



*List*  
**\$574,900**  
*Price*



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# 375 BROAD LEAF LANE SE

## Winding River Plantation



3



2



3

Here is your opportunity for one-floor living in the beautiful and amenity-rich community of Winding River! This brick home, nestled in at the end of the cul-de-sac boasts a lovely fenced backyard, fresh paint, a Generac whole-house generator, new roof in 2025, reverse osmosis system under the kitchen sink, AND a three-car garage. The spacious living room opens to a fantastic sun-room that overlooks the masterfully landscaped backyard. The generously sized master suite will fit any traditional bedroom furniture. Through the newly-installed barn door, a set of his and hers closets line the hallway to the large, luxurious master bathroom. There is a dedicated office toward the front of the home so no bedroom needs to serve double-duty. The split floor plan means that guests will have their own space on the other side of the home. There is plenty of storage in this home with a large pantry and true laundry room in addition to the coat and linen closets. In addition to that, there is a set of pull-down stairs enabling access to a large storage area above the garage. The three-car garage allows for plenty of workspace and is even outfitted with its own mini-split system to heat and cool as necessary. Imagine spending your time enjoying the professionally hardscaped and landscaped backyard and patio complete with fire pit. Custom window treatments allow light to enter, while also maintaining privacy. Winding River is one of the most amenity rich and active communities in this area! With its large clubhouse, fitness room, exercise classes, walking trails, newly renovated tennis/pickleball courts, river house with day docks, boat ramp and kayak launch, and private beach house with parking at Holden Beach, there is always something to do! There are many organized groups and social activities here, so there is truly something for everyone.

Silver Coast Properties  
Colleen Teifer

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www.windingriverrealestate.com

# Home Features



Year Built:  
2002

Lot Size:  
.33

Home Size:  
2,224  
Heated Living Space

- One-level home
- Split floor plan
- Office space
- 3 car garage with mini-split HVAC system
- New roof with warranty (6/2025)
- Whole house Generac generator (2021)
- Tankless Navien water heater (2019)
- Encapsulated crawlspace with humidity monitoring system
- Reverse osmosis system under kitchen sink
- Hardwood flooring in main area of home, office and primary bedroom
- Gas range
- Large walk in pantry
- Laminate flooring in guest bedrooms
- Freshly painted
- Barn door added between primary bedroom and bathroom
- His and Hers closets in primary bedroom
- Laundry room
- Ceiling fans
- Additional trees and landscaping added
- Firepit and large paved patio
- Custom window treatments
- Breakfast nook table and chairs will convey
- Washer, dryer, and refrigerator will **NOT** convey

## Community Amenities

Community Pool



Winding River Plantation master association fees are \$2,208/year.

- Gated beach parking on Holden Beach
- Clubhouses
- Community pool
- Tennis/pickle ball courts
- Fitness center
- Activity room
- Marina/ dock slips
- Community gardens
- Bocce ball court
- Walking and biking trails





## Important Contacts

- Municipal water and sewer through Brunswick County: 910-253-2655, [www.brunswickcountync.gov/utilities](http://www.brunswickcountync.gov/utilities)
- Electric through BEMC: 910-754-4391
- Internet through Focus Broadband: 910-754-4311
- 2025 HOA Winding River Plantation Association dues \$2,208/year : 910-755-7020
- 2024 Property taxes were \$2,183.16
- Propane tank leased through Suburban Propane 910-799-0420
- Termite bond through Allied Pest Control 910-579-9655



# FLOOR PLAN

