



# BEACH REAL ESTATE GUIDE

Sunset Beach ■ Ocean Isle Beach ■ Calabash ■ Carolina Shores

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



**215 PLANTERS RIDGE DRIVE**  
**SUNSET BEACH • SEA TRAIL • HOME**  
**PRICE: \$630,000**



**932 CHARLOTTE AVENUE SW**  
**CALABASH • DOUBLE WIDE**  
**PRICE: \$265,250**



# SILVER COAST PROPERTIES TEAM



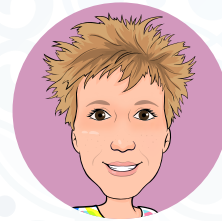
Bill Anderson



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.*

# 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

SATURDAYS IN NOVEMBER  
10:00 AM - 2:00 PM

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



## OCTOBER 2024 SALES DATA

### VERSUS

## OCTOBER 2023 SALES DATA

|                         | # Sold | Price Sq/Ft,<br>Acre | Avg Price | Avg. DOM |
|-------------------------|--------|----------------------|-----------|----------|
| <b>Carolina Shores</b>  |        |                      |           |          |
| Homes                   | 15     | \$181                | \$356,000 | 78       |
| Condo                   | 0      | \$0                  | \$0       | 0        |
| Townhouse               | 1      | \$223                | \$315,000 | 3        |
| Lot                     | 0      | \$0                  | \$0       | 0        |
| <b>Sunset Beach</b>     |        |                      |           |          |
| Homes                   | 20     | \$266                | \$530,500 | 48       |
| Condo                   | 9      | \$238                | \$257,000 | 49       |
| Townhouse               | 2      | \$199                | \$310,000 | 187      |
| Lot                     | 4      | \$465,000            | \$356,250 | 107      |
| <b>Ocean Isle Beach</b> |        |                      |           |          |
| Homes                   | 30     | \$354                | \$771,000 | 86       |
| Condo                   | 2      | \$528                | \$717,500 | 17       |
| Townhouse               | 4      | \$198                | \$353,000 | 76       |
| Lot                     | 14     | \$372,000            | \$97,500  | 285      |
| <b>Calabash</b>         |        |                      |           |          |
| Homes                   | 60     | \$211                | \$460,500 | 70       |
| Condo                   | 3      | \$203                | \$197,500 | 59       |
| Townhouse               | 2      | \$177                | \$324,500 | 148      |
| Lot                     | 12     | \$157,500            | \$47,000  | 191      |

|                         | # Sold | Price Sq/Ft,<br>Acre | Avg Price | Avg. DOM |
|-------------------------|--------|----------------------|-----------|----------|
| <b>Carolina Shores</b>  |        |                      |           |          |
| Homes                   | 10     | \$179                | \$392,000 | 64       |
| Condo                   | 0      | \$0                  | \$0       | 0        |
| Townhouse               | 3      | \$197                | \$295,000 | 38       |
| Lots                    | 1      | \$112,500            | \$45,000  | 2        |
| <b>Sunset Beach</b>     |        |                      |           |          |
| Homes                   | 15     | \$330                | \$646,500 | 47       |
| Condo                   | 7      | \$223                | \$299,500 | 24       |
| Townhouse               | 1      | \$163                | \$360,000 | 10       |
| Lots                    | 3      | \$161,000            | \$48,500  | 20       |
| <b>Ocean Isle Beach</b> |        |                      |           |          |
| Homes                   | 39     | \$354                | \$698,500 | 32       |
| Condo                   | 7      | \$319                | \$392,500 | 20       |
| Townhouse               | 0      | \$0                  | \$0       | 0        |
| Lots                    | 22     | \$373,500            | \$97,000  | 201      |
| <b>Calabash</b>         |        |                      |           |          |
| Homes                   | 28     | \$194                | \$387,000 | 29       |
| Condo                   | 3      | \$209                | \$280,000 | 38       |
| Townhouse               | 6      | \$199                | \$326,000 | 75       |
| Lots                    | 24     | \$129,000            | \$44,000  | 201      |

## 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: \$360,000**  
**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)**

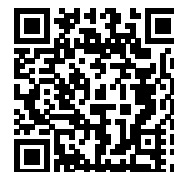


**Price: \$639,900**  
**Approx. Sq Ft: 2,485**  
**Beds: 3**  
**Baths: 3**  
**Year Build: 2016**

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: \$337,467  
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 | 932 CHARLOTTE AVENUE SW | CALABASH

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



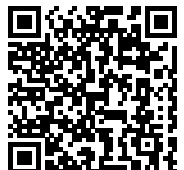
**Price: \$265,250**  
**Approx. Sq/ft: 1,539**  
**Bedrooms: 3**  
**Baths: 2**  
**Year Built: 1999**  
**Lot Size: .37**

Here is your chance at a very well maintained home on a generously sized, double lot in an extremely convenient area with no HOA! This home has been lovingly cared for by its original owners, and some extra precautions were taken during its construction. There is plenty of space and storage in this 3 bedroom, 2 bathroom home with covered front porch and sunroom. The property also features an additional workshop/lean to building with two covered parking places, a workshop area, and an upstairs storage loft area. The home is connected to county water and sewer, and there is also a well for irrigation. This is a fantastic and quiet neighborhood, literally around the corner from the town area of Calabash and about 10 minutes from the pristine sands of Sunset Beach. This property is move-in ready and ready for a new set of owners.

**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)**



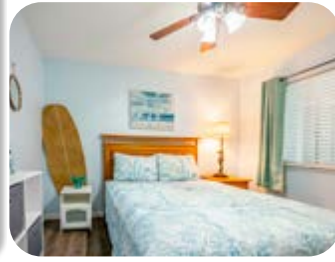
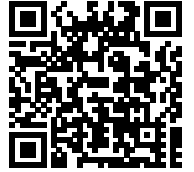
**Price: \$630,000**  
**3 Beds | 3 Baths**  
**Year Built: 2020**  
**Approx. Sq Ft: 2,075**

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 • OCEAN RIDGE PLANTATION

### 525 Stratton Place SW, Ocean Isle Beach

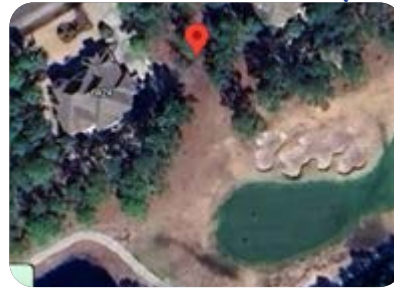


**Price:** \$44,900  
**Acres:** .37  
**MLS ID:** 100254470  
**Status:** Active  

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

### 6428 Castlebrook Way SW, Ocean Isle Beach



**Price:** \$124,900  
**Acres:** .32  
**MLS ID:** 100466259  
**Status:** Active  

---

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

## LAND • COBBLESTONE VILLAGE

### 141 Mcauley Court, Sunset Beach



**Price:** \$43,000  
**Acres:** .16  
**MLS ID:** 100440249  
**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

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.

## CALABASH TURKEY TROT

Date: Thursday, November 28, 2024

Time: 6:30 AM

Location: Calabash Turkey Trot

Address: 9876 Oak St SW, Calabash, NC

Website: [Coastalraceproductions.com](http://Coastalraceproductions.com)

The largest turkey trot in the Grand Strand Area is in Calabash North Carolina with Coastal Race Productions on Thanksgiving morning. Over 2,000 walkers and runners will start & finish down by the waterfront in Calabash. The morning starts out with a 10K followed by a 5K and 1 Mile. 100's of participants will run all 3 races for a total of 10.3 miles in the 3-race challenge earning some HUGE medals.

## 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, Vicki Paints will be set up for face painting throughout the event!

## OCEAN ISLE BEACH FLOTILLA 2024

Date: Saturday, November 30, 2024

Time: 6:00 PM

Location: OIB Commercial Canal and Intracoastal Waterway

Address: Waterway from Shallotte Point to OIB Bridge

The boat parade will depart at 6:00 PM in front of Inlet View Bar & Grill. Once dusk has fallen and all the lights are on and ready to go, they will begin their way down the Intracoastal Waterway, ending at Sharky's restaurant. You will find excellent viewing spots between both restaurants, including the ending point in the commercial canal in front of Sharky's Restaurant.

## 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!

## STARS WITH SANTA

Date: Thursday, December 5, 2024

Time: 4:00 PM - 5:00 PM

Location: Ingram Planetarium

Address: 7625 High Market St, Sunset Beach, NC

This holiday season, our Christmas Constellations Dome Theater Show will lead children on an exploration of the night sky through imagined holiday-themed constellations like a sleigh, a Christmas tree, candy canes, and more! Order tickets online.

## 29TH ANNUAL CALABASH COMMUNITY CHRISTMAS PARADE & TREE LIGHTING

Date: Friday, December 6, 2024

Time: 6:00 PM

Location: Callahan's of Calabash

Address: 9973 Beach Drive, Calabash, NC

Kick off the holiday season Friday, December 6, 6:00 p.m. in downtown Calabash at Callahan's of Calabash as we celebrate 29 years of small-town holiday charm with our annual Christmas Tree Lighting and Parade. This event is a community tradition, featuring festive music, caroling, hot cocoa, and a visit from Santa Claus!

## 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.

## THE BREW HOUSE CHRISTMAS MARKET

Date: Saturday, December 14, 2024

Time: 10:00 AM - 12:00 PM

Location: The Brew House

Address: 7207 Beach Drive SW, OIB NC

Grab your friends and come shop at our local Christmas market. We can't wait to see you there!



### Tide Chart

| October        |        |                  |        | November       |        |                  |        | December       |        |                 |        |
|----------------|--------|------------------|--------|----------------|--------|------------------|--------|----------------|--------|-----------------|--------|
| Time           | Height | Time             | Height | Time           | Height | Time             | Height | Time           | Height | Time            | Height |
| 1 01:17 AM 0.3 | 9      | 16 12:28 AM -0.3 | 21     | 1 01:43 AM 0.3 | 6      | 16 12:52 AM -1.1 | 24     | 1 12:51 AM 0.3 | 9      | 16 01:25 AM 0.9 | -24    |
| 07:16 AM 0.0   | 102    | 09:48 AM 0.1     | 190    | 07:59 AM 0.3   | 150    | 07:09 AM 0.5     | 199    | 07:05 AM 0.3   | 162    | 07:43 AM 0.1    | 190    |
| 07:24 PM 4.8   | 146    | 10:13 PM 5.0     | 171    | 08:15 PM 0.5   | 124    | 08:24 PM 0.7     | 180    | 08:26 PM 0.2   | 9      | 08:22 PM 0.3    | 9      |
|                |        |                  |        | 08:24 PM 4.4   | 134    |                  |        | 08:15 PM 4.8   | 126    | 08:23 PM 4.6    | 140    |

# ARE YOU READY FOR A CHANGE?

If you are thinking about making a change this fall, then give Silver Coast Properties a call to help you with the journey a head.

Call us at 800.975.9024 for a confidential discussion about your plans an how we can help you secure the best price for you property.



## LOCAL BUSINESS HIGHLIGHT



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.

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TEL: 910.579.2256

# FEATURED LISTING

LEARN MORE & TAKE THE 3D VIRTUAL TOUR AT [WWW.2062MANORPARC.COM](http://WWW.2062MANORPARC.COM)



Use Your Smart  
Phone Camera  
to Learn More



**Price: \$1,440,000**  
**Bedrooms: 5**  
**Baths: 4**  
**Approx Sq. Ft.: 4,227**  
**Setting: River View**



Welcome to your riverfront dream home in the prestigious Kingfish Bay community, offering over 4,200 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.

