

Colleen Teifer | Real Estate Broker | Silver Coast Properties

# 6482 Kirkwall Point SW

Ocean Isle Beach | Ocean Ridge Plantation



**List Price \$909,000**

**BEDS 3 BATHS 4 SQ FT 2,721**

**Year Built 2023**



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## PROPERTY HIGHLIGHTS

- Custom home by Douglas Builders
- Custom Vented hood
- Encapsulated Crawlspace
- Gutter Guards
- Invisible Fence
- Tank-less Water Heater

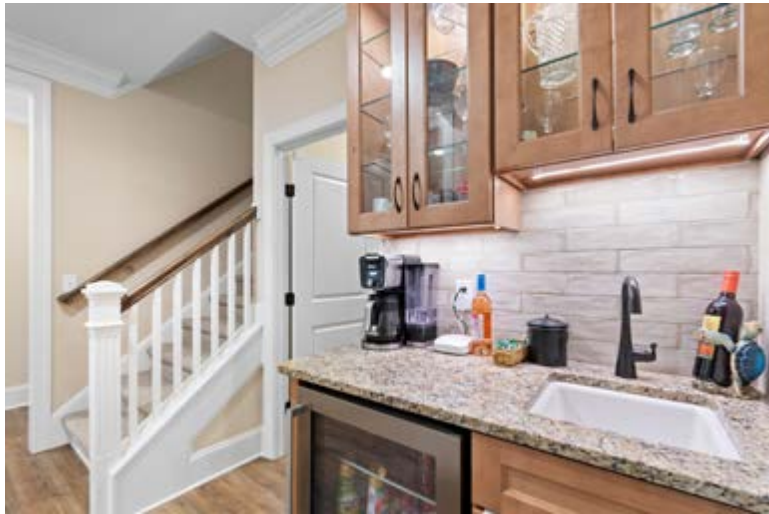
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## HOME FEATURES

- Bedrooms: 3
- Bathrooms: 3.5
- Open floor plan
- Bonus room
- LVP flooring throughout downstairs, carpet on stairs and in bonus room
- Double crown molding in living and dining areas, coffered ceiling in living room
- Wet bar with beverage cooler adjacent to kitchen and living room
- Large kitchen island
- Spacious pantry
- Wall oven/microwave combo, gas cook-top with custom vented hood
- Stacked stone fireplace wall with gas logs and surrounded by built-ins
- Spacious primary bedroom with bump-out and bathroom with double vanities and tiled, walk-in shower
- Primary closet designed by Coastal Closets
- Bonus room with full bathroom, containing tub with tiled shower
- Large three-season room with EZ Breeze windows
- Plenty of storage with coat closet, and drop-zone in laundry room



## IMPORTANT CONTACTS & INFO

- **Water and Sewer:** Brunswick County Public Utilities, 910-253-2655, [www.brunswickcountync.gov](http://www.brunswickcountync.gov)
- **Electric:** Brunswick Electric, (910) 754-4391
- **Cable/Internet:** Focus Broadband, (910) 754-4311
- **2026 Annual HOA Fees:** \$2,671
- **Management Company:** CAS, (910) 287-4290
- **Propane Company:** Blossman Gas, (910) 754-8788, tank is leased through the company.
- **Termite Bond:** Strand Pest Control, (910) 579-9707
- **Bluebird house with post in backyard will not convey**

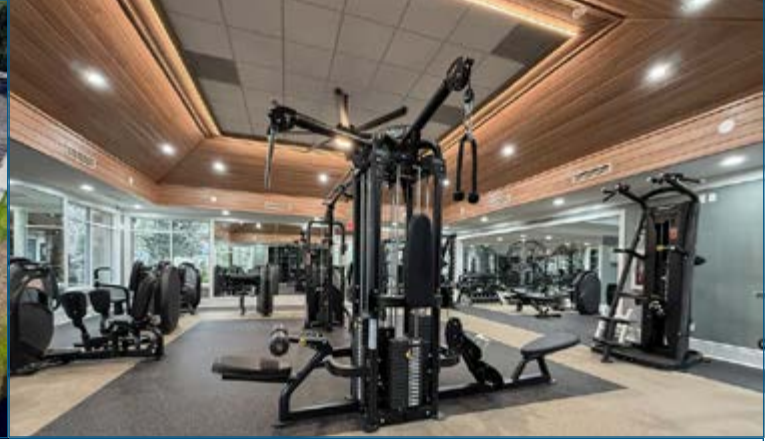
This stunning, custom-built home by Douglas Builders is ready for a new set of owners. With extremely comfortable living space and several nice extras, this is a well thought out floor plan. The spacious living room is open to the dining room and kitchen, making this a fantastic house for entertaining. A designated wet bar area with beverage

cooler is adjacent to the living and dining area also. The living room boasts double crown molding, coffered ceiling and a stone fireplace wall with built-ins. The kitchen is a cook's dream with large island, wall oven/microwave combo, pantry, gas cooktop and custom vented hood. A powder room off the living room for guests is another thoughtful

touch. The primary suite offers plenty of space for traditional bedroom furniture. The primary bathroom and closet are also generously sized with custom closets, double vanities and a tiled, walk-in shower. With LVP throughout the first floor, cleaning is a breeze. The split floor plan means that guests have their own privacy on the other side of the home.

The bonus room offers another possible guest suite option, office, or man cave. The fact that it has its own full bathroom makes it a versatile space. There is also a closet and access to the massive walk-in storage from the bonus room. This home offers an abundance of storage space! The garage is oversized with a bump-out, providing additional storage. Other nice extras in this home are an encapsulated crawl-space, gutter guards, tank-less water heater and an invisible fence.

# OCEAN RIDGE AMENITIES



- 4 18-hole championship golf courses
- Private beach club on Sunset Beach
- Two full-service clubhouses with restaurants
- 2 outdoor swimming pools
- 1 indoor swimming pool
- Newly finished fitness center
- The new Ridge Center amenity with exercise class rooms and meeting rooms
- Outdoor stage
- Tennis courts
- Pickleball courts
- Sauna
- Hot tubs
- Patio and deck area
- Grilling area
- Walking trails
- Nature pavilion
- Community gardens

## FLOOR PLAN



All measurements are approximate and not guaranteed.