



List
\$1,450,000
Price

 Use Your Smart Phone Camera to Learn More



2062 MANOR PARC DRIVE
KINGFISH BAY

 **5**  **4**  **3**

Welcome to your riverfront dream home in the prestigious Kingfish Bay community, offering over 4,200 sq ft of luxurious living space. This exquisite residence features 4 spacious bedrooms and 4 elegant baths, perfectly situated overlooking a serene riverfront park and the picturesque Calabash River. Step inside to an open floor plan that is both bright and inviting, seamlessly blending indoor and outdoor living. The expansive living area flows effortlessly to an outdoor oasis, complete with a state-of-the-art kitchen, a relaxing hot tub, and a private putting green. The heart of this home is the gourmet kitchen, equipped with premium Cafe brand

stainless steel appliances, a generous kitchen island with a stunning quartz countertop, and ample seating for family and friends. The perfect space for entertaining and creating culinary masterpieces. Upstairs, discover an additional entertainment space that transitions to a second-floor screened porch, offering panoramic views of the beautiful park and the Calabash River. This tranquil space is perfect for unwinding and enjoying the natural beauty that surrounds you. Other exceptional features include temperature-controlled garages for each vehicle, ensuring comfort and convenience year-round. Two wet bar and beverage areas, located on both

the first and second floors, are equipped with wine and beverage coolers, providing the ideal setup for entertaining guests. Additional highlights include top-notch finishes throughout the home that exude sophistication and style. The design and layout ensure both comfort and elegance, making this home ideal for both everyday living and entertaining. Don't miss this rare opportunity to own a slice of paradise in Kingfish Bay. Schedule your private tour today and experience riverfront living at its finest. Kingfish Bay offers resort-like amenities, including an oceanfront beach club, riverfront park, clubhouse, outdoor pool and much more.

Silver Coast Properties
 Darren Bouley

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Home Features



Year Built:

2020

Lot Size:

0.165

Home Size:

4,227

Heated Living Space

- PARK AND RIVERFRONT SETTING
- UNIQUE CUSTOM HOME
- 5 BEDROOMS
- 4 FULL BATHS
- HOT TUB
- DURABLE AND ATTRACTIVE LVP FLOORING
- MURPHY BED IN GUEST BEDROOM
- FENCED YARD
- FURNISHINGS ARE NEGOTIABLE
- PREFERRED ZONE X FLOOD ZONE
- DURABLE COMPOSITE EXTERIOR SIDING
- 3-CAR GARAGE (TEMPERATURE CONTROLLED)
- 12-FOOT CEILINGS
- WIRED FOR A GENERATOR
- TRAY CEILINGS IN BEDROOMS
- PLANTATION SHUTTERS
- QUARTZ COUNTERTOPS THROUGHOUT
- TILE SHOWERS THROUGHOUT
- HIGH QUALITY STAINLESS STEEL SMART CAFE BRAND KITCHEN APPLIANCES
- CONVECTION OVEN AND OVEN-MICROWAVE COMBINATION
- CONVENIENT POT FILER
- TOUCH KITCHEN FAUCET
- 5 BURNER GAS COOKTOP WITH REMOVABLE GRIDDLE
- POP-UP COUNTERTOP OUTLETS IN KITCHEN ISLAND
- 1ST FLOOR WET BAR WITH SINK AND BEER AND WINE COOLER
- 2ND FLOOR WET BAR WITH BEVERAGE COOLER AND BEVERAGE COOLER-ICE MAKER COMBINATION UNIT.
- OFFICE AREA
- OUTDOOR KITCHEN WITH LION OUTDOOR GRILL, BURNER, MINI-FRIDGE AND STORAGE CABINETS
- FULL BAR AREA WITH ICE MAKER, SINK, AND BEVERAGE REFRIGERATOR
- TWIN TELEVISIONS IN BAR AREA
- HIS AND HER WALK-IN CLOSETS
- CURBLESS SHOWERS
- 2ND FLOOR SCREENED PORCH
- GAS FIREPLACE WITH LED LIGHTING
- 2 TANKLESS WATER HEATERS
- WALK-IN ATTIC STORAGE
- LAUNDRY ROOM WITH SINK
- UTILITY SINK IN GARAGE
- PUTTING GREEN AND LOW MAINTENANCE ARTIFICIAL TURF
- LARGE ELECTRIC AWNING AT REAR PORCH
- 2ND FLOOR GAME AREA WITH DARTBOARDS AND GAME TABLE
- RADIANT SHEATHING FOR ENERGY EFFICIENCY
- 3 BEDROOMS HAVE WATER VIEWS
- ALL BEDROOMS HAVE TRAY CEILINGS



Community Amenities

- OUTDOOR POOL
- OCEANFRONT BEACHCLUB
- FITNESS ROOM
- POOLSIDE WHIRLPOOL
- COMMUNITY GARDEN
- PARTY ROOM
- MEETINGROOM
- PICNIC AREA
- WALKING TRAILS
- CLUBS AND ACTIVIES
- RIVER FRONT PARK
- FISHING PIER
- KAYAK LAUNCH
- CLUBS & ORGANIZATIONS



Important Contacts & Info

- **Water and Sewer:** Brunswick County, 910-253-2655, www.brunswickcountync.gov
- **Electric:** Brunswick Electric, 910-754-4391
- **Cable/Internet:** Focus Broadband, 910-754-4311
- **2023 Property taxes:** \$5,459.27
- **2024 Annual HOA Fees:** \$3,138.12
- **Management Company:** CAMS, 910.454.8787

FLOOR PLAN

