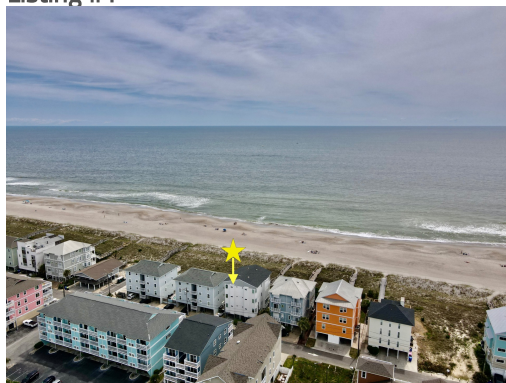


## Listing #1



## 607 Carolina Beach Ave S, Unit #1, Carolina Beach, NC 28428

List Price	\$1,100,000 on 06/21/2023
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11185661
Property Type	Townhouse
Listing Type	Exclusive Right
County	New Hanover
Unit	Unit 1
Tax ID	R09010-018-008-000
FEMA Flood Map	<a href="https://www.fema.gov/portal">fema.gov/portal</a>
Web Listing	Unit 1

## Marketing Text

Now Selling via Swicegood seized assets! Welcome to your dream oceanfront retreat in Carolina Beach, NC! Prepare to be captivated by the allure of sun, sand, and surf in this exceptional home that can also provide income as a vacation rental. Located in a prime spot, this half-duplex offers the perfect opportunity to own a slice of paradise. Step inside this fully furnished spacious 4-bedroom, 4.5-bathroom gem, spanning an impressive 2,233 square feet. As you enter, the gentle ocean breeze and panoramic views will instantly transport you to a world of relaxation and rejuvenation. The open-concept design of the first story seamlessly blends the living, dining, and kitchen areas, creating a welcoming space for entertaining family and friends. The coastal-inspired decor and large windows fill the home with an abundance of natural light, ensuring every corner exudes a warm and inviting ambiance. Imagine waking up to the sound of crashing waves and stepping onto your private balcony to savor breathtaking ocean vistas. Each of the four bedrooms offers a tranquil haven for rest and relaxation, with each having a private bathroom, ample closet space and cozy furnishings that enhance the coastal charm. The well-appointed kitchen is a haven for culinary enthusiasts, featuring top-of-the-line appliances, granite countertops, and ample storage space. Whether you're preparing a family feast or whipping up a quick snack, the ocean views from the kitchen will undoubtedly inspire your culinary creations. The highlight of this extraordinary property is undoubtedly the direct access to the pristine sandy beaches of Carolina Beach. Step outside onto the deck and use your private beach access to feel the soft sand between your toes. When you're finished, use the private outdoor shower to rinse off. Spend your days lounging under the sun, building sandcastles with loved ones, or taking refreshing dips in the sparkling Atlantic Ocean. For those seeking outdoor entertainment, this property has it all. Host memorable barbecues on the spacious deck, enjoy al fresco dining with stunning ocean views, or gather around the included propane fire pit in the evening, listening to the waves lull you into a state of blissful tranquility. Carolina Beach offers an array of activities and attractions, from lively boardwalks and delicious local cuisine to vibrant festivals and breathtaking nature trails. Whether you're seeking thrilling water sports, scenic boat tours, or simply a relaxing day at the beach, this location has something for everyone. As an added bonus, this property presents an excellent investment opportunity as a vacation rental. Take advantage of the high demand for oceanfront getaways and let this home generate income while you're not enjoying it yourself. Don't miss your chance to own a slice of Carolina Beach paradise. Schedule your private showing today and let the sound of the ocean become the soundtrack to your life. Your dream oceanfront escape awaits!

*The Swicegood Group, Ready2bid.com, Zach Johnson - 822-408-1651*

## Property Details

- 4 Total Bedrooms
- 2233 SF
- 3 Stories
- Beach House Style
- 4 Full Baths
- 871 SF Lot
- Unit 1
- 1 Half Bath
- Built in 2017
- Available 6/21/2023

## Interior Features

- Open Kitchen
- Washer
- 7 Rooms
- Kitchen
- Oven/Range
- Dryer
- Living Room
- First Floor Bathroom
- Refrigerator
- Carpet Flooring
- Dining Room
- Heat Pump
- Dishwasher
- Vinyl Plank Flooring
- Primary Bedroom
- Electric Fuel
- Microwave
- Furnished
- Walk-in Closet
- Central A/C

## Exterior Features

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- Frame Construction
- Hardi-Board Siding
- Asphalt Shingles Roof
- Municipal Water
- Municipal Sewer
- Deck
- Open Porch
- Covered Porch
- Outdoor Shower
- Ocean View
- Ocean Waterfront

## Taxes and Fees

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- HOA: 607 Carolina Beach Ave. South Town Home Association

## PUD/HOA Information

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- PUD/HOA Name is 607 Carolina Beach Ave. South Town Home Association

## Listing Information

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- Exclusive Right Listing
- Listed: 6/21/2023
- Expires: 12/31/2023
- Compensation: 1%

## Showing Information

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- Call listing agent for access information.

## Listing Agent

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**Kyle Swicegood, The Swicegood Group, Inc** 704-412-9146 Tkyleswicegood@gmail.com

Listing data is deemed reliable but is NOT guaranteed accurate.