

# BEACH REAL ESTATE GUIDE

Sunset Beach • Ocean Isle Beach • Calabash • Carolina Shores

TOP COMMUNITY INFORMATION • FEATURED REAL ESTATE  
UPCOMING EVENTS • ACTIVITIES • MARKET INFO



**208 BROOKWOOD PARK COURT  
SEA TRAIL PLANTATION**

**3 BEDS • 3 BATHS • PRICE: \$639,900**



**915 SHORELINE DRIVE W, UNIT 353  
CONDO • THE REGENCY AT SUNSET BEACH**

**3 BEDS • 3 BATHS • PRICE: \$698,000**



# SILVER COAST PROPERTIES TEAM



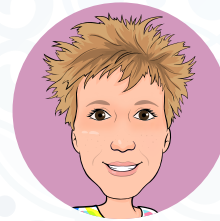
Bill Anderson



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

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

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

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

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

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

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

# MEET THE JOYFUL BROKER TEAM



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: [livecoastalnc@gmail.com](mailto:livecoastalnc@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

### SUNSET BEACH

#### SUNSET BEACH MARKET

SATURDAY, OCTOBER 26TH  
9:00 AM - 1:00 PM

ACROSS FROM THE SUNSET BEACH PIER  
101 WEST MAIN STREET, SUNSET BEACH





# MARKET WATCH

## SEPTEMBER 2024 SALES DATA

### VERSUS

## SEPTEMBER 2023 SALES DATA

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Carolina Shores</b>				
Homes	8	\$176	\$332,000	55
Condo	0	\$0	\$0	0
Townhouse	0	\$0	\$0	0
Lot	0	\$0	\$0	0
<b>Sunset Beach</b>				
Homes	19	\$240	\$498,000	52
Condo	10	\$235	\$265,000	80
Townhouse	1	\$246	\$493,000	35
Lot	3	\$156,000	\$65,000	52
<b>Ocean Isle Beach</b>				
Homes	33	\$268	\$524,000	54
Condo	4	\$502	\$376,875	10
Townhouse	1	\$183	\$295,000	30
Lot	13	\$220,000	\$86,500	170
<b>Calabash</b>				
Homes	48	\$201	\$422,500	74
Condo	6	\$172	\$207,000	114
Townhouse	0	\$0	\$0	0
Lot	6	\$137,000	\$44,500	98

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Carolina Shores</b>				
Homes	12	\$185	\$344,000	50
Condo	1	\$209	\$179,500	5
Townhouse	1	\$180	\$290,000	57
Lots	2	\$136,500	\$30,000	3
<b>Sunset Beach</b>				
Homes	13	\$361	\$735,500	70
Condo	3	\$291	\$346,500	15
Townhouse	8	\$201	\$481,000	3
Lots	3	\$1,815,500	\$412,500	105
<b>Ocean Isle Beach</b>				
Homes	28	\$348	\$762,500	60
Condo	5	\$361	\$403,500	5
Townhouse	1	\$184	\$336,000	5
Lots	12	\$137,500	\$53,000	128
<b>Calabash</b>				
Homes	29	\$195	\$368,500	31
Condo	9	\$201	\$236,000	33
Townhouse	3	\$181	\$285,000	28
Lots	13	\$166,000	\$45,500	271

## FEATURED REAL ESTATE

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

CONTACT: BILL ANDERSON • CELL: 910-880-9475 • EMAIL: [LIVECOASTALNC@GMAIL.COM](mailto:LIVECOASTALNC@GMAIL.COM)



Price: \$444,900  
 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 townhouse 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.

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

## CONDOMINIUM | 915 SHORELINE DRIVE W, UNIT 353 | THE REGENCY

**CONTACT: BILL ANDERSON • CELL: 910-880-9475 • EMAIL: [LIVECOASTALNC@GMAIL.COM](mailto:LIVECOASTALNC@GMAIL.COM)**



**Price: \$698,000**  
**Approx. Sq/ft: 2,003**  
**Bedrooms: 3**  
**Baths: 3**  
**Year Built: 2007**  
**Setting: Intracoastal Waterway & Ocean View**

Absolutely incredible views from both the front door and back porch await in this top floor Regency condo in Sunset Beach. Truly a unique property where you can enjoy overlooks of the Intracoastal waterway, the Little River inlet, Sunset Beach, Bird Island, Bonaparte's Creek and Ocean Isle Beach ALL in one unit. This fully furnished condo is immaculately maintained with hardwood floors in the main areas, granite counter tops and much more! Take a ride in the

elevator up to the 5th floor where you will find a convenient front porch with area for seating (to enjoy the views of Bird Island, the Little River inlet of course!) As you enter the condo you notice that you can see right through to the Intracoastal waterway on the other side. Two guest bedrooms with attached baths offer ample sleeping space for visitors and a full laundry room also makes household chores a breeze.

**Learn more at [www.thejoyfulbrokers.com](http://www.thejoyfulbrokers.com)**

## CONDOMINIUM | 8978 SMITHFIELD DRIVE NW, UNIT 4 | BRUNSWICK PLANTATION

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



**Price: \$375,000**  
**Approx. Sq/ft: 1,834**  
**Bedrooms: 3**  
**Baths: 3**  
**2 Stories**

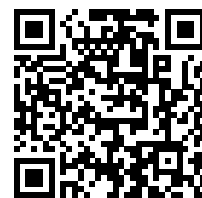
Welcome to care-free living in the peaceful golf community of Brunswick Plantation! This property is truly ready to go for a new owner, with neutral paint colors, beautiful hardwood floors, a remodeled kitchen, and all appliances included. The Townhouses at Smithfield are extremely well built, as they are ICF construction. There is no safer place to be when bad weather arises. A generous master suite includes a huge master closet and additional closet in the bedroom itself. The two-car garage also has a very large, finished storage room. A powder room accessible to the living room is certainly a convenience. There is additional storage upstairs with a walk-in attic, and two additional closets.

**Learn more at [www.CarolinaColleen.com](http://www.CarolinaColleen.com)**



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

**CONTACT: BILL ANDERSON • CELL: 910-880-9475 • EMAIL: [LIVECOASTALNC@GMAIL.COM](mailto:LIVECOASTALNC@GMAIL.COM)**



**Price: \$410,000**  
**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](http://www.SeaTrailHomes.com)**

## HOME | 208 BROOKWOOD PARK COURT | SEA TRAIL PLANTATION

**CONTACT: BILL ANDERSON • CELL: 910-880-9475 • EMAIL: [LIVECOASTALNC@GMAIL.COM](mailto:LIVECOASTALNC@GMAIL.COM)**

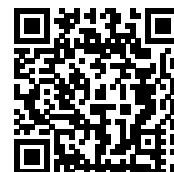


**Price: \$639,900**  
**Approx. Sq Ft: 2,485**  
**Beds: 3**  
**Baths: 3**  
**Year Build: 2016**

This like new home (built in 2016) is waiting for you in Sea Trail just minutes to Sunset Beach! An open floor plan and almost 2,500 square feet of space give this Sea Trail home a warm and inviting vibe while having ample room for day to day activities. Custom touches throughout such as crown moulding, tray ceilings, and even bullnose drywall corners lend a high end feel to this home and with a first floor primary suite you can enjoy one floor living while still having two large bedrooms and a full bath upstairs for guests as needed. Stepping further into the home you enter the main living area which is wide open and spacious. The extra large kitchen island and ample cabinets are great to the cook in the house. While the living room features built in cabinetry, a fireplace and plenty of room for any number of seating configurations. Just off the living room is the fully enclosed and heated/cooled porch.

**Learn more at [www.SeaTrailHomes.com](http://www.SeaTrailHomes.com)**

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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 sun room. This seller has made some nice updates and improvements so you won't have to! Freshly painted with the addition of a sun room, 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](http://www.SpringMillRealEstate.com)

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



Price: \$360,000  
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](http://www.CarolinaColleen.com)



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

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



**Price: \$469,900**  
**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](http://www.CalabashHomes.com)**

## HOME | 215 PLANTERS RIDGE DRIVE | SEA TRAIL PLANTATION

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



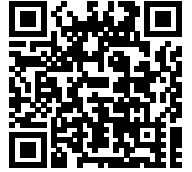
**Price: \$640,000**  
**3 Beds | 3 Baths**  
**Year Built: 2020**  
**Approx. Sq Ft: 2,075**

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](http://www.CarolinaColleen.com)**

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

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



**Price: \$159,500**  
**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](http://www.CalabashHomes.com)

# HOME | 1193 CLARIDAY ROAD SW | CALABASH

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



**Price: \$182,000**  
**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](http://www.CalabashHomes.com)



# LAND FOR SALE

## LAND • COBBLESTONE VILLAGE

141 McAuley Court, Sunset Beach



**Price:** \$45,000  
**Acres:** .16  
**MLS ID:** 10044029  
**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 • OCEAN RIDGE PLANTATION

525 Stratton Place SW, Ocean Isle Beach



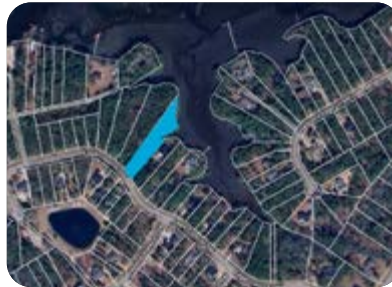
**Price:** \$44,900  
**Acres:** .37  
**MLS ID:** 100254470  
**Status:** Active  

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**Contact:** Colleen Teifer  
**Cell:** (609) 868.2393  
carolinacolleen@gmail.com

## LAND • OYSTER HARBOUR

3440 Eagle Crest Drive SW, Supply



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

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

## LAND • RIVER SEA PLANTATION

575 Stanwood Drive SE, Bolivia



**Price:** \$114,900  
**Acres:** .4  
**MLS ID:** 100470349  
**Status:** Active  

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

Learn more by visiting [www.RiverSeaRealEstate.com](http://www.RiverSeaRealEstate.com)

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Call: 800.975.6024

# EVENTS & ACTIVITIES

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

## 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!

## 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!

## BRUNSWICK COUNTY PARADE OF HOMES

Date: October 25-27, 2024  
Time: 12:00 PM to 5:00 PM  
Location: Brunswick County  
Website: [www.brunswickparadeofhomes.com](http://www.brunswickparadeofhomes.com)  
The Brunswick County Parade of Homes is sponsored by the Brunswick County Home Builders Association, a non-profit, professional membership organization comprised of over 300 members, representing all facets of the building industry in southeastern North Carolina and dedicated to enhancing the quality of life in Brunswick County.

## 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!

## 4TH ANNUAL TROT OR TREAT

Date: Saturday, October 26, 2024  
Time: 11:00 AM - 3:00 PM  
Location: Wild Horse Ranch  
Address: 1050 Wild Horse Trail, Supply, NC  
Come vote for your favorite dressed up horse!

## RUN OIB 2024

Date: Saturday, October 26, 2024  
Time: 7:00 AM  
Location: OIB  
Website: [www.coastalraceproductions.com](http://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.

## LIVE MUSIC AT COASTAL WINE AND TAP

Date: Tuesday, November 12, 2024  
Time: 5:00 PM  
Location: Coastal Wind and Tap  
Address: 20 E 2nd St, Ocean Isle Beach  
Come out and support live music and local business. We open at 2. Live music and pizza 5 to 8. See ya soon.

## LETTERS TO SANTA

Date: Friday, November 29, 2024  
Time: 6:00-8:00 PM  
Location: OIB Town Park  
Address: 11 E 2nd St, Ocean Isle Beach  
Join us for a winter-wonderland display at Ocean Isle Beach!  
The Town of Ocean Isle Beach's annual Letters to Santa event will take place on FRIDAY, November 29, 2024 at Town Center Park from 6:00 pm - 8:00 pm.  
Join us for: Tree Lighting, Pictures with Santa, Letter Writing Station, Mailbox to the North Pole, Photo Opportunities, This event is FREE. Vicki Paints will be set up for face painting throughout the event! Chocolate and S'more will be set up selling treats throughout the event!

## 15TH ANNUAL TOYS FOR TOTS RIDE

Date: Sunday, December 1, 2024  
Time: 9:00 AM  
Location: Beach House Harley-Davidson  
Address: 100 Harley Davidson Drive, Shallotte NC  
Join Beach House Harley-Davidson®, The Marine Corps Reserve & Toys for Tots to help make a child's Christmas a little brighter this year! Please bring a new, unwrapped toy or cash donation and be ready to leave by noon for an escorted ride through town and meet back at Beach House H-D® for lunch! All riders and bikes are welcome!

## 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.





## Tide Chart

October			November			December			
Time	Height		Time	Height		Time	Height		
1 01:11 AM 0.3	9	16 12:28 AM -0.9	21	1 01:43 AM 0.3	6	16 12:52 AM -1.1	-34	1 12:51 AM 0.3	-3
07:16 AM 0.0	152	06:48 AM 0.1	100	07:59 AM 0.3	152	07:09 AM 0.5	199	07:05 AM 0.3	162
07:34 PM 0.2	146	07:13 PM 0.5	177	08:15 PM 0.3	152	08:04 PM 0.7	190	08:25 PM 0.2	6
07:50 PM 0.8	146	07:33 PM 0.8	177	08:34 PM 0.4	134	08:24 PM 0.9	186	08:45 PM 0.5	143
2 01:45 AM 0.2	6	17 01:27 AM -1.1	-34	2 02:19 AM 0.2	6	17 01:42 AM -0.9	-27	2 01:25 AM 0.1	-3
07:54 AM 0.1	100	07:36 AM 0.4	195	08:31 AM 0.3	152	07:59 AM 0.4	195	07:45 AM 0.4	160
08:20 PM 0.2	6	08:05 PM 0.8	-34	08:54 PM 0.3	136	08:29 PM 0.5	-15	08:16 PM 0.2	6
08:32 PM 0.8	146	08:13 PM 0.8	150	09:08 PM 0.1	126	08:24 PM 0.9	186	08:45 PM 0.5	143
3 02:18 AM 0.1	-3	18 02:15 AM -1.2	-27	3 01:53 AM 0.3	6	18 02:31 AM -0.7	-21	3 02:05 AM 0.1	-5
08:27 AM 0.2	100	08:07 AM 0.5	201	09:04 AM 0.2	150	08:48 AM 0.1	166	08:24 AM 0.3	162
08:40 PM 0.2	6	08:29 PM 0.7	21	09:33 PM 0.4	12	09:29 PM 0.2	-5	09:09 PM 0.2	6
08:52 PM 0.8	146	08:51 PM 0.5	150	09:58 PM 0.1	126	09:29 PM 0.3	178	09:45 PM 0.1	131
4 03:11 AM 0.2	6	19 03:04 AM -1.1	-34	4 02:27 AM 0.4	12	19 03:20 AM -0.4	-12	4 03:48 AM 0.1	-3
08:58 AM 0.1	100	08:15 AM 0.5	181	09:43 AM 0.1	100	09:43 AM 0.7	174	09:08 AM 0.3	162
09:16 PM 0.3	9	09:01 PM 0.8	-10	10:12 PM 0.5	15	10:11 PM 0.1	-3	09:34 PM 0.2	6
09:31 PM 0.8	146	09:43 PM 0.1	150	10:38 PM 0.3	119	10:18 PM 0.2	-5	09:15 PM 0.3	119
5 03:23 AM 0.3	9	20 03:52 AM -0.9	-24	5 03:03 AM 0.5	15	20 04:11 AM -0.1	-3	5 03:22 AM 0.2	6
09:30 AM 0.0	152	09:08 AM 0.3	189	10:43 AM 0.3	102	10:43 AM 0.9	186	10:54 AM 0.1	100
09:52 PM 0.5	15	09:43 PM 0.3	174	10:59 PM 0.5	10	11:19 PM 0.4	125	11:04 PM 0.2	6
10:02 PM 0.8	143	10:29 PM 0.7	143	11:27 PM 0.3	113	11:19 PM 0.4	125	11:28 PM 0.1	122
6 03:54 AM 0.5	15	21 04:42 AM -0.4	-32	6 03:43 AM 0.6	10	21 05:03 AM 0.3	9	6 04:19 AM 0.3	9
10:05 AM 0.9	146	10:07 AM 0.8	177	10:14 AM 0.9	146	11:42 AM 0.8	146	10:54 AM 0.1	100
10:20 PM 0.5	18	10:28 PM 0.1	3	10:49 PM 0.7	21	12:03 PM 0.7	21	11:19 AM 0.1	125
10:36 PM 0.8	143	11:43 PM 0.4	134	10:57 PM 0.3	113	12:17 AM 0.1	125	11:38 AM 0.1	125
7 04:26 AM 0.5	15	22 05:35 AM -0.1	-3	7 04:29 AM 0.6	10	22 05:30 AM 0.5	18	7 05:14 AM 0.4	12
10:47 AM 0.9	146	12:10 PM 0.4	195	11:21 PM 0.9	146	12:25 PM 0.5	140	11:46 AM 0.5	105
10:58 PM 0.8	143	12:50 PM 0.8	155	11:32 PM 0.7	113	12:32 PM 0.8	24	12:44 PM 0.3	13
11:00 PM 0.8	143	01:00 PM 0.8	24	11:32 PM 0.7	113	01:00 PM 0.8	24	12:50 PM 0.2	6
8 05:02 AM 0.8	24	23 06:42 AM 0.2	120	8 05:23 AM 0.7	21	23 07:04 AM 0.8	24	08:11 AM 0.8	24
11:39 AM 0.7	143	06:32 AM 0.3	9	06:27 AM 0.7	21	07:25 PM 0.4	134	08:25 PM 0.4	122
11:54 PM 0.5	110	07:13 PM 0.1	3	06:30 PM 0.6	10	08:00 PM 0.9	34	08:58 PM 0.7	21
9 05:44 AM 0.8	24	24 07:47 AM 0.1	125	9 12:35 AM 0.0	122	24 08:02 AM 0.2	126	9 01:17 AM 0.7	143
12:27 PM 0.7	143	07:37 AM 0.8	25	08:33 AM 0.7	21	08:11 AM 0.8	24	08:11 AM 0.8	24
12:43 PM 0.8	146	08:18 AM 0.5	177	09:02 AM 0.5	122	09:25 PM 0.4	134	09:25 PM 0.4	122
01:01 PM 1.0	30	09:05 PM 0.9	27	09:35 PM 0.4	12	10:00 PM 0.9	34	09:25 PM 0.4	122
10 12:47 AM 0.8	146	25 02:44 AM 0.1	125	10 01:35 AM 0.4	134	25 03:02 AM 0.2	126	10 02:15 AM 0.5	152
06:30 AM 0.9	27	02:34 AM 0.3	9	01:52 AM 0.6	127	03:08 AM 0.3	134	02:15 AM 0.5	152
07:01 PM 0.8	146	03:07 PM 0.7	143	02:08 PM 0.1	195	03:29 PM 0.1	125	02:35 PM 0.6	146
07:19 PM 0.8	146	03:25 PM 0.9	27	02:35 PM 0.1	125	03:59 PM 0.7	21	03:03 PM 0.5	131
11 01:46 AM 0.8	146	26 03:29 AM 0.2	120	11 02:35 AM 0.8	146	26 04:00 AM 0.1	126	03:25 PM 0.6	146
07:49 AM 0.8	24	03:19 AM 0.3	21	02:04 AM 0.6	127	04:29 AM 0.6	137	03:48 PM 0.8	143
08:24 PM 0.5	152	04:05 PM 0.5	137	02:02 PM 0.1	195	04:59 AM 0.8	143	04:48 PM 0.7	113
08:37 PM 0.8	24	10:41 PM 0.7	21	02:31 PM 0.3	9	05:23 PM 0.5	15	10:14 PM 0.4	132
12 03:12 AM 0.2	120	27 04:31 AM 0.4	134	12 03:35 AM 0.3	150	27 04:28 AM 0.7	143	10:55 PM 0.8	143
08:13 AM 0.8	18	04:21 AM 0.6	10	03:56 AM 0.0	10	05:04 AM 0.8	18	10:55 PM 0.8	143
08:32 PM 0.2	152	04:48 AM 0.5	137	04:23 AM 0.8	177	05:13 AM 0.3	9	10:55 PM 0.8	143
10:08 PM 0.4	12	11:19 PM 0.8	150	04:57 PM 0.2	136	11:27 AM 0.5	15	10:55 PM 0.8	143
13 03:54 AM 0.5	137	28 05:20 AM 0.5	143	13 04:33 AM 0.8	177	28 05:13 AM 0.8	146	13 05:11 AM 0.8	143
10:22 AM 0.3	9	11:33 AM 0.5	136	05:04 AM 0.3	9	11:27 AM 0.5	15	11:48 AM 0.3	9
10:40 PM 0.4	100	11:58 PM 0.4	134	05:34 PM 0.2	136	11:51 PM 0.9	-27	11:42 PM 0.1	-3
11:01 PM 0.1	-3	11:58 PM 0.4	134	11:51 PM 0.9	-27	12:03 PM 0.7	21	11:42 PM 0.1	-3
14 04:55 AM 0.0	102	29 06:05 AM 0.8	149	14 05:28 AM 0.2	136	29 06:04 AM 0.1	195	14 05:07 AM 0.2	150
11:22 AM 0.1	-3	12:18 PM 0.5	150	05:58 AM 0.1	195	12:10 PM 0.4	12	12:50 PM 0.3	9
11:50 PM 0.5	-15	12:51 PM 0.4	134	06:28 PM 0.3	152	12:52 PM 0.4	-12	12:50 PM 0.3	9
15 05:54 AM 0.6	171	30 12:31 AM 0.3	9	15 05:28 AM 0.1	195	30 12:11 AM 0.1	3	15 05:05 AM 0.1	195
12:18 PM 0.4	-12	06:47 AM 0.1	195	06:02 AM 0.2	160	01:32 PM 0.4	-12	06:43 AM 0.4	160
06:27 PM 0.6	171	07:14 PM 0.4	134	06:29 PM 0.1	195	01:32 PM 0.4	-12	06:55 PM 0.1	125
06:51 PM 0.7	174	07:31 PM 0.4	134	06:54 PM 0.2	198	02:29 PM 0.1	125	06:55 PM 0.1	125
		31 01:07 AM 0.2	6			31 01:05 AM 0.2	6		
		01:24 AM 0.2	150			01:58 PM 0.0	0		
		01:35 PM 0.3	9			02:01 PM 1.1	128		
		07:21 PM 0.4	134			07:33 PM 0.2	128		

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**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.

