



List
\$449,000
Price



Use Your Smart Phone
Camera to Learn More

1107 ENDEAVOR WAY SW

Sunset Ridge

 3  2  2

If you have been waiting for well cared for, one-story home with a terrific floor plan in the active and conveniently located community of Sunset Ridge, then you are in luck! The spacious kitchen with 42 inch cabinetry, gas stove, large island and pantry offers plenty of storage and workspace. This arrangement of space is ideal for entertaining, as it is open to both the dining and living areas. Soaring 11 foot ceilings add to the airy feel of this home as well. Engineered hardwood flooring graces the living area of this home, 18 inch ceramic tile in the kitchen, and there is

upgraded carpet in the bedrooms. The great room boasts a fireplace and surround sound speaker system. The primary suite is your private retreat at the end of the day with a coffered ceiling, walk-in shower, garden tub, and a significant closet. Perhaps the most amazing feature of this home is the massive, 12' x 27' three-season room with ceramic tile flooring, multiple wall outlets, cable and EZ Breeze windows. Imagine yourself enjoying your morning coffee or an adult beverage here while admiring your beautifully landscaped yard and patio. Minutes from beaches and

surrounded by golf, the location of this home could not be any more convenient. Extremely near grocery stores, restaurants, healthcare, shopping and multiple types of recreational activities, it is impossible to be bored here. Sunset Ridge residents enjoy an active and social lifestyle with many organized groups and activities. With lawn maintenance and groundskeeping provided as part of your homeowners association, this home makes for an easy and simple lifestyle, freeing up your time to enjoy your retreat on the coast.

Silver Coast Properties
Colleen Teifer

Call: 609.868.2393
carolinacolleen@gmail.com

www.carolinacolleen.com
www.silvercoastnc.com

Home Features



Year Built:
2012

Lot Size:
.17

Home Size:
1,723
Heated Living Space

- Well-maintained one-story home with a fantastic floor plan in the desirable Sunset Ridge community
- Spacious kitchen with 42" cabinetry, gas stove, large island, and pantry for ample storage and prep space
- Open-concept layout ideal for entertaining, connecting kitchen, dining, and living areas
- Soaring 11-foot ceilings create a bright and airy atmosphere throughout the main living areas
- Engineered hardwood floors in the living area, 18" ceramic tile in the kitchen, and upgraded carpet in bedrooms
- Cozy great room with fireplace and built-in surround sound speaker system
- Primary suite features a coffered ceiling, garden tub, walk-in shower, and large walk-in closet
- Incredible 12' x 27' three-season room with tile flooring, EZ Breeze windows, and multiple electrical/cable outlets
- Beautifully landscaped backyard and patio, perfect for relaxing or entertaining
- Minutes to two beaches; Sunset Beach and Ocean Isle Beach
- Ring doorbell and backyard camera will convey
- Washer, dryer and refrigerator in kitchen will convey
- Beverage refrigerator in three-season room and freezer in garage will **NOT** convey



Clubhouse

Community Pool

Community Amenities

- Community pool
- Clubhouse
- Fitness Center

HOA Fee: \$1,900 per year. Includes common area, amenity maintenance, lawn care, and management. This includes lawn mowing and treatments, basic shrub trimming, amenity access, maintenance of all common areas, insurance on amenities, management company fees. The dues are broken down into two separate entities. The master association dues that cover all common costs for the community are \$160/quarter. The patio home association dues, which cover the landscaping, are \$315/quarter.



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
- Termite Bond: Strand Pest Control, 910-579-9707
- Above ground propane tank leased through Sharp Energy in Shallotte 910-754-8131
- 2025 HOA dues \$1,900/year
- HOA Association: Premier Management 910-678-3012
- 2024 Property taxes were \$1,655.07



FLOOR PLAN

