

# YOUR PERSONAL ESCAPE AT TOPSAIL ISLAND

## *The Chocolate float*

### 117 Trout Street

- 2 Story beach house
- Canal front
- Floating dock and pier
- Double garage underneath
- Owner's Suite private balcony
- Island kitchen
- 3 beds/ 2 full baths

**\$850,000**

Own your slice of the coveted NC Outer banks property. Come see this beautifully refurbished home.

- Cathedral ceilings
- Tile flooring
- Solid surface countertops
- Gas log fireplace in Great room
- Graceful beach themed decor
- Large storage room off Owner's suite along with walk-in closet
- 2-car garage and ample storage at ground level

*Note: This is not your typical coastal property, this home was refurbished for living and not just for vacationing*

- First floor laundry room
- Formal dining room
- Ceiling fans
- New landscaping
- Covered porch, balconies and side entry
- Outside shower
- Approx. 60 feet of brand new sea wall
- Deeded water access
- New roof
- Established neighborhood with protective covenants

*\*For more information please visit:*  
[www.InvMktg.com](http://www.InvMktg.com)



The views of the ocean and the sound are stunning. Enjoy a nice quiet neighborhood with no "touristy" feel.  
*Escape and come home to Topsail Island.*

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