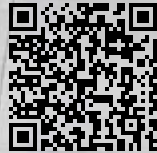


BEACH REAL ESTATE GUIDE

Sunset Beach • Ocean Isle Beach • Calabash • Carolina Shores
TOP COMMUNITY INFORMATION • FEATURED REAL ESTATE • TIDE CHART
UPCOMING EVENTS • ACTIVITIES • MARKET INFO



Use Your Smart Phone
Camera to Learn More

215 PLANTER RIDGE DRIVE • HOME • SEA TRAIL PLANTATION
3 BEDS • 3 BATHS • PRICE: \$640,000



Use Your Smart Phone
Camera to Learn More

7004 SEVILLEEN DRIVE SW • HOME • SUNSET RIGDE
3 BEDS • 2 BATHS • PRICE: \$445,500

SILVER COAST PROPERTIES TEAM



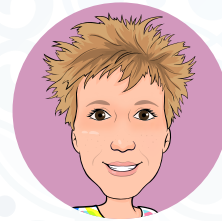
Bill Anderson



Joy Anderson



Darren Bouley



Colleen Teifer



Makayla Fenske

Silver 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.

TOP LOCAL COMMUNITIES

SUNSET RIDGE

Ocean Isle Beach, North Carolina



COMMUNITY AMENITIES

- Walking trail
- Sidewalks
- Outdoor pool
- Fitness center
- Owners' clubhouse
- Owners' lounge
- Clubs & organizations
- Activity room

COMMUNITY PROFILE

Total Build-Out: 400	Local Beach: Sunset Beach
Completed Homes: 400	Time to Beach: 5 Minutes
Total Acreage: 300	Real Estate Offered: Homes, Townhouse
Website: www.sunsetridgenchomes.com	Starting Home Prices: High \$300s
2024 Annual HOA Fee: \$2,040	Starting Lot Prices: N/A
County Taxes (per \$100k): \$345	Golf Carts Permitted: Yes (public roads)
City Taxes (per \$100k): N/A	Starting Price Townhouse: High \$200s
Local Hospital: Novant/Brunswick Hospital	Hospital Distance: 12 Miles
Gated Neighborhood: No	HOA Includes Landscaping: Yes

SANDPIPER BAY

Sunset Beach, North Carolina



COMMUNITY AMENITIES

Single Family Homeowner Amenities:

- Private residents center
- 2 tennis/pickleball courts
- Outdoor pool
- Residents' lounge
- Clubs & organizations
- Outdoor spa
- Fitness room

Condominium Owner Amenities:

- 2 outdoor pools
- Bocce courts
- Tennis court
- Screened Lanai
- Picnic area

All Residents & Public:

27-holes of golf
Golf clubhouse with dining

COMMUNITY PROFILE

Total Build-Out: 300 Homes 150 Condos	Local Beach: Sunset Beach
Completed Homes: 100% Complete	Time to Beach: 10 Minutes
Total Acreage: 250	Real Estate Offered: Homes, Condominiums
Website: www.SandPiperBayRealEstate.com	Starting Home Prices: High \$300s
2024 Annual HOA Fee: \$900 (Homes)	Starting Lot Prices: N/A
County Taxes (per \$100k): \$345	Starting Price Condo: Low \$200s
City Taxes (per \$100k): \$160	Water/Sewer: Public/Public
Local Hospital: McLeod Seacoast Hospital	Hospital Distance: 15 minutes
Gated Neighborhood: No	HOA Includes Landscaping: No

TOP LOCAL COMMUNITIES

OCEAN RIDGE PLANTATION Ocean Isle Beach, North Carolina



COMMUNITY AMENITIES

- 72 holes of golf
- Oceanfront beach club
- New Community Center Planned
- Indoor pool
- Fitness center
- Outdoor pool with lap lanes
- Owners' clubhouse
- 65 Clubs & organizations
- Walking & biking trails
- Poolside grilling pavilion
- Nature park & pavilion
- Owners' lounge
- Horseshoe pits
- Bocce ball court
- Tennis/pickle ball courts
- RV/Boat storage
- Activity rooms
- Fishing lake
- Steam room & dry Sauna
- Outdoor whirlpool

COMMUNITY PROFILE

Total Home Build-Out: 2,800	Local Beach: Sunset Beach
Completed Homes: 1,000-1,050	Time to Beach: 5 Minutes
Approx. Total Acreage: 2,800	Real Estate Offered: Homes, Lots
Website: www.OceanRidgePlantationHomes.com	Starting Home Prices: Mid \$500s
2024 Annual HOA Fee: \$2,465	Starting Lot Prices: \$20s
County Taxes (per \$100k): \$345	Utilities: Public
City Taxes (per \$100k): N/A	Pools Allowed: Yes
Local Hospital: Novant/Brunswick Hospital	Hospital Distance: 12 Miles
Set Builder List: No	Required Time to Build: No
Golf Cart Friendly: No	HOA Includes Lawn Care: No

SEA TRAIL PLANTATION Sunset Beach, North Carolina



COMMUNITY AMENITIES

- 54 Holes of golf
- On-site dining
- Private beach parking
- Tennis/Pickleball courts
- Outdoor pools
- Indoor pool
- Fitness center
- Owners' clubhouse
- Owners' lounge
- Clubs & organizations
- Activity room
- Bocce ball courts
- Exercise studio
- Indoor jacuzzi
- Dry sauna
- Community library

COMMUNITY PROFILE

Total Build-Out: 2,200	Local Beach: Sunset Beach
Completed Homes: 1,800	Time to Beach: 5 Minutes
Total Acreage: 2,000	Real Estate Offered: Homes, Townhouses, Building Lots, Condominiums
Website: www.seatrailhomes.com	Starting Home Prices: Mid \$300s
2024 Annual HOA Fee: \$1050	Starting Lot Prices: \$50s
County Taxes (per \$100k): \$345	Starting Price Condo: High \$200s
City Taxes (per \$100k): \$160	Starting Price Townhouse: Mid \$300s
Local Hospital: Novant/Brunswick Hospital	Hospital Distance: 12 Miles
Gated Neighborhood: No	Golf Carts Permitted on Roads: Yes

TOP LOCAL COMMUNITIES

CAMERON WOODS

Ocean Isle Beach, North Carolina



COMMUNITY AMENITIES

- Community Outdoor Pool
- Community Clubhouse
- Spacious Screened Lanai
- Two Pickleball Courts
- Fitness Room
- Lounge Area with Seating and Fireplace
- Clubhouse Kitchen
- Gated Entrance
- Trail (planned)
- 3 Miles to Area Beaches
- Golf Cart Friendly
- Dog Park (planned)

COMMUNITY PROFILE

Total Build-Out: 140	Local Beach: Ocean Isle Beach
Completed Homes: 115	Time to Beach: 3-4 Miles
Estimate Acreage: 90	Real Estate Offered: New Construction, Townhouses, Pre-Owned Homes
Website: www.cameronwoodsnc.com	Starting Home Prices: Mid \$300s
2024 Annual HOA Fee: \$1,440	Golf Cart Friendly: Yes
County Taxes (per \$100k): \$345	Water Source: Municipal
City Taxes (per \$100k): N/A	Sewer Source: Municipal
Local Hospital: Novant/Brunswick Hospital	HOA Includes Lawn Care: No
Hospital Distance: 12 Miles	Gated Neighborhood: Yes

DEVAUN PARK

Calabash, North Carolina



COMMUNITY AMENITIES

- Community Clubhouse
- Billiards Table & Game Tables
- Outdoor Pool
- Fitness Room
- Clubs & Organizations
- Owners' Lounge
- Walking & Biking Trails
- Community Park
- Activity Lawn
- Convenient to Area Beach
- Convenient to Restaurants & Shopping

COMMUNITY PROFILE

Total Build-Out: 415	Local Beach: Sunset Beach
Completed Homes: 315	Time to Beach: 5 Minutes
Total Acreage: 300	Real Estate Offered: Homes and Building Lots
Website: www.devaunparkrealestate.com	Starting Home Prices: Low \$400s
2024 Annual HOA Fee: \$1,200	Starting Lot Prices: \$30s
County Taxes (per \$100k): \$345	Time to Build: None
City Taxes (per \$100k): N/A	Hospital Distance: 7 Miles
Local Hospital: McLeod Hospital	Septic/Sewer: Sewer
Gated Neighborhood: No	Water Source: Public

MEET THE JOYFUL BROKERS



rating coastal life, and now, we're here to empower you to seize that same transformation for yourself.

With a combined force of over 15 years in real estate and business leadership, we bring to the table not just skills, but a legacy of client satisfaction and trust. Whether you're seeking to relocate, buy your first home, or secure that idyllic beach house, we're with you every single step. Our promise? To guide, to support, and to inspire.

Joy's rich background in social services has endowed her with unparalleled empathy and a keen insight into individual needs—traits that she now channels into real estate to help each client envision and reach their future goals. Together, we don't just present properties; we open doors to new possibilities and craft environments where your decisions come alive with potential.

Every interaction with us is more than a transaction—it's a step closer to where you belong, wrapped in a joyful and uplifting experience. We are here to connect, to build, to provide, and most importantly, to celebrate every milestone with you on your journey to living the coastal dream.

Let's make your aspirations a living, breathing reality. Join us, and let's start this incredible journey together!



We are Bill and Joy Anderson, and like you, we once dreamed of a place where each day felt like a vacation. From our very first touch of the North Carolina sands, we knew it was here in Brunswick County that we would make our dream a reality. We turned our annual family getaways into a full-time, exhilarating

The Joyful Brokers Team
Bill and Joy Anderson
Tel: 910-880-9475
Email: livecoastinc@gmail.com

BRUNSWICK COUNTY'S RAPID GROWTH

In late March the U.S (United States) Census Bureau released 2023 county population estimates. These annual estimates tell us how county populations in North Carolina have changed over the course of a year: in this case, between July 1, 2022 and July 1, 2023.

The fastest growing county was Brunswick County (4.6%) followed by Pender (4.3%), Franklin (3.5%), Johnston (3.0%), and Union (2.9%) counties. This growth can have significant implications for the real estate market and the local economy as a whole.

For real estate investors and professionals, understanding the dynamics of Brunswick County's growth is crucial for identifying investment opportunities and meeting the needs of the expanding population.

—By Lisa Carlson on 3.18.24 in *Migration, NC in Focus*, University of North Carolina at Chapel Hill

UPCOMING FARMERS MARKETS

OCEAN ISLE BEACH

BLACK FRIDAY MARKET

FRIDAY NOV. 29TH
10:00 AM - 3:00 PM
5 WEST 3RD STREET
OCEAN ISLE BEACH NC

SUNSET BEACH

MARKET IN THE PARK

THURSDAYS THROUGH OCT.
9:00 AM - 1:00 PM
206 SUNSET BLVD N. SUNSET
BEACH, NC

SHALLOTTE

MARKET ON MULBERRY

SATURDAY SEPT. 21ST
9:00 AM - 2:00 PM
158 WALL STREET
SHALLOTTE, NC



AUGUST 2024 SALES DATA

VERSUS

AUGUST 2023 SALES DATA

	# of Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
Carolina Shores				
Homes	8	\$181	\$357,500	69
Condo	0	\$0	\$0	0
Townhouse	0	\$0	\$0	0
Lot	0	\$0	\$0	0
Sunset Beach				
Homes	42	\$214	\$423,000	41
Condo	6	\$251	\$325,000	53
Townhouse	1	\$190	\$419,000	35
Lot	4	\$255,000	\$78,000	218
Ocean Isle Beach				
Homes	35	\$307	\$664,000	99
Condo	6	\$403	\$486,000	58
Townhouse	4	\$183	\$293,500	50
Lot	18	\$824,500	\$155,000	206
Calabash				
Homes	57	\$200	\$419,000	64
Condo	10	\$203	\$238,500	80
Townhouse	3	\$183	\$349,000	63
Lot	11	\$134,000	\$46,500	50

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
Carolina Shores				
Homes	15	\$180	\$313,000	35
Condo	0	\$0	\$0	0
Townhouse	2	\$188	\$256,500	23
Lots	1	\$104,500	\$65,000	46
Sunset Beach				
Homes	18	\$291	\$566,500	42
Condo	9	\$219	\$269,500	37
Townhouse	7	\$199	\$518,000	15
Lots	6	\$152,500	\$52,000	41
Ocean Isle Beach				
Homes	37	\$309	\$613,000	59
Condo	7	\$361	\$425,000	8
Townhouse	1	\$270	\$675,000	162
Lots	25	\$584,500	\$114,000	197
Calabash				
Homes	26	\$196	\$367,000	27
Condo	6	\$214	\$214,500	78
Townhouse	6	\$199	\$266,000	96
Lots	15	\$144,500	\$47,000	201

FEATURED REAL ESTATE

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

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



Price: \$449,900
 Approx. Sq/ft: 2,195
 Bedrooms: 3
 Baths: 2
 3 Rentable Units
 Short Term Rentals allowed

These townhomes do not come up for sale often, and a quick look tells you why. This end-unit property has 3 bedrooms and 3 bathrooms and over 2,100 square feet. There is plenty of space, but the setup is what makes them special. While the entire home can be used together, with a quick closing of some adjoining doors, this townhome can actually be used as 3 different units! The top floor is a self-contained one-bedroom unit with a full kitchen, laundry, and living space with vaulted ceilings. The bottom floor also has a self-contained unit with a full kitchen, laundry, and bedroom. In addition, the bottom floor has a second bedroom with a bathroom that can be closed off to be its own efficiency unit. Each of the 3 different areas has its own exterior door for ultimate flexibility. Including the potential for 3 rental units! **Learn more at www.SeaTrailHomes.com**

HOME | 213 KINGS TRAIL UNIT 1005 | SEA TRAIL PLANTATION

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



Price: \$299,500
Approx. Sq/ft: 1,281
Bedrooms: 2
Baths: 2
Floor: 3rd
Setting: Golf Course Frontage

Watch the ospreys fly over the Calabash River while enjoying views of the 18th green! Only a short golf cart ride to beautiful Sunset Beach this 3rd floor condo in Sea Trail has beautiful golf and water views. Inside, there are two large bedrooms and two full baths that await the new owners of this hidden gem. Other bonuses in this condo include an updated kitchen and appliances, washer and dryer in unit, and lots of storage closets! For anyone looking for an investment property... this unit has a lockout setup that allows it to be rented out as either a two bedroom unit or two, one bedroom units AND short term rentals are allowed! Sea Trail offers hard to beat amenities for owners including access to multiple pools, a fitness center, tennis and pickleball courts PLUS a HOA owned parking lot on Sunset Beach Island. Whether you are looking for a vacation home, investment property or a place for full time living you need to schedule a showing for this Sea Trail condo before its too late!

Learn more at www.SeaTrailHomes.com

CONDO | 137 AVIAN DRIVE UNIT 3514 | SEA TRAIL PLANTATION

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



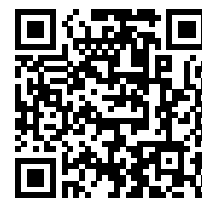
Price: \$310,000
Approx. Sq/ft: 1,205
Bedrooms: 2
Baths: 2
2 Rentable Units

Lovingly cared for the unit is move in ready and comes fully furnished. Featuring a 2 bedroom lockout setup this condo offers great flexibility for either short term rental (yes they are allowed!) or full time living. As an added bonus the Champions condo association has its own private pool and picnic area just steps from your front door in addition to offering access to all the wonderful Sea Trail amenities (4 pools, private beach parking, fitness center, and more!) Other great features include...new HVAC systems in 2023, LVP flooring throughout, elevators in the building, and great natural light with the extra windows from being an end unit! Plus for investor buyers this unit can be split into two rental units with the lockout setup.

Learn more at www.SeaTrailHomes.com

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

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



Price: \$419,999
Approx. Sq/ft: 1,445
Bedrooms: 3
Baths: 2
Setting: Water & Golf Course

This beautiful 3 bedroom condo in Sea Trail overlooking the Calabash River and one of 3 golf courses in Sea Trail. This top floor, furnished unit has a private ground floor entrance that leads up to the spacious living area. As you climb the stairs you immediately you will notice the high vaulted ceilings and open concept. The 3 bedrooms and two baths offer plenty of room for either full time living or for use as a vacation home PLUS the enclosed porch offers additional living space with those amazing views! The main suite is large and easily accommodates a king size bed and additional furniture while the main bathroom has a double vanity and plenty of closet space. The split floor plan offers separation and privacy to the main suite as well as the 2 guest bedrooms and guest bath. Bonuses with this unit include a pantry in the large open kitchen, full size in unit washer and dryer, newer water heater (2020) and HVAC (2015), and a great back yard common area overlooking the golf course and nature area.

Learn more at www.SeaTrailHomes.com

HOME | 7004 SEVILLEEN DRIVE SW | SUNSET RIDGE

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



Price: \$445,500
Approx. Sq Ft: 1,819
Beds: 3
Baths: 2
Year Build: 2021

These conscientious sellers have taken excellent care of this home, and chosen some very nice upgrades. LVP flooring graces the open and spacious living, dining and kitchen areas. The kitchen is a chef's dream with upgraded cabinetry, an oversized island with quartz counters, and upgraded appliances including a gas stove. The master bathroom has also been nicely upgraded with a huge walk-in, tiled shower with frameless glass doors. The spacious master closet has been upfitted with wood shelving as well. The split floor plan is quite popular, enabling homeowners and guests to have their own space. There is even a pocket door separating the guest bedroom area from the rest of the home. No details have been left out, including custom blinds on the sliders, plantation shutters in the bedrooms, double crown molding, tray ceilings, tiled accents in the guest shower, and wainscoting in the entry and dining areas.

Learn more at www.CarolinaColleen.com

HOME | 2105 CASTLEBRIDGE COURT NW | SPRING MILL PLANTATION

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



Price: \$349,967
Heated Sq Ft: 1,698
Bedrooms: 3
Baths: 2

This cute home in the active community of Spring Mill Plantation is a must see! You will be wowed by the open and airy floor plan. The large kitchen has plenty of counter space, room for an eat-in table, and stools at the bar area. Adjacent to that, the dining area is open to the living room, which is in turn open to the sunroom. This seller has made some nice updates and improvements so you won't have to! Freshly painted with the addition of a sunroom, large patio, and gutters, this home is ready to go for a new set of owners. The primary bedrooms is a very comfortable size, and separate from the two guest bedrooms. The back yard is quite private, buffered by a wooded area. You can entertain until your heart's delight on this huge added patio too! Spring Mill Plantation is a very friendly and active community located in the town of Calabash.

Learn more at www.SpringMillRealEstate.com

HOME | 948 BOURNE DRIVE SW | CHATHAM GLENN

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



Price: \$363,000
Approx. Sq/ft: 1,782
Bedrooms: 4
Baths: 2
Built: 2023
Lot Size: .22

This better than new home in the community of Chatham Glenn is ready to go for a new set of residents! These conscientious owners have maintained this home extremely well so it is practically like new. The open and airy floor plan welcomes you as you enter. This home is light and bright, with plenty of natural light streaming through the windows. The gracious kitchen, with island and pantry, has more than enough counter space. If you are in need of a fourth bedroom to designate as an office, then you are in luck! There are three guest bedrooms, so there is plenty of room for everyone's needs. The generous primary suite will comfortably fit any traditional bedroom set. The closet is a fantastic size and the ensuite is complete with walk-in shower and dual vanities. Imagine yourself enjoying your morning coffee or evening beverage on your covered porch, overlooking your spacious backyard.

Learn more at www.CarolinaColleen.com

HOME | 185 BOUNDARY LOOP RD NW | CAROLINA SHORES NORTH

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



Price: \$477,900
Approx. Sq/ft: 1,721
Bedrooms: 3
Baths: 2
Year Built: 2023
Lot Size: .46

Welcome to the neighborhood of Carolina Shores North, where you can have some elbow room for yourselves, outbuildings, and a peaceful setting. These conscientious sellers have truly made this home better than new. This open and airy plan, with LVP flooring throughout the entire home, offers the perfect space for daily living and entertaining. The split floor plan allows for privacy with the primary bedroom on the other side of the home from the guest bedrooms. The generously sized primary bedroom is your retreat at the end of the day, with ensuite complete with walk-in shower, dual vanities and spacious closet. There is plentiful storage and workspace in this aesthetically pleasing kitchen, with quartz countertops, large island and pantry. The guest bedrooms are well sized also, and will easily accommodate typical bedroom furniture. On the outside, the addition of landscaping has given this home terrific curb appeal. There was also an additional driveway with parking pad installed, leading to a separate 18' by 25' storage building with garage (The garage door is 10' by 10') and pedestrian doors.

Learn More at www.CalabashHomes.com

HOME | 215 PLANTERS RIDGE DRIVE | SEA TRAIL PLANTATION

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



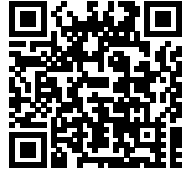
Price: \$640,000
3 Beds | 3 Baths
Year Built: 2020
Approx. Sq Ft: 2,075

If you have been waiting for a pristine, better than new, open floor plan, light and airy home in Sea Trail, then you are in luck! With vaulted ceilings, a fireplace with tiled surround & shiplap and large sliders leading out to the screened porch, the main living area of this home feels extremely open, airy and bright. Engineered hardwood graces the great room. The large kitchen island with adjacent beverage station make this home ideal for entertaining. You will enjoy preparing meals on the granite counters and using the high-end stainless steel appliances including gas cooktop, wall oven and convection microwave. The pantry, complete with barn door, gives that extra storage space which is very handy to have.

Learn more at www.CarolinaColleen.com

CONDO | 10168 BEACH DRIVE SW UNIT 4303 | CAROLINA SHORES RESORT

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



Price: \$164,500
Approx. Sq Ft: 860
Beds: 2
Baths: 2

This fully furnished 2 bedroom, 2 bath condominium located in the heart of Calabash is ready for a new owner. Just minutes to pristine Sunset Beach and Calabash's restaurants, this 3rd-floor condominium delivers a great location at an excellent value. The efficient space features a fully appointed kitchen, including a stainless steel dishwasher, refrigerator, and oven, as well as desirable quartz countertops. The spacious family room is ideal for relaxing, and the private screened porch is a welcome retreat after a day at the beach. Carolina Shores Resort residents enjoy a private community pool, picnic, and grilling stations. This is a great opportunity to have a your own slice of heaven at the beach.

Learn more at www.CalabashHomes.com

HOME | 1193 CLARIDAY ROAD SW | CALABASH

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



Price: \$186,999
Approx. Sq/ft: 1,064
Bedrooms: 3
Baths: 2
Year Built: 2019

Amazing opportunity for a 2019 single wide manufactured home just minutes to the beach and the popular Calabash riverfront. This home offers 3-bedrooms, 2 full baths, has a beautiful yard and is great shape. Don't miss this opportunity for a great home at a great price. This manufactured home has permanently affixed and has a brick foundation. The home to the right is also available by the same owner. Listing is owned by a NC licensed real estate agent.

Learn more at www.CalabashHomes.com

LAND FOR SALE

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 • 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

6428 Castlebrook Way SW, Ocean Isle Beach



Price: \$128,900
Acres: .32
MLS ID: 100466259
Status: Active

Contact: Bill Anderson
Cell: (910) 880-9475
livecoastalnc@gmail.com

LAND • OYSTER HARBOUR

3440 Eagle Crest Drive SW, Supply



Price: \$119,000
Acres: 1.03
MLS ID: 100456064
Status: Active

Contact: Bill Anderson
Cell: (910) 880-9475
livecoastalnc@gmail.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.

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).

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.

3RD ANNUAL OKTOBERFEST PARTY

Date: Sunday, Sept 29, 2024

Time: 12:00 PM - 7:00 PM

Location: Makai Brewery Company

Address: 5850 Ocean Hwy W, OIB, NC

Join us Sunday, September 29th, as we're throwing it down Oktoberfest-Style! Food Trucks, Live Music, Games, and of course, plenty of beer! It all kicks off at noon sharp! Bring in your 1liter glass/ceramic steins and fill for \$10 a pour all day long!!

11TH ANNUAL CALABASH OKTOBERFEST

Date: Saturday, October 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!

PUMPKIN PATCH AT STUMP HILL FARMS

Date: Saturday, Sept 28, 2024

Time: 10:00 AM - 6:00 PM

Location: Stump Hill Farms

Address: 2030 Ash Little River Rd NW, Longwood, NC

Excited to welcome in the Fall Season with you! Can't wait to see you Saturday morning on September 28! Tractor rides to our pumpkin patch, Corn pit, petting zoo and much more.

SUNSET BEACH TRUNK OR TREAT

Date: Wednesday, October 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!

SUNSET AT SUNSET FESTIVAL

Date: Saturday, Oct 5, 2024

Time: 10:00 AM - 5:00 PM

Location: Sunset Beach Town Park

Address: 200 Sunset Blvd N, Sunset

Join us for the 17th annual Sunset at Sunset Festival on October 5, 2024 from 10 AM to 5 PM in the Sunset Beach Park- 200 Sunset Blvd N. Sunset at Sunset is the ultimate celebration of our community's talent, creativity, and spirit! Silver Coast Properties is at booth P! Come say hello!

TRUNK OR TREAT OIB

Date: Friday, October 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!

LAKE WACCAMAW RODEO 2024

Date: Saturday, October 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!

RUN OIB 2024

Date: Saturday, October 26, 2024

Time: 7:00 AM

Location: OIB

Website: www.coastalraceproductions.com

Join us for our 11th annual Run Ocean Isle Beach & Last Race of the 2024! OIB is a beautiful coastal island in SE North Carolina. We host a half marathon, 5K & 1 Mile.

2024 NC OYSTER FESTIVAL

Date: Saturday, Oct 19 & 20, 2024

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.

Turtle Time!
Presented by Sunset Beach Turtle Watch

Sundays
7PM at Sunset Properties Parking Lot
(Weather Permitting)
Free & Featuring Sea Turtles!
Great fun and Educational
www.sunsetbeachturtles.com



Turtle Talk!
Presented by OJB STPO

Mondays
Starting June 3rd 2024
5PM at The Isle Beach Club
(Weather Permitting)
www.ojbeaturtles.org

Tide Chart

July			August			September		
Time	Height		Time	Height		Time	Height	
1 0:50 AM 4.7	143		1 0:50 AM 4.1	132		1 0:50 AM 4.1	132	
1 1:00 AM 4.3	9		1 1:00 AM 3.7	121		1 1:00 AM 3.7	121	
M 0:45 PM 5.8	177		M 0:45 PM 5.3	162		M 0:45 PM 5.3	162	
2 0:40 AM 4.0	107		2 0:40 AM 3.4	117		2 0:40 AM 3.4	117	
Tu 0:50 AM 4.3	177		Tu 0:50 AM 3.8	167		Tu 0:50 AM 3.8	167	
3 1:04 AM 3.0	9		3 1:04 AM 2.4	107		3 1:04 AM 2.4	107	
4 1:58 AM 3.2	9		4 1:58 AM 2.6	117		4 1:58 AM 2.6	117	
5 0:51 AM 3.2	9		5 0:51 AM 2.6	107		5 0:51 AM 2.6	107	
6 0:28 AM 3.3	134		6 0:28 AM 2.7	124		6 0:28 AM 2.7	124	
7 0:23 AM 3.3	9		7 0:23 AM 2.7	99		7 0:23 AM 2.7	99	
8 0:43 AM 3.4	124		8 0:43 AM 2.8	114		8 0:43 AM 2.8	114	
9 0:43 AM 3.4	124		9 0:43 AM 2.8	114		9 0:43 AM 2.8	114	
10 0:54 AM 3.5	151		10 0:54 AM 2.9	136		10 0:54 AM 2.9	136	
11 0:58 AM 3.6	181		11 0:58 AM 3.0	166		11 0:58 AM 3.0	166	
12 1:06 AM 4.4	134		12 1:06 AM 3.8	119		12 1:06 AM 3.8	119	
13 0:48 AM 4.5	107		13 0:48 AM 3.9	94		13 0:48 AM 3.9	94	
14 0:47 AM 4.0	102		14 0:47 AM 3.4	92		14 0:47 AM 3.4	92	
15 0:38 AM 3.9	119		15 0:38 AM 3.3	118		15 0:38 AM 3.3	118	
16 0:34 AM 3.8	143		16 0:34 AM 3.2	142		16 0:34 AM 3.2	142	
17 0:28 AM 3.7	177		17 0:28 AM 3.1	176		17 0:28 AM 3.1	176	
18 0:24 AM 3.6	211		18 0:24 AM 3.0	210		18 0:24 AM 3.0	210	
19 0:20 AM 3.5	245		19 0:20 AM 2.9	244		19 0:20 AM 2.9	244	
20 0:17 AM 3.4	279		20 0:17 AM 2.8	278		20 0:17 AM 2.8	278	
21 0:15 AM 3.3	313		21 0:15 AM 2.7	312		21 0:15 AM 2.7	312	
22 0:13 AM 3.2	347		22 0:13 AM 2.6	346		22 0:13 AM 2.6	346	
23 0:12 AM 3.1	381		23 0:12 AM 2.5	380		23 0:12 AM 2.5	380	
24 0:11 AM 3.0	415		24 0:11 AM 2.4	414		24 0:11 AM 2.4	414	
25 0:10 AM 2.9	449		25 0:10 AM 2.3	448		25 0:10 AM 2.3	448	
26 0:09 AM 2.8	483		26 0:09 AM 2.2	482		26 0:09 AM 2.2	482	
27 0:08 AM 2.7	517		27 0:08 AM 2.1	516		27 0:08 AM 2.1	516	
28 0:07 AM 2.6	551		28 0:07 AM 2.0	550		28 0:07 AM 2.0	550	
29 0:06 AM 2.5	585		29 0:06 AM 1.9	584		29 0:06 AM 1.9	584	
30 0:05 AM 2.4	619		30 0:05 AM 1.8	618		30 0:05 AM 1.8	618	
31 0:04 AM 2.3	653		31 0:04 AM 1.7	652		31 0:04 AM 1.7	652	

October			November			December		
Time	Height		Time	Height		Time	Height	
1 0:11 AM 3.3	9		1 0:11 AM 2.7	9		1 0:11 AM 2.7	9	
2 0:18 AM 3.0	134		2 0:18 AM 2.4	134		2 0:18 AM 2.4	134	
Tu 0:24 PM 3.2	177		Tu 0:24 PM 2.6	177		Tu 0:24 PM 2.6	177	
3 0:31 AM 2.7	145		3 0:31 AM 2.1	145		3 0:31 AM 2.1	145	
4 0:38 AM 2.4	119		4 0:38 AM 1.8	119		4 0:38 AM 1.8	119	
5 0:45 AM 2.1	94		5 0:45 AM 1.5	94		5 0:45 AM 1.5	94	
6 0:52 AM 1.8	69		6 0:52 AM 1.2	69		6 0:52 AM 1.2	69	
7 0:59 AM 1.5	44		7 0:59 AM 0.9	44		7 0:59 AM 0.9	44	
8 1:06 AM 1.2	19		8 1:06 AM 0.6	19		8 1:06 AM 0.6	19	
9 1:13 AM 0.9	9		9 1:13 AM 0.3	9		9 1:13 AM 0.3	9	
10 1:20 AM 0.6	16		10 1:20 AM 0.0	16		10 1:20 AM 0.0	16	
11 1:27 AM 0.3	41		11 1:27 AM 0.0	41		11 1:27 AM 0.0	41	
12 1:34 AM 0.0	66		12 1:34 AM 0.0	66		12 1:34 AM 0.0	66	
13 1:41 AM 0.3	91		13 1:41 AM 0.3	91		13 1:41 AM 0.3	91	
14 1:48 AM 0.6	116		14 1:48 AM 0.6	116		14 1:48 AM 0.6	116	
15 1:55 AM 0.9	141		15 1:55 AM 0.9	141		15 1:55 AM 0.9	141	
16 2:02 AM 1.2	166		16 2:02 AM 1.2	166		16 2:02 AM 1.2	166	
17 2:09 AM 1.5	191		17 2:09 AM 1.5	191		17 2:09 AM 1.5	191	
18 2:16 AM 1.8	216		18 2:16 AM 1.8	216		18 2:16 AM 1.8	216	
19 2:23 AM 2.1	241		19 2:23 AM 2.1	241		19 2:23 AM 2.1	241	
20 2:30 AM 2.4	266		20 2:30 AM 2.4	266		20 2:30 AM 2.4	266	
21 2:37 AM 2.7	291		21 2:37 AM 2.7	291		21 2:37 AM 2.7	291	
22 2:44 AM 3.0	316		22 2:44 AM 3.0	316		22 2:44 AM 3.0	316	
23 2:51 AM 3.3	341		23 2:51 AM 3.3	341		23 2:51 AM 3.3	341	
24 2:58 AM 3.6	366		24 2:58 AM 3.6	366		24 2:58 AM 3.6	366	
25 3:05 AM 3.9	391		25 3:05 AM 3.9	391		25 3:05 AM 3.9	391	
26 3:12 AM 4.2	416		26 3:12 AM 4.2	416		26 3:12 AM 4.2	416	
27 3:19 AM 4.5	441		27 3:19 AM 4.5	441		27 3:19 AM 4.5	441	
28 3:26 AM 4.8	466		28 3:26 AM 4.8	466		28 3:26 AM 4.8	466	
29 3:33 AM 5.1	491		29 3:33 AM 5.1	491		29 3:33 AM 5.1	491	
30 3:40 AM 5.4	516		30 3:40 AM 5.4	516		30 3:40 AM 5.4	516	
31 3:47 AM 5.7	541		31 3:47 AM 5.7	541		31 3:47 AM 5.7	541	



COME AND SHOP WITH US TO OUR UNIQUE MODER COASTAL HOME DECOR.
We have lots to offer, furniture, wall art, bedding, home decor & so much more.

WWW.COASTALHOUSEHOMEDECOR.COM

TEL: 910.579.2256

FEATURED LISTING

HOME | 2062 MANOR PARC DRIVE | KINGFISH BAY

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

Visit our website at www.2062ManorParc.com



Use Your Smart
Phone Camera
to Learn More



Price: \$1,450,000
Bedrooms: 5
Baths: 4
Approx Sq. Ft.: 4,618
Setting: River View



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 4 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 heart of this home is the gourmet kitchen, equipped with premium Cafe brand stainless steel appliances, a generous kitchen island with a stunning quartz countertop, and ample seating for family and friends.

