



# 6644 Sweetbriar Trail, Myrtle Beach, 29588, SC

[https://searchrealestate.co/properties/6644-sweetbriar-trail/myrtle-beach/sc/29588/MLS\\_ID\\_2503149](https://searchrealestate.co/properties/6644-sweetbriar-trail/myrtle-beach/sc/29588/MLS_ID_2503149)



**Price - \$254,900**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
3	3	1505	0.2000	1989	132 Days

## Features

### Exterior

- Deck
- Hot Tub/Spa
- Porch
- Storage

### Cooling

- Central Air

### Heating

- Electric

### Floors

## Security Features

- Gated Community
- Smoke Detector(s)
- Security Service

## Community Features

- Clubhouse
- Golf Carts OK
- Gated
- Recreation Area
- Tennis Court(s)
- Long Term Rental Allowed
- Pool

## Laundry Features

- Washer Hookup

## Pool Features

- Community
- Outdoor Pool

## Utilities

- Cable Available
- Electricity Available
- Phone Available
- Sewer Available
- Water Available

## Other

- Pond
- Owner Only
- Yes
- Clubhouse
- Gated
- Owner Allowed Golf Cart
- Owner Allowed Motorcycle
- Pet Restrictions
- Security
- Tenant Allowed Golf Cart
- Tennis Court(s)
- Tenant Allowed Motorcycle
- Central
- Association Management

## Lot Features

- Irregular Lot
- Lake Front
- Outside City Limits
- Pond on Lot

## Laundry Features

- Washer Hookup

## Pool Features

- Community
- Outdoor Pool

## Utilities

- Cable Available
- Electricity Available
- Phone Available
- Sewer Available
- Water Available

## Other

- Pond
- Owner Only
- Yes
- Clubhouse
- Gated
- Owner Allowed Golf Cart
- Owner Allowed Motorcycle
- Pet Restrictions
- Security
- Tenant Allowed Golf Cart
- Tennis Court(s)
- Tenant Allowed Motorcycle
- Central
- Association Management

## Lot Features

- Irregular Lot
- Lake Front
- Outside City Limits
- Pond on Lot

## Appliances

- Dishwasher
- Disposal
- Range
- Refrigerator
- Range Hood
- Dryer
- Washer

## Interior Features

- Breakfast Bar
- Bedroom on Main Level
- Entrance Foyer

## Style

- Ranch

- Common Areas
- Pool(s)
- Recreation Facilities
- Security
- Trash

## Description

Come surround yourself with natural beauty at this delightful home located within the gated community of Myrtle Beach Golf & Yacht. The water view is absolutely remarkable from this wonderful single-level home. You will notice a charming front porch when you arrive. This is the perfect place to sit back and relax in your rocking chair while you enjoy the ocean breeze. As you enter through the foyer, you will be surprised by the high vaulted ceilings and the abundance of windows in the Carolina Room. This will give you the feeling of being one with nature even when you are inside. This enchanting home has an open concept with luxury vinyl flooring throughout. The kitchen has farmhouse-style butcher block countertops and a tray ceiling with recessed lighting. There is a breakfast bar and a closet that can be used as a pantry. The spacious owner's suite features a magnificent view of the water along with a big walk-in closet. The attached bath has an updated dual sink vanity with modern lighting. There is a large 11x12 guest room towards the front of this home and there's a third bedroom in the rear with an en-suite bath. The Carolina Room overlooks the water and it's a great place to sip on a cup of tea and read a good book. You could also use it as an office, art studio, or fitness area. There is an enormous 14x22 deck in the back where you can grill out with friends and take a break from reality. This lot backs up to the old golf course which is now owned and maintained by the homeowner's association. It gives you a sense of tranquility when you gaze off into this serene environment and there are trails where you can go for walks with your fur babies. The trees provide a comfortable amount of shade and you can watch the birds glide over the water in the mornings. This fabulous home has been properly cared for by the current owners since 2021 and they are even offering a home warranty for extra peace of mind. A new hvac system was installed approximately three years ago and the roof was replaced with architectural shingles in 2017. All of the window treatments and the washer/dryer shall convey. There is an additional parking for guests in the cul-de-sac and this home has an attached outdoor storage room where you can keep your beach and golf gear. This community has a special RV/Boat parking lot and the public ramp to access the Intracoastal Waterway is located at the end of Bay Rd. There is a resort-size pool and a hot tub near the clubhouse along with Pickleball, Tennis, & Basketball courts. This neighborhood is within the award-winning Saint James School district. This is a very convenient location and it's close to Surfside Beach, Market Common, and The World Famous Murrells Inlet Marshwalk! There are several top-notch golf courses nearby along with numerous fishing spots, delicious restaurants with live music, and plenty of places to go shopping. You can take advantage of the entire Grand Strand from here with easy access to Hwy 31. Schedule your showing today and don't forget to check out the 3D tour! Square footage is approximate and not guaranteed. Buyer is responsible for verification. Some photos in this listing have been virtually staged.

## SEE THIS PROPERTY



### James Schiller

Realtor, Brand Name Real Estate

Phone: 18434788061

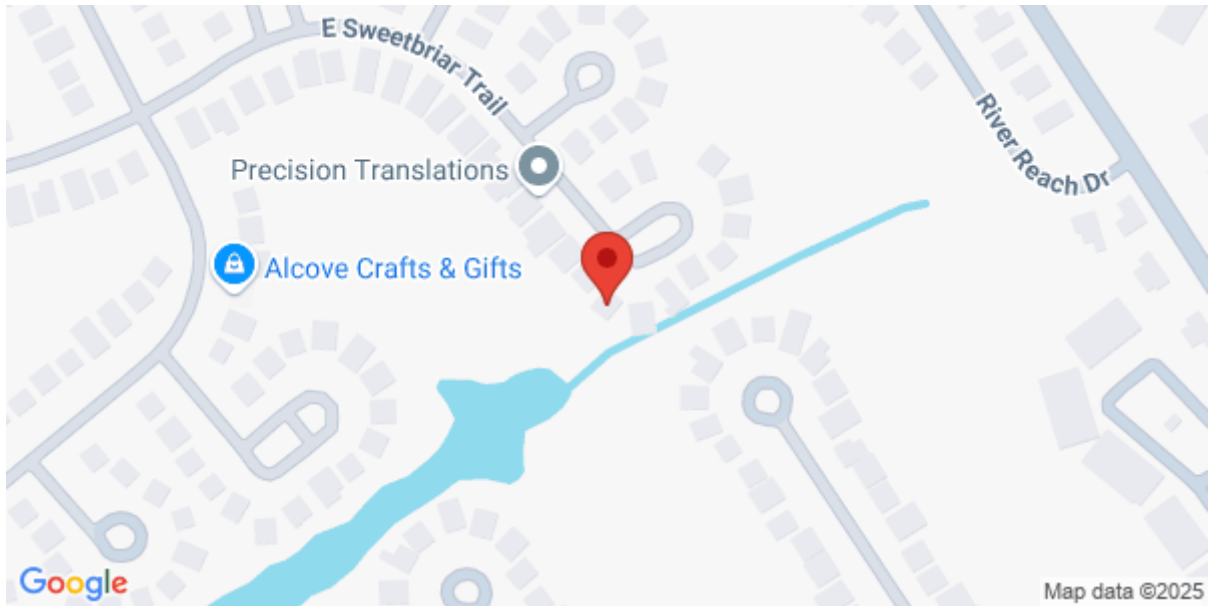
Email: jameseschiller@gmail.com

### Check On Site



[https://searchrealestate.co/properties/6644-sweetbriar-trail/myrtle-beach/sc/29588/MLS\\_ID\\_2503149](https://searchrealestate.co/properties/6644-sweetbriar-trail/myrtle-beach/sc/29588/MLS_ID_2503149)

### Location



6644 Sweetbriar Trail, Myrtle Beach, 29588, SC