

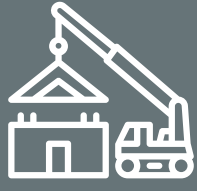

3 Beds


2 Baths


1,523 Sq Ft



2402 W Oak Island Dr.
Oak Island, NC 28465



Built in
2021

\$38k
Rental
Projections



Hassle
Free
Beach
Living



Fully Fenced in
backyard

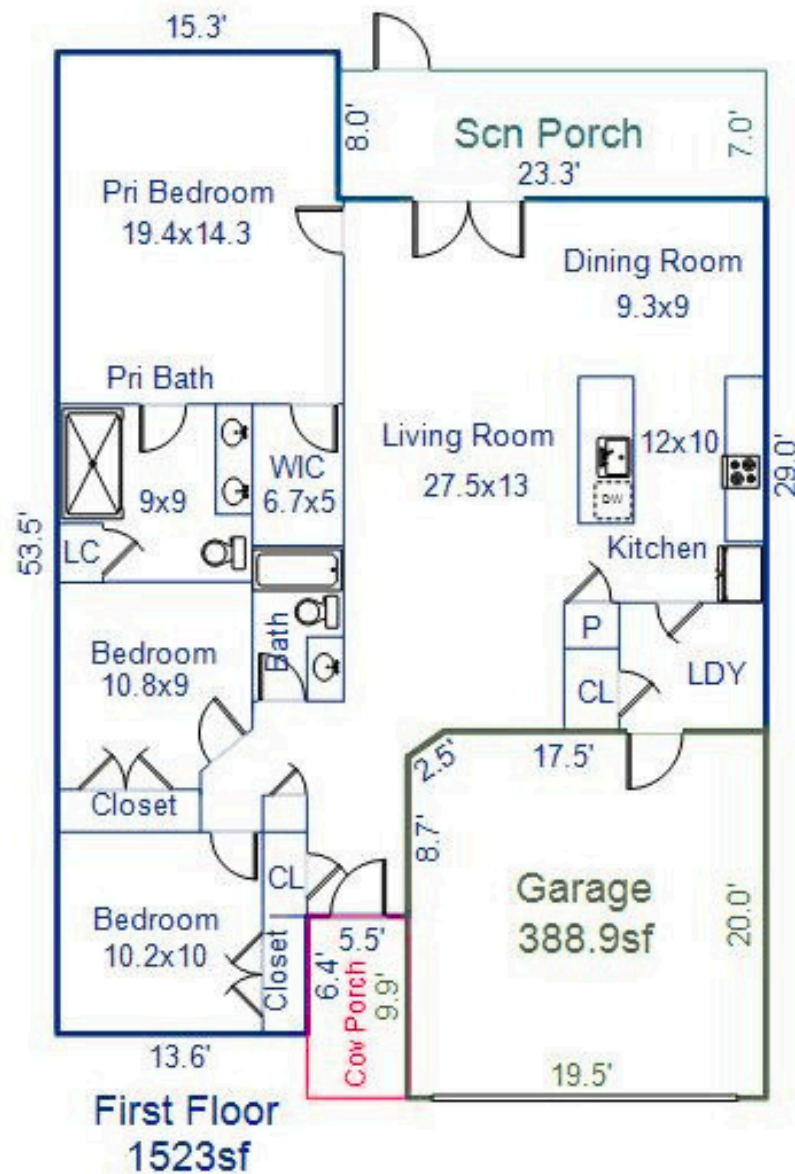
Welcome to your breezy, beach-close escape at 2402 W Oak Island Drive—where charm and functionality shake hands under a crisp metal roof. This delightful 3-bedroom, 2-bathroom home, built in 2021, serves up modern comfort with a playful twist of coastal whimsy.

golf cart
to
beach



Floor Plan

- Open Concept
- Separated bedroom
- Great storage
- Endless Possibilities



Disclosure: Interior walls and room sizes are approximate

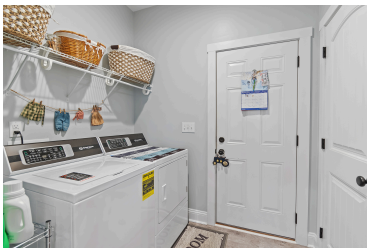
Floor Plan by Size Matters 910-797-0439

Jan 24, 2025



Open Concept²

Step through the front door and you'll be greeted by durable LVP flooring and 9-foot ceilings that give every room a bright, open feel. The kitchen, with its granite countertops and plenty of cabinetry, opens to a living and dining area that feels like it was made for laughter, lazy breakfasts, and beach-day stories.



Standout Features

- LOW MAINTENANCE BACKYARD
- STORAGE BUILDINGS (2) INCLUDED
- SCREENED IN PORCH
- QUIET AREA OF THE ISLAND
- OPEN CONCEPT WITH 9' CEILINGS
- EXTRA LARGE PRIMARY SUITE WITH TRAY CEILINGS
- GRANITE COUNTERTOPS
- LVP FLOORING THROUGHOUT
- EXCEPTIONALLY MAINTAINED - BUILT IN 2021
- METAL ROOF
- FULLY FENCED IN BACKYARD
- HORIZONTAL FENCING



Nestled on the tranquil west end of Oak Island, this home offers a peaceful setting just minutes from the beach and the picturesque Davis Canal. Imagine starting your mornings with leisurely strolls along the shore or exploring the waterways by kayak—all just steps from your front door.



Primary Suite



Need a retreat? The spacious primary suite is your hideaway—complete with its own bathroom and a layout that whispers "take a breath and stay awhile."

Whether you're looking for a permanent residence or a vacation home with personality, this sweet spot delivers comfort, convenience, and that island attitude we all secretly crave. Curious? Come see why this easygoing beach retreat might be exactly what you've been waiting for.

Guest Rooms



Two additional bedrooms offer space for guests, hobbies, or even the occasional nap in the afternoon sun. Slide out to the screened-in porch, a perfect spot for morning coffee or evening refreshments, shielded from bugs but wide open to breezes and birdsong.

Good To Know

UTILITIES

Electric Company: Brunswick Electric
\$115-\$150 a month

Water/Sewer Company: Town of Oak Island
\$90 a month

Internet: Spectrum or Focus Broadband

TAXES

County: \$1,710

City: \$800

Total: \$3,511.78

*From MLS Tax Suite 2024

NOTE: *The irrigation has been disconnected from the water meter. The cost of this to reconnect is \$150 as of Jan. 27th, 2025.

distances

OTHER BEACHES

Holden Beach - 22.6 mi
Ocean Isle Beach - 29.8 mi
Sunset Beach - 33.3 mi
Wrightsville Beach - 40.7 mi

CITIES / TOWNS

Southport, NC - 13.3 mi
Wilmington, NC - 34.9 mi
North Myrtle, SC - 46.1 mi



24 in 12 miles



ILM 25 miles
MYR 44 miles



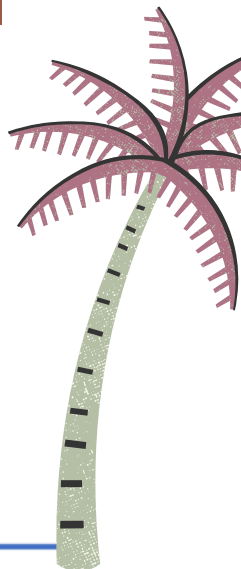
4 in 9 miles

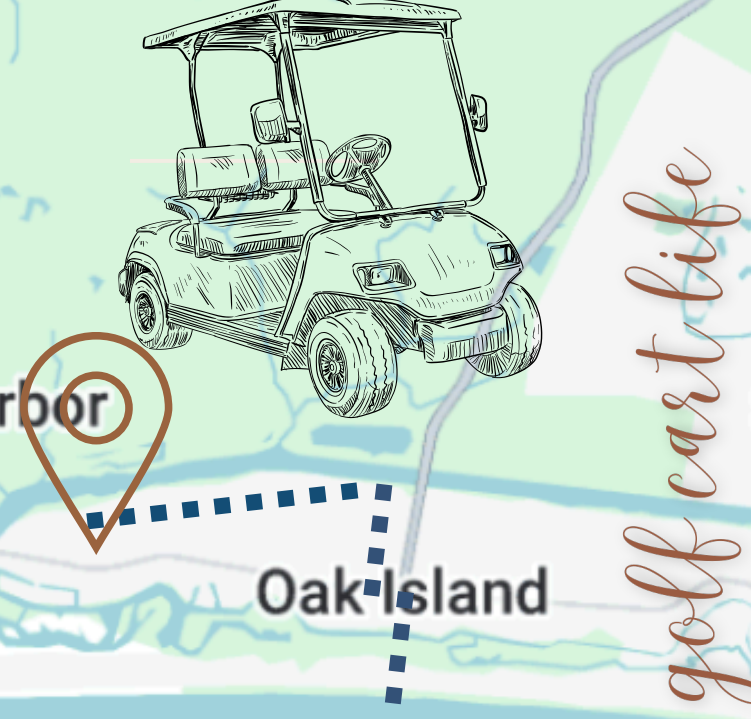


25 in 26 miles

Rental Projections

- **Total Annual Projected Income before fees: \$38,000**
- Management Fee: 15% of nightly rate
- Optional discounts: 10% off weekly stays
- Prices are averaged. Holiday weeks are higher, slower weeks are lower.
- Upon management agreement, specific weekly and nightly rates will be provided
- ***Key assumption: Pet Friendly is required to fetch these numbers**





- miles*
1.8 *Beach Access*
64 Public Beach Accesses on Oak Island, NC
- 4.7 *Middleton Park*
Public Park with: amphitheater, playground, splash pad, pickle ball, walking track, festivals, baseball field and more!
- 4.4 *Publix - Grocery Store*
1 of 2 grocery stores on Oak Island, NC
- 6.8 *Hardware Store*

Oak Island, NC

island life

With two bridges off and on the island, it is easy to navigate. If you prefer the island offers almost all you'll need - park your car and drive the golf cart!

- | | | |
|--------------------------|---------------------------|-----------------------------|
| 01 Kayak Launches | 07 Walking Trail | 12 Skate Park |
| 02 Boat Launches | 08 Scenic Walkways | 13 64 Beach Accesses |
| 03 Playgrounds | 09 Amphitheater | 14 Parks |
| 05 Splash Pad | 10 Dog Park | 15 Education Center |
| 06 Crab Dock | 11 Fishing Piers | 16 Community Events |

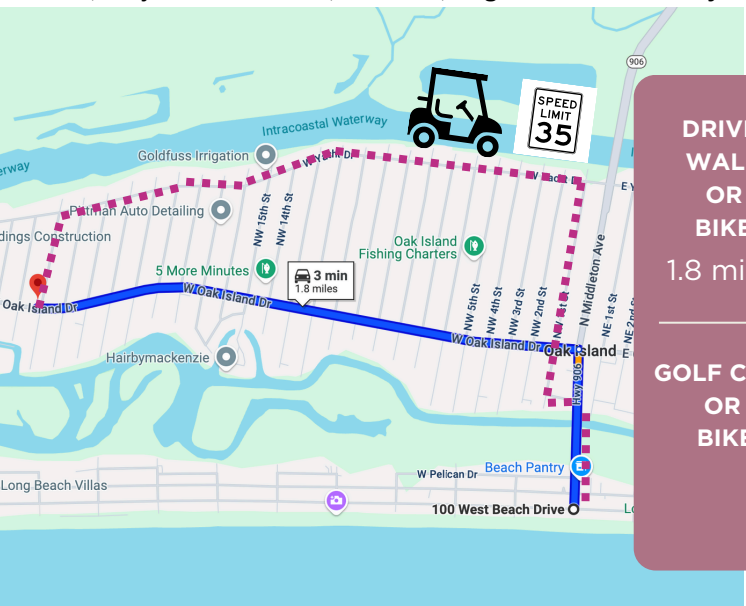
OAK ISLAND, NC

MOOD BOARD





The fenced backyard adds a private patch of green—ideal for grilling, gardening, or a game of fetch. Bonus points for the two-car garage and a handy storage building out back—ideal for beach chairs, tools, or that kayak you've been meaning to buy. And speaking of the beach, it's just a short walk, bike ride, or golf cart cruise away. 2402 W Oak Island Drive isn't just a house—it's a lifestyle launchpad.



DRIVE
WALK
OR
BIKE
1.8 miles
GOLF CART
OR
BIKE



CALL TODAY!



therealkimcotton.com
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kim & jordan

jordanontheislands.com
910-712-4747

