

Colleen Teifer | Real Estate Broker | Silver Coast Properties

9295 River Terrace SW

Calabash | Devaun Park



List Price **\$1,399,900**

BEDS 4 BATHS 5 SQ FT 4,108

Year Built 2026



**SILVER COAST
PROPERTIES**

Silver Coast Properties
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PROPERTY HIGHLIGHTS

- Panoramic Calabash River View
- Gourmet Kitchen
- Dual Primary Bedrooms with Baths
- Two Laundry Rooms
- Two Fireplaces

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www.devaunparkrealestate.com



This stunning home, located across the Calabash River from the vibrant Calabash waterfront is an absolute must see. With panoramic river views from multiple rooms, two primary bedrooms, guest bedrooms with ensuite bathrooms, two living areas and plenty of natural light streaming in, this is a very special home. You will love the gourmet kitchen, complete with massive island, quartz counters, wall oven with convection microwave, gas cooktop with custom vent hood, a generous pantry and large dry bar. The dining area, adjacent to the kitchen and living room, is adorned with a tray ceiling. The downstairs living area, with its ample windows, boasts a coffered ceiling, electric fireplace with shiplap surround, and enables all of

the living area rooms to enjoy the beautiful view. From the living room, there is a door to the covered porch complete with stained wood ceiling. The downstairs primary suite also enjoys panoramic river views, comfortable space, a bathroom with dual vanities with quartz counters, soaking tub, generous tiled walk-in shower, water closet and a spacious custom closet. Upstairs awaits another primary bedroom with similar ensuite, except this one has an absolutely grandiose walk-in tiled shower with dual heads. There is a second, larger living area complete with wet bar, another electric fireplace with shiplap surround and wood mantel, and sliders out to a second-floor screened balcony with stained wood ceiling. There are also two nice-

ly-sized guest bedrooms, each with their own ensuite bathrooms. One bathroom contains a tiled tub/shower and the other contains a tiled shower. A second laundry room upstairs adds to the convenience and livability of this home. There is also plenty of storage in this home with multiple closets and a drop-zone in the entry hallway from the garage. With extremely comfortable space, well thought-out design and details and an amazing setting, this home is truly grand. Devaun Park is a beautiful and peaceful community, tucked away between Sunset Beach and Calabash. This location could not be any more convenient, less than 10 minutes from the pristine sands of Sunset Beach and around the corner from the town area of Calabash,

known for its seafood restaurants. There are multiple options for shopping, healthcare, recreation and dining nearby as well. Don't let someone else get YOUR house... make your appointment today!



HOME FEATURES

- Bedrooms: 4
- Full Bathrooms: 4
- Half Bathrooms: 1
- Two primary bedrooms with ensuit baths
- 1 Gas Fireplace and 1 Electric Fireplace
- Laundry Rooms on two floors
- Gourmet kitchen with generous island, quartz counters, gas cooktop with custom hood, wall oven with convection microwave, dishwasher and disposal. Huge dry bar and pantry located off of the kitchen. Pocket office off of the living room with custom cabinetry and shelving system and barn door entry
- Kitchen is open to the adjacent dining area and living room. Dining room boasts a tray ceiling and the living room a coffered ceiling. Living room contains an electric fireplace with shiplap surround and wood mantel.
- Dual primary bedrooms with one downstairs and one upstairs. Both contain tray ceilings, walk-in closets with custom closet systems, dual vanities with quartz counters and undermount sinks and large tiled showers. Downstairs bedroom contains a soaking tub as well. Upstairs primary suite contains a massive tiled shower with dual shower heads.
- Two HVAC units and Rinnai tankless water heater. HVAC is zoned, with separate zone for primary bedroom. One unit services the downstairs and the other services the upstairs.
- Two rear porches, both with stained wood ceilings and fantastic views. The downstairs porch is a covered porch and the upstairs porch is screened.
- Drop zone in entry hallway from garage, custom craftsman style trim throughout the home including 5 inch base molding

IMPORTANT CONTACTS & INFO

- **Water and Sewer:** Brunswick County Public Utilities, 910-253-2655, www.brunswickcountync.gov
- **Electric:** Brunswick Electric, (910) 754-4391
- **Cable/Internet:** Focus Broadband, (910) 754-4311
- **2026 Annual HOA Fees:** \$1,450
- **Management Company:** Priestley Management, (910) 509-7276
- **Propane Company:** Propane tank is buried and owned, serviced by Blossman Gas, 910-754-8788
- **Warranty:** Builder to offer \$1,150 towards home warranty of buyer's choice

DEVAUN PARK AMENITIES

- Private members amenity center
- Beautiful outdoor pool
- Soccer and activity field
- Fitness Room
- Private members lounge and events room

- Miles of walking & biking trails
- Minutes to area beaches
- Convenient to shopping and entertainment
- Convenient to health care and emergency services



FLOOR PLAN



All measurements are approximate and not guaranteed.