientious homeowners have made considerable improvements to this home since purchase. In addition to the features mentioned already, there is a whole-house HALO water filtration system, a 2023 Rinnai tankless water heater, the inside was repainted in 2022, the exterior was repainted in 2023, operable windows were added in the kitchen and master bathroom in 2023, a 10 car parking pad was added to the side of the home, and a buried propane tank was added to the property to service the water heater and fire bowls aside the hot tub. What are you waiting for? ICW-front properties in Sunset Beach are rare! Don't let someone else get YOUR house.



IMPORTANT CONTACTS

- Municipal water and sewer: Brunswick County, 910-253-2655
- Electric: BEMC, 910-754-4391
- Cable & Internet: Focus Broadband 910-754-4311
- Propane tank: Leased, R.D. White, 910-754-6415
- Property Taxes: \$6722.1 (2023)

FLOOR PLAN



Floor 1



FLOOR 2