



\$ 415,000



1309 Ark Royal Ct SW, Ocean Isle Beach, NC 28469

- » Beds: 3 | Baths: 2 Full
- » MLS #: 100602714
- » Single Family | 1,611 ft² | Lot: 8,276 ft²
- » More Info: 1309ArkRoyalCtSW.IsForSale.com



asap
REALTY



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Welcome to your coastal retreat in the highly sought-after community of Sunset Ridge! This pristine one-level home is perfectly positioned on a desirable, FENCED IN, cul-de-sac lot! Step inside to cheerful coastal decor, crown molding, plantation shutters, and a bright, welcoming floor plan. The kitchen features a convenient built-in desk area, stainless steel appliances & granite countertops. The sunny Carolina Room provides an additional 181 HSF of wonderful living space--perfect for relaxing, entertaining, or enjoying your morning coffee. Outside, the beautifully landscaped yard and private fenced backyard create a private oasis for outdoor enjoyment. Recent improvements include a NEW ROOF (2025), NEW HVAC (11/2023), new garbage disposal (2025), new microwave (2024), new wider gutters (2021), amongst other items. Other features include storm doors, tiled Master bathroom shower, and other thoughtful updates. Enjoy the lifestyle Sunset Ridge is known for, with charming sidewalk-lined streets, a beautiful Outdoor Pool, Clubhouse, Fitness Center, and numerous social activities--all with remarkably low HOA dues of just \$57/month. Nestled between Ocean Isle Beach and Sunset Beach, you'll enjoy quick access to the area's beautiful beaches, grocery stores, restaurants, boutiques, coffee shops, golf & coastal attractions. With its pristine condition, fantastic location, cul-de-sac setting, and extensive updates, this coastal gem is

