

1228 CROAKER LANE, CAROLINA BEACH

4590 sq feet, 5 bedrooms, 3.5 bathrooms

10/5/2025

- Finished Attic/Storage ("Bonus") room with separate HVAC system (576 sq ft) and has doubled as an "overflow" bedroom in the past. By converting the first-floor study to a bedroom (with closet), the house can be considered to have five bedrooms, plus the attic/storage room can served as an additional bedroom (not counted in the recap above).
- Two-car Climate Controlled Garage (612 sq ft) w/ resin coated floor & Bryant HVAC splitter, water pressure booster pump and all-house Culligan water softener system and filtration system. Electric locking keypad from the garage into the kitchen.
- Two On-Demand tankless water heaters located in garage.
- 22KW Full Home Generac Generator-automatically kicks when power outage occurs
- Parking pad w/pavers-allows water drainage. As a result, there hasn't been any standing water during storms.
- Oyster Shell Tabby Covering on Foundation
- Full length Bahama shutters on lower and upper porches
- All windows are Andersen High Impact (Hurricane resistant). The glass on the front door, upstairs door leading out to the porch and sliding glass door leading to the screened in porch are all high impact glass.
- All windows, upstairs and downstairs, have light-reducing window shades
- Irrigation System covering full yard, plus additional irrigation lines for railing flower boxes and flowerpots.
- Outdoor shower has a full bathroom (with toilet and sink).
- 3 porches and deck flooring in Timber Tech Advanced PVC composite material (fire & moisture resistant).
- Porch and deck railings are made of composite material and don't require painting.
- Elevator with three stops (Garage, 1st Floor Kitchen & 2nd Floor), allows for easy luggage transfer or wheelchair access.
- 2 Laundry Rooms, one on each floor, with two high-end Whirlpool washers & dryers (dryers vented outside)
- All showers are walk-in
- Master Bath floor and shower walls made with Travertine Marble.
- Heated towel racks in all three bathrooms.
- 11 pocket doors to maximize space (5 downstairs & 6 upstairs)

- 3-bedroom walk-in California closets. Master bedroom walk-in closet has built in his & her dresser.
- Wet Bar Room with Wine Refrigerator. High end (Markraft) cabinets in Wet Bar Room with roll-out shelving on lower cabinets.
- Downstairs Laundry/"Mud" Room contains a sink, coat closet & storage shelves. Under-counter cabinets have roll-out shelving for ease of finding items.
- Monitored Home Security System
- Sonos Stereo System with 10 speakers-individual playing capability in multiple rooms & each porch. System is controlled by Sonos App.
- 3 internet boosters ensuring superior connectivity throughout the house.
- Each room was wired by Satellite Army to accommodate a TV.
- 2 Montego gas fireplaces
- Three-point locking systems on all doors opening to the outside
- Electric lock on door leading to the garage.
- Maintenance contracts on elevator, HVAC systems & generator. All three systems have been maintained and inspected since the house was completed in June 2018.
- Kitchen Appliances/Improvements
 - Wolf Oven and Gas Stove Top
 - Miele Dishwasher
 - Sub-zero Refrigerator
 - Bosch duo Microwave & Convection oven
 - Extensive Kitchen (Markraft) cabinets with roll-out shelving for cabinets below the countertops.
 - Walk-in Pantry (70 sq ft) with coffee/tea station.
 - Reverse Osmosis (ROWPU) water purification system, with under-sink water filters for the kitchen and both refrigerators.