

Colleen Teifer | Real Estate Broker | Silver Coast Properties

# 6991 Ascension Drive SW

Ocean Isle Beach | Sunset Ridge



**List Price \$529,900**

**BEDS 3 BATHS 3 SQ FT 2,177**

**Year Built 2018**



**SILVER COAST  
PROPERTIES**

Silver Coast Properties  
Colleen Teifer  
Call: 609.868.2393

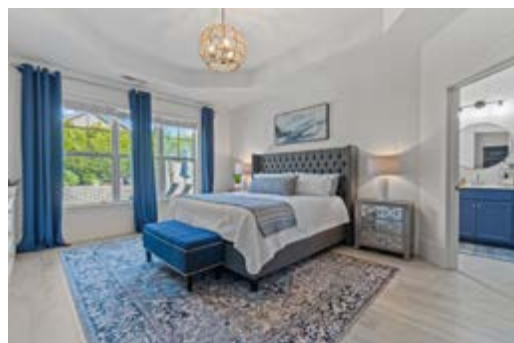
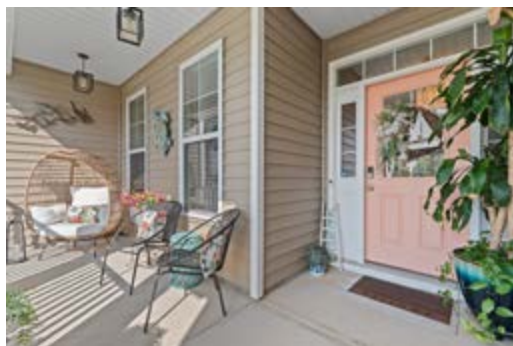
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## PROPERTY HIGHLIGHTS

- 3-season room with EZ breeze windows
- Fenced backyard, pergola and additional hardscaping
- Remodeled kitchen
- Custom touches throughout home

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## HOME FEATURES

- 3 BR/2 BA downstairs with bonus room AND additional bathroom upstairs
- Open, airy floor plan LVP flooring throughout with tile in bathrooms and laundry rooms
- Wainscoting in foyer and dining areas with craftsman style trim throughout the home
- Completely remodeled kitchen with new cabinetry, granite counters, large island, Fireclay farmhouse sink, French door GE Cafe wall oven, convection microwave, induction cooktop with vented hood and enlarged pantry
- Living room boasts vaulted ceilings and an electric fireplace with shiplap surround
- Four-panel sliders lead to the 3-season room with EZ Breeze windows, teak flooring and electric fireplace.
- The primary bedroom has been reconfigured to allow for more deliberate bed placement and addition of a built-in shelving system. The ensuite includes dual vanities, a walk-in tiled shower and a walk-in closet with custom shelving
- The backyard has been fenced with vinyl privacy fencing and offers a pergola off the 3-season room with electricity and fan and additional hardscaping.
- Thoughtful extras in the home include custom blinds/shades, updated lighting and fans, custom closet shelving in one of the guest bedrooms, updated tile in the bathrooms and laundry room and a vaulted ceiling in the front guest bedroom.
- The garage contains a built-in workbench, level II car charger, and a generator transfer switch

## 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:** The HOA dues cover basic yard maintenance- lawn mowing and treatments and basic shrub trimming. There are two sets of HOA dues. The first is to the Sunset Ridge Master Association (managed by Premier Management 910-679-3012) and those are \$170/quarter. The second is for the Sunset Ridge Patio Home Association (which covers the landscaping) and those are \$315/quarter. The president of the Sunset Ridge Master Association is Jim Hill 910-880-3805.
- **Termite bond:** Allied Pest Control (910) 579-9655

This stunning home in the active and social community of Sunset Ridge is an absolute must-see! These conscientious sellers have made several changes and updates to this house which render it more aesthetically pleasing AND more livable. Upon entry to the home, you will be greeted by wainscoting in the entry foyer, craftsman style trim throughout the home and an open and airy floor plan. The living room offers vaulted ceilings and an electric fireplace with shiplap surround. The kitchen has enjoyed a complete remodeling, with custom cabinetry, granite countertops, tiled backsplash, Fireclay farmhouse sink, a GE Cafe French door wall oven,

convection microwave, induction cooktop and enlarged pantry. The split floor plan means that guests and owners alike can maintain their privacy. The front guest bedroom contains a vaulted ceiling, making the room feel bright and spacious. The second guest bedroom's closet is generously sized and has had custom shelving installed. The primary bedroom has been reconfigured to create a more usable space, and the addition of custom shelving contributes to its grand feel. The primary bathroom has also had adjustments made, creating a huge tiled, walk-in shower and walk-in closet with custom shelving. The 4-panel sliders from the living

room lead to a 3-season room with EZ Breeze windows and another electric fireplace with shiplap adorning the walls and ceiling fan. Beyond that is a pergola also with electricity and ceiling fan, and attractive hardscaping in the fenced backyard. Whether you seek to use it as a man-cave, she-shed or additional guest space, the upstairs bonus room is versatile as it also contains its own full bathroom with shower. The garage is not one to be missed either, with a built-in workbench, level II electric car charger and generator transfer switch. Other thoughtful extras in this home include updated tile in the laundry room and bathrooms, custom blinds and shades, and LVP

flooring throughout the living area and bedrooms. There is literally nothing left to do in this home as these sellers have done it all for you already! What are you waiting for? Schedule your showing today. Sunset Ridge is an extremely conveniently located community, literally right between the beaches of Sunset Beach and Ocean Isle Beach. There are multiple golf courses nearby, along with opportunities for water sports such as fishing or kayaking. Your daily living conveniences are also nearby with multiple grocery stores, pharmacies, restaurants, shops and healthcare.

# SUNSET RIDGE AMENITIES



- Community clubhouse
- Outdoor pool
- Fitness room
- Owners' lounge with full kitchen
- Walking & biking paths
- Clubs and organizations

## FLOOR PLAN



All measurements are approximate and not guaranteed.