

# BEACH REAL ESTATE GUIDE

Sunset Beach ■ Ocean Isle Beach ■ Calabash ■ Carolina Shores

FEATURED REAL ESTATE • UPCOMING EVENTS • ACTIVITIES



Listing in Sea Trail!



Use Your Smart Phone Camera to Learn More



137 AVIAN DRIVE UNIT 3514  
PRICE: \$310,000 | 2 BED | 2 BATH |

Open House: Saturday, August 24th 2024 11:00 AM - 1:00 PM



Use Your Smart Phone Camera to Learn More

2062 MANOR PARC DRIVE  
PRICE: \$1,485,000 | 5 BEDS | 4 BATHS

# SILVER COAST PROPERTIES TEAM



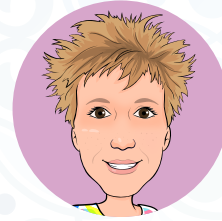
Bill Anderson



Joy Anderson



Darren Bouley



Colleen Teifer



Makayla Fenske

**S**ilver Coast Properties is a full-service real estate brokerage providing sales and marketing support to southeastern North Carolina residents, as well as comprehensive buyer support including property evaluation, negotiations, and acquisition. Our commitment to clients has resulted in a sterling reputation with thousands of satisfied real estate buyers and sellers.

## SELLER SERVICES

Silver Coast Properties is more than a real estate company, we are your technology and marketing partner. We provide our real estate listing clients with access to the latest in cutting-edge technology to make their property stand out from the competition.

More than 98% of would-be buyers begin by investigating communities and real estate online. We capitalize on this trend for our clients by employing the latest 3-D virtual tour technology, professional photography, aerial photography and custom website development for each home.

Many large national brokerages flout their size as the reason you should list your property with them. The reality is the Internet has given the advantage to small dynamic companies. In fact, the data indicates that less than 10% of the time, properties are sold by the same listing company.

Our boutique-style brokerage provides the individualized service that our clients expect from a business partner. Silver Coast Properties possesses the knowledge and market acumen to communicate the benefits of your home to would-be buyers.

Many firms will enter your home in the MLS and wait for a buyer. We are actively engaged in the process of marketing your home online and through a network of marketing channels. Boasting more than 20 top ranking websites, we are uniquely poised to market and sell your property.

*Call us at (800) 975-6024 for a confidential, no-pressure discussion about our services and market conditions.*

## BUYER SERVICES

Our area offers a diverse collection of real estate options appealing to individuals and families interested in a full-time residence, second home or beach getaway. The real estate products support a variety of needs and budgets. We are here to help you understand the myriad of options and advise you which is the best choice based on your needs.

### New Home Construction

Sunset Beach is a desirable seaside location and continues to offer new home construction on both privately owned and developer owned lots. We are here to support you throughout the new home construction process. Building a home can be a very rewarding experience, allowing the homeowner the ability to tailor the home to their tastes and lifestyle. Our team is here to offer as much or as little assistance as you need based on your knowledge, experience comfort level with building a home. The Silver Coast Properties team provides the same assistance as if the owner were purchasing a pre-owned home. And, like a pre-owned home, our agency is compensated by the seller/

builder to help both parties achieve their desired goals.

### Custom Home Building Lots

Silver Coast Properties provides essential services to help our clients identify, evaluate, and purchase a building lot. Our experienced team will help you identify the best fit for your needs and budget, as well as avoid those areas that are more susceptible to flooding, have disadvantaged locations or may require higher lot preparation and construction costs.

We support our clients with reputable builder recommendations and hold your hand through the building process. With more than a decade of experience helping with new construction our team is here to be a pivotal ally in turning your custom dream home into a reality.

Our professional support includes, but is not limited to:

- Identifying the perfect lot
- Sourcing a qualified home designer/architect

- Evaluating and selecting a local builder
- Providing recommendations for home features based on our years of experience
- Coordinating a transition rental while you build—depending on your needs

### Pre-owned Homes, Townhouses and Condominiums

Pre-owned homes are a convenient option for our clients that don't have the time to build or don't wish to go through the building process. The availability of pre-owned homes varies through the year with the spring and fall historically being the more active real estate markets. However, the expectation of a busy season has changed in the last few years because of a steady stream of new residents investigating and falling in love with our desirable seaside location.

*Call us at (800) 975-6024 for a confidential, no-pressure discussion about our services and market conditions.*

# FEATURED REAL ESTATE

HOME | 220 SHORELINE DRIVE E | SUNSET BEACH

CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 • EMAIL: [CAROLINACOLLEEN@GMAIL.COM](mailto:CAROLINACOLLEEN@GMAIL.COM)



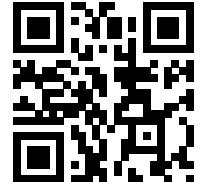
**Price: \$1,850,000**  
**Bedrooms: 5**  
**Baths: 6**  
**Approx Sq.Ft: 4,361**  
**Setting: ICW**

This majestic, ICW-front home seated on .83 acres in the quaint town of Sunset Beach is ready for a new set of owners! The stunning property and views will take your breath away. The generous setback contributes to the stately feel, and with all new sod, landscaping, irrigation and fencing, the yard is absolutely gorgeous. The 18' by 40' heated pool with hot tub and fire bowls are surrounded by almost 2000 sf of pavers, all recently installed in 2023. Between leisurely swims, you can practice your golf game on the adjacent putting green. If that's not enough, the pier, pergola and dock offer the opportunity to cast a line in the water or go for a boat ride along the scenic waterway. The panoramic views of the island of Sunset Beach and Intracoastal Waterway will have you feeling like you are in Paradise.

Learn More at [www.220Shoreline.com](http://www.220Shoreline.com)

HOME | 2062 MANOR PARC DRIVE | KINGFISH BAY

CONTACT: DARREN BOULEY • CELL: 910.431.7692 • EMAIL: [DARREN@SILVERCOASTNC.COM](mailto:DARREN@SILVERCOASTNC.COM)



**OPEN HOUSE!**  
**Saturday, August 24 2024**  
**11:00 AM - 1:00 PM**

**Price: \$1,485,000**  
**5 Beds | 4 Baths**  
**Year Built: 2020**  
**Approx. Sq Ft: 4,618**

Welcome to your riverfront dream home in the prestigious Kingfish Bay community, offering over 4,600 sq ft of luxurious living space. This exquisite residence features 5 spacious bedrooms and 4 elegant baths, perfectly situated overlooking a serene riverfront park and the picturesque Calabash River. Step inside to an open floor plan that is both bright and inviting, seamlessly blending indoor and outdoor living. The expansive living area flows effortlessly to an outdoor oasis, complete with a state-of-the-art kitchen, relaxing hot tub, and a private putting green. The expansive living area flows effortlessly to an outdoor oasis, complete with a state-of-the-art kitchen, relaxing hot tub, and a private putting green.

Learn more at [www.2062ManorParc.com](http://www.2062ManorParc.com)

**CONDO | 213 KINGS TRAIL UNIT  
1005 | SEA TRAIL PLANTATION**



**Price: \$299,500  
Approx. Sq/ft: 1,281  
Bedrooms: 2**

**Baths: 2  
Floor: 3rd  
Setting: Golf Course**



**CONTACT: BILL ANDERSON • CELL: 910-880-9475 •  
EMAIL: LIVECOASTALNC@GMAIL.COM**

**CONDO | 109 CROOKED GULLEY CIR  
UNIT 4 | SEA TRAIL PLANTATION**



**Price: \$419,999  
Approx. Sq/ft: 1,445  
Bedrooms: 3**

**Baths: 2  
Setting: Water & Golf  
Course**



**CONTACT: BILL ANDERSON • CELL: 910-880-9475 •  
EMAIL: LIVECOASTALNC@GMAIL.COM**

**TOWNHOME | 228 CLUBHOUSE RD  
UNIT 16-A | SEA TRAIL PLANTATION**



**Price: \$449,900  
Approx. Sq/ft: 2,195  
Bedrooms: 3**

**Baths: 2  
3 Rentable Units  
Short Term Rentals allowed**



**CONTACT: BILL ANDERSON • CELL: 910-880-9475 •  
EMAIL: LIVECOASTALNC@GMAIL.COM**

**CONDO | 137 AVIAN DRIVE UNIT  
3514 | SEA TRAIL PLANTATION**



**Price: \$310,000  
Approx. Sq/ft: 1,205  
Bedrooms: 2**

**Baths: 2  
Fully Furnished  
2 Rentable Units**



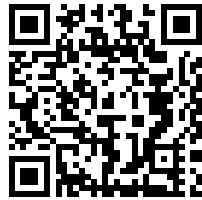
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EMAIL: LIVECOASTALNC@GMAIL.COM**

**HOME | 2105 CASTLEBRIDGE CT NW |  
SPRING MILL PLANTATION**



**Price: \$349,967  
Approx. Sq/ft: 1,698  
Bedrooms: 3**

**Baths: 2  
Lot Size:.22  
Fenced Yard**



**CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 •  
EMAIL: CAROLINACOLLEEN@GMAIL.COM**

**HOME | 948 BOURNE DRIVE SW |  
CHATHAM GLENN**



**Price: \$365,000  
Approx. Sq/ft:1,782  
Bedrooms: 4**

**Baths: 2  
Built: 2023  
Lot Size: .22**



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EMAIL: CAROLINACOLLEEN@GMAIL.COM**

**HOME | 1077 EDENTON DR NW |  
BRUNSWICK PLANTATION**



**Price: \$589,900  
Approx. Sq/ft: 2,308  
Bedrooms: 3**

**Baths: 2  
Year Built: 2018  
Setting: Golf & Pond View**



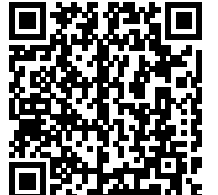
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EMAIL: CAROLINACOLLEEN@GMAIL.COM**

**HOME | 185 BOUNDARY LOOP RD  
NW | CAROLINA SHORES NORTH**



**Price: \$479,900  
Approx. Sq/ft: 1,721  
Bedrooms:3**

**Baths: 2  
Year Built: 2023  
Lot Size: .46**



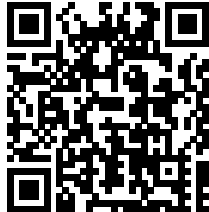
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EMAIL: CAROLINACOLLEEN@GMAIL.COM**

**CONDO | 10168 BEACH DR UNIT 4303 |  
CAROLINA SHORE RESORT**



**Price: \$164,500  
Approx. Sq/ft: 860  
Bedrooms: 2**

**Baths: 2  
Screened Porch  
Fully furnished**



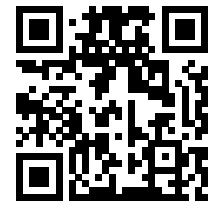
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EMAIL: DARREN@SILVERCOASTNC.COM**

**HOME | 1193 CLARIDAY ROAD SW |  
CALABASH**



**Price: \$186,999  
Approx. Sq/ft: 1,064  
Bedrooms: 3**

**Baths: 2  
Built: 2019  
Lot Size: .20**



**CONTACT: DARREN BOULEY • CELL: 910.431.7692 •  
EMAIL: DARREN@SILVERCOASTNC.COM**

**CONDO | 932 GREAT EGRET CIR SW  
UNIT 2 | SANDPIPER BAY**



**Price: \$279,000  
Approx. Sq/ft: 1,335  
Bedrooms: 3**

**Baths: 2  
Setting: Golf & Pond View**



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EMAIL: DARREN@SILVERCOASTNC.COM**

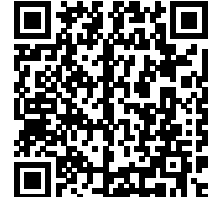
**CONDO | 330 S MIDDLETON DR  
UNIT 1207 | BRUNSWICK PLANTATION**

**Pending!**



**Price: \$199,000  
Approx. Sq/ft: 1,076  
Bedrooms: 2**

**Baths: 2  
Floor: 3rd  
2 Rentable Units**



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# LAND FOR SALE

## LAND • COBBLESTONE VILLAGE

141 McAuley Court, Sunset Beach



**Price:** \$45,000  
**Acres:** 0.16  
**MLS ID:** 100440249  
**Status:** Active  
**Contact:** Colleen Teifer  
**Cell:** (609) 868-2393  
carolinacolleen@gmail.com

## LAND • OCEAN RIDGE PLANTATION

525 Stratton Place SW 34, Ocean Isle Beach



**Price:** \$44,900  
**Acres:** 0.37  
**MLS ID:** 100254470  
**Status:** Active  
**Contact:** Colleen Teifer  
**Cell:** (609) 868-2393  
carolinacolleen@gmail.com

## LAND • OCEAN RIDGE PLANTATION

6633 Annesbrook Place SW, Ocean Isle Beach



**Price:** \$115,000  
**Acres:** .40  
**MLS ID:** 100458852  
**Status:** Active  
**Contact:** Colleen Teifer  
**Cell:** (609) 868-2393  
carolinacolleen@gmail.com

## LAND • RIVERS EDGE

389 River Crest Drive, Shallotte



**Price:** \$99,900  
**Acres:** 1.03  
**MLS ID:** 100448635  
**Status:** Active  
**Contact:** Colleen Teifer  
**Cell:** (609) 868-2393  
carolinacolleen@gmail.com

## LAND • OCEAN RIDGE PLANTATION

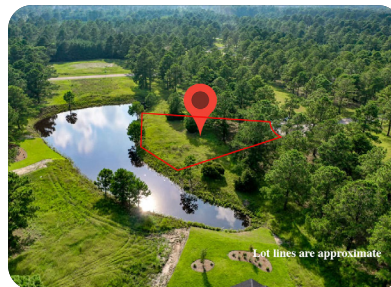
7515 Wallace Place, Sunset Beach



**Price:** \$55,000  
**Acres:** .35  
**MLS ID:** 100460695  
**Status:** PENDING  
**Contact:** Darren Bouley  
**Cell:** (910) 431-7692  
darren@silvercoastnc.com

## LAND • OCEAN RIDGE PLANTATION

1018 Fynn Notch, Sunset Beach



**Price:** \$65,000  
**Acres:** .41  
**MLS ID:** 100460694  
**Status:** PENDING  
**Contact:** Darren Bouley  
**Cell:** (910) 431-7692  
darren@silvercoastnc.com

If you are thinking of buying a building lot, then let's talk. We are land experts.

**Call: 800.975.6024**

# EVENTS & ACTIVITIES

Join the fun this winter and enjoy some local flavor at southeastern North Carolina's events and activities.

## TOUCH TANK FEEDING

Date: Friday, August 23, 2024

Time: 11:00 AM to 12:00 PM

Location: Muesum of Coastal Carolina

Address: 21 East 2nd Street, OIB NC

You're invited to get up close with some of the more familiar creatures found in our ocean. With staff and trained volunteer assistance, gently touch sea stars, urchins, anemones, conchs, horseshoe crabs, and hermit crabs; watch trained volunteers feed the animals; and learn more about the sea creatures that call the Museum home.

## LED ZEPPELIN - MUSIC SHOW

Date: Saturday, August 24, 2024

Time: 7:00 PM to 8:00 PM

Location: The Planetarium

Address: 7625 High Market St, SB, NC

Regarded by many as the greatest hard rock bands of the 1960s and 1970s, Led Zeppelin's style set the standard for many musical genres that followed. Now you can relive the magical sounds of Zeppelin while enjoying a spectacular display of laser lights and other effects as only Ingram Planetarium can present.

## 1ST ANNUAL ART FESTIVAL

Date: Saturday, Sept 21, 2024

Time: 10:00 AM - 3:00 PM

Location: Wild Horse Ranch Sanctuary

Address: 1050 Wild Horse Trail, Supply NC

Art festival featuring local artists, music and horses! Please come and support while having a great time with our rescues.

## OIB FOOD TRUCK FESTIVAL

Date: Saturday, Sept 28, 2024

Time: 11:00 AM - 3:00 PM

Location: OIB Town Park

Address: 11 E 2nd Street, OIB, NC

The Town of Ocean Isle Beach is excited to announce the date for our second annual Fall Food Truck Festival at Ocean Isle Beach! Join us for a variety of food trucks, live music and more! (Rain date is Sunday, September 29).

## LAKE WACCAMAW RODEO 2024

Date: Saturday, Oct 5, 2024

Time: 5:00 PM

Location: The Rodeo Showground

Address: Bill Thompson Ln, Lake Waccamaw, NC

Witness awe-inspiring bull riding, lightning-fast barrel racing, and impressive roping skills. Come join us for an exciting experience!

## 2024 NC OYSTER FESTIVAL

Date: Saturday, Oct 19 & 20, 2024

Time: 9:00 AM

Location: OIB Town Park

Address: 11 E 2nd St, Ocean Isle Beach

Our 2-day festival extravaganza starts on October 19th & 20th at 9:00am, and you won't want to miss a minute of it. Are you an oyster aficionado? Then our competitions are just for you! Dive into our Oyster Shucking, Oyster Eating, and Stew Contest. Whether you're showing off your shucking prowess, gobbling oysters faster than anyone else, or cooking up a storm, there's a spot for you. And for those who prefer to watch, come cheer on the competitors and soak in the fun!

## 11TH ANNUAL CALABASH OKTOBERFEST

Date: Saturday, Oct 26, 2024

Time: 11:00 AM - 5:00 PM

Location: Calabash Oktoberfest

Address: 947 Carter Dr SW, Calabash, NC

Beer, Brats, Pretzels, Harbour Towne Fest Band, Contests, Arts and Crafts Vendors, Arm Wrestling, Beer Stein Holding Competition, Corn Hole and More! Net Proceeds benefit local charities!

## SUNSET BEACH TRUNK OR TREAT

Date: Wednesday, Oct 23, 2024

Time: 5:00 PM

Location: Sunset Beach Town Park

Address: 102 Sunset Blvd N, Sunset Beach, NC

Bring your buckets to fill with sweets. at our annual "Trunk-or-Treat". To pass out treats on this Spook-tacular night!

## TRUNK OR TREAT OIB

Date: Friday, Oct 25, 2024

Time: 5:00 PM to 6:30 PM

Location: OIB Town Park

Address: 3 E 2nd St, Ocean Isle Beach

Bring your buckets to fill with sweets. at our annual "Trunk-or-Treat" OIB Town Staff and Residents will be on-site. To pass out treats on this Spook-tacular night!

## OIB OYSTER ROAST & TOY DRIVE

Date: Sunday, December 8, 2024

Time: 2:00 PM

Location: Pelican's Perch

Address: 8 E 2nd St, Ocean Isle Beach, NC

Join us as we host our second annual local oyster roast and toy drive! Local Oysters, Live Music, Unwrapped Toys, All toys collected will go straight to the kids in need in our area! Come be a part of a local event for charity!