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List
\$389,900
Price

561 SLIPPERY ROCK WAY THE FARM AT BRUNSWICK



3



3



2

This spacious, open concept home has been extremely well kept by its conscientious owners, and is ready to be YOUR home! The downstairs consists of the primary bedroom, one guest bedroom, two bathrooms, an office/flex room, laundry room, kitchen, dining area, and a very nicely sized living room. There is a second guest bedroom upstairs along with the bonus room and additional storage closets. This is a very efficient and comfortable floor plan with plenty of space. The kitchen, dining area and living room are all adjacent to each other, offering plenty of space for entertaining or spending time with family. Plantation shutters adorn the win-

dows, and even the slider that leads to the screened porch. Imagine yourself enjoying your morning coffee or an evening beverage on your porch with oversized patio. If you envision guests coming to stay, the upstairs allows them their own sitting area in the bonus room along with a private bedroom and bathroom. The storage is quite abundant in this home with a coat closet and two additional storage closets downstairs and a very large closet upstairs, along with a utility closet that leads to walk-in storage in the attic. The primary bedroom boasts two large closets as well. If you enjoy working in the garage or using it as a hangout area, you will

love the pull-down full screen with door. This is a pleasant and quiet neighborhood with an extremely convenient location. The amenity center for this section of The Farm is just down the street if you like to walk or ride your bicycle. The community itself is nestled right between Calabash and Sunset Beach, so you are no more than 15 minutes from the pristine sands of Sunset Beach and a stone's throw from the town area of Calabash. Calabash is well known for its seafood restaurants and shopping. Opportunities for outdoor recreation abound in this vicinity with multiple beaches, golf and fishing.

Silver Coast Properties
Colleen Teifer

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www.TheFarmRealEstate.com

Home Features



Year Built:

2017

Lot Size:

0.17

Home Size:

2,486

Heated Living Space

- 3 BEDROOMS WITH AN OFFICE/FLEX ROOM AND BONUS ROOM
- 3 BATHS
- FRONT PORCH
- OPEN FLOOR PLAN
- DURABLE AND ATTRACTIVE LUXURY VINYL PLANK FLOORING IN MAIN LIVING AREAS
- WALK-IN PANTRY
- STAINLESS STEEL APPLIANCES
- LARGE KITCHEN ISLAND
- PLANTATION SHUTTERS IN THE MAIN AREAS OF THE HOME AND PRIMARY BEDROOM
- SCREENED PORCH WITH ROLLER SHADES
- OVERSIZED PATIO
- ROLL-DOWN SCREEN WITH DOOR IN GARAGE
- HOA DUES INCLUDE YARD MAINTENCE (GRASS CUTTING AND SEASONAL TREATMENT)
- PLENTIFUL STORAGE WITH 3 STORAGE CLOSETS DOWNSTAIRS, 2 LARGE PRIMARY BEDROOM CLOSETS, A VERY LARGE STORAGE CLOSET UPSTAIRS, AND A UTILITY CLOSET LEADING TO WALK-IN ATTIC STORAGE UPSTAIRS
- IRRIGATION SYSTEM

Community Amenities



- OWNERS' CLUBHOUSE
- OUTDOOR POOL
- WALKING & BIKING TRAILS
- FITNESS ROOM
- CLUBS & ORGANIZATIONS
- OUTDOOR ENTERTAINMENT AREA
- CONVENIENT ACCESS TO SHOPPING, RESTAURANTS
- AND ENTERTAINMENT
- MINUTES TO SUNSET BEACH
- 25 MINUTES TO THE HEART OF MYRTLE BEACH
- 45 MINUTES TO AIR TRANSPORTATION





Important Contacts & Info

- **Water and Sewer:** Brunswick County Public Utilities, 910-253-2655, www.brunswickcountync.gov
- **Electric:** Brunswick Electric, 910-754-4391
- **Cable/Internet:** Focus Broadband, 910-754-4311
- **2024 Property taxes:** \$2,170.70
- **2025 Annual HOA Fees:** \$2,520/year; paid monthly \$210
- **Management Company:** CAMS, Southport office, 910-454-8787
- **Termite Bond:** Strand, 910-579-9707



FLOOR PLAN



FLOOR 2

