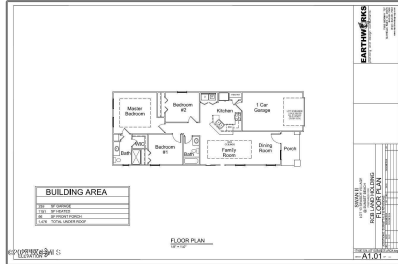


# Residential

1,151 Sqft - 7609 Privateer Loop, Sunset Beach,  
North Carolina 28468



*Coastal Lifestyle*  
Construction

**Seaside Village Single Family**  
Design Features

**STRUCTURAL FEATURES**

- Monolithic Slab on Grade
- 4" Exterior Walls
- Roof (Truss System or Equest)

**EXTERIOR FEATURES**

- Concrete Driveway
- Board & Batten Siding
- Gutter Front and Back
- Landscaping Package with Irrigation
- Garage Doors with Garage Door Opener

**ENERGY SAVING FEATURES**

- Single Stage Venti windows
- Building Wrap Complete Flashing System
- Siding - 30 year architectural round profile
- Insulation - Exterior walls, & ceiling
- R15 Walls / R38 Ceilings
- 14 SEER Energy Efficient Heat Pump
- Energy Efficient Electric Water Heater
- Programmable Digital Thermostat

**PLUMBING FEATURES**

- Plumbing Features in a Brushed Nickel Finish
- Sinking Stainless Steel Kitchen Sink
- Cultured Marble Vanity Tops and Bowls
- Fiberglass Shower with Door in Master Bath

**BATHROOM FEATURES**

- 24" Toned Bathtub
- Toned Ring & Paper Holder
- Full View Plain Glass Mirrors over Vanities
- Exhaust Fan
- Painted Health Cabinet

**ELECTRICAL FEATURES**

- Light fixtures - Package per plan provided by Grade Lighting
- Pre-wired ceiling fans in all bedrooms
- Ceiling Fans in Great Room and Master Bedroom

**DELUXE KITCHEN FEATURES**

- Stainless Steel Appliances
- Self-Cleaning Range
- Microwave over the Range
- Dishwasher
- Garbage Disposal
- Reversed Frontside Water Connection
- Granite Countertops

**INTERIOR FEATURES**

- 8" Insulated Ceiling Through Out
- 2 Panel Colonial Mahogany Doors
- 2 1/4" Casings
- 3 1/4" Baseboard
- Drywall Painted Window Jamb
- Door Locks - Quality Knobs
- 2 Coats Flat wall paint
- 2 Coats Semi-Gloss on Woodwork
- Tray Ceilings were indicated
- Floor Coverings
- LVP in Full Bath & Laundry Room
- LVP in Entry, Kitchen & Great Room
- Carpet in Bedrooms
- Ventilated Shading - All doors / Entry / Linen
- Custom Mahogany / Stained Detectors
- Spacious hallways and foyer

**SERVICES**

- High quality construction specifications
- On-site quality control inspection
- Manufacturer warranties on components and materials
- One Year Builders Warranty
- Structural Warranty per NC

©2023 NCIMIS



## Basic Details

Property Type:	<b>Residential</b>
Listing Type:	<b>For Sale</b>
Listing ID:	<b>100370807</b>
Price:	<b>\$289,900</b>
Bedrooms:	<b>3</b>
Rooms:	<b>6</b>
Bathrooms:	<b>2</b>
# Baths - Full:	<b>2</b>
Square Footage:	<b>1,151 Sqft</b>
Year Built:	<b>2023</b>
Lot Area:	<b>0.08 Acre</b>
List Price/SqFt:	<b>\$252</b>
Status:	<b>Active</b>
Days on Market:	<b>612</b>

## Features

✓ Heating System:	<b>Heat Pump</b>
Total # Garage Spaces:	<b>1</b>
✓ Flooring:	<b>Carpet, Lvt/lvp</b>
✓ Roof:	<b>Architectural Shingle</b>
✓ Appliances/Equip:	<b>Dishwasher, Microwave - Built-in, Disposal, Self Cleaning Oven</b>
✓ Road Type/Frontage:	<b>Paved</b>
✓ Interior Features:	<b>9ft+ Ceilings, Ceiling Fan(s), Ceiling - Trey</b>
✓ Exterior Features:	<b>Irrigation System</b>

Address [Information](#)

Country:	US
State:	NC
County:	Brunswick
City:	Sunset Beach
Subdivision:	Other
Zipcode:	28468
Street:	Privateer
Street Number:	7609
Street Suffix:	Loop

Additional [Information](#)

Office Name:	Sloane Commercial
<input checked="" type="checkbox"/> Sub-Type:	Single Family Residence
Tax Year:	01/01/1970
Waterview:	Yes
Office ID:	2015121516005976 7663000000
Agent ID:	2021041214251583 9152000000
UnBranded Virtual Tour:	<a href="https://my.matterport.com/show/?m=ewahEGmsNYa&amp;mls=1">https://my.matterport.com/show/?m=ewahEGmsNYa&amp;mls=1</a>
<input checked="" type="checkbox"/> Foundation:	Slab
<input checked="" type="checkbox"/> Construction Type:	Stick Built
<input checked="" type="checkbox"/> Construction:	Wood Frame
New Construction:	Yes
<input checked="" type="checkbox"/> Service Providers: Sewer Provider:	Brunswick County Public Utilities
Stories:	1

Neighborhood

Elementary School:	Jessie Mae Monroe
Middle School:	Shallotte
High School:	West Brunswick

Waterfront:	Yes
✓ Porch/Balcony/Deck:	Porch
✓ Water Heater:	Electric
✓ Exterior Finish:	Composition
HOA:	Yes
SqFt - Heated:	0 Sqft
Lot SqFt:	3,485 Sqft
✓ HOA Amenities:	Maint - Comm Areas
Garage:	1

Agent [Info](#)

---



Living Seaside Realty Group  
☎ 910-239-3201  
☎ +1(910) 227-9439  
✉ home@livingseaside.com

910-239-3201 - 6314 Oleander Dr. Wilmington, NC 28403

---