



List
\$445,500
Price



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7004 SEVILLEEN DRIVE SW

Sunset Ridge

 3  2  2

Welcome to 7004 Sevilleen Drive SW in the active and conveniently located community of Sunset Ridge! If you have been waiting for a one-story home with an open and airy floor plan that is ready to go for a new set of owners, then you are in luck! These conscientious sellers have taken excellent care of this home, and chosen some very nice upgrades. LVP flooring graces the open and spacious living, dining and kitchen areas. The kitchen is a chef's dream with upgraded cabinetry, an oversized island with quartz counters, and upgraded appliances including a gas stove. The master bathroom has also been nicely upgraded with a huge walk-in, tiled shower with frameless glass

doors. The spacious master closet has been upfitted with wood shelving as well. The split floor plan is quite popular, enabling homeowners and guests to have their own space. There is even a pocket door separating the guest bedroom area from the rest of the home. No details have been left out, including custom blinds on the sliders, plantation shutters in the bedrooms, double crown molding, tray ceilings, tiled accents in the guest shower, and wainscoting in the entry and dining areas. This location could not be any better. You are literally right between the beaches of Ocean Isle Beach and Sunset Beach, neither more than 8 minutes away. Sunset Ridge ameni-

ties include a clubhouse, fitness room and community pool. Lawn maintenance and basic landscape trimming are also included with the HOA dues.

Your New Dream Home

7004 Sevilleen Drive SW

PROPERTY FEATURES

- Mature landscape
- Front/back porch
- Irrigation System
- Lawn maintenance included in HOA dues
- Minutes from Sunset Beach and Ocean Isle Beach

Silver Coast Properties
Colleen Teifer

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Home Features



Year Built:

2021

Lot Size:

.17

Home Size:

1,819

Heated Living Space

- Vaulted and 9ft ceilings in the home
- LVP flooring in the spacious living, dining and kitchen areas
- Desirable floor plan
- Upgraded appliances including a gas stove
- Upgraded cabinetry
- Large kitchen island with quartz counters
- A large kitchen pantry
- Plantation shutters in the bedrooms
- Primary bedroom has tray ceiling
- Primary en-suite bathroom features a double sink vanity, and water closet
- Large, tiled walk-in shower
- Spacious walk-in closet with wood shelving
- Pocket door separating the guest bedroom area from the rest of the home
- Wainscoting in the entry and dining areas
- Custom blinds on the sliders to the porch
- Laundry room
- Large screened porch
- Minutes to two beaches; Sunset Beach and Ocean Isle Beach

Community Amenities

Community Pool



HOA Fee: \$1,860 per year. Includes common area, amenity maintenance, lawn care, and management.

- Community pool
- Clubhouse
- Fitness Center



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 \$1,860/year
- HOA Association: Premier Management 910-679-3012
- 2023 Property taxes were \$1,841.46

Floor Plan

