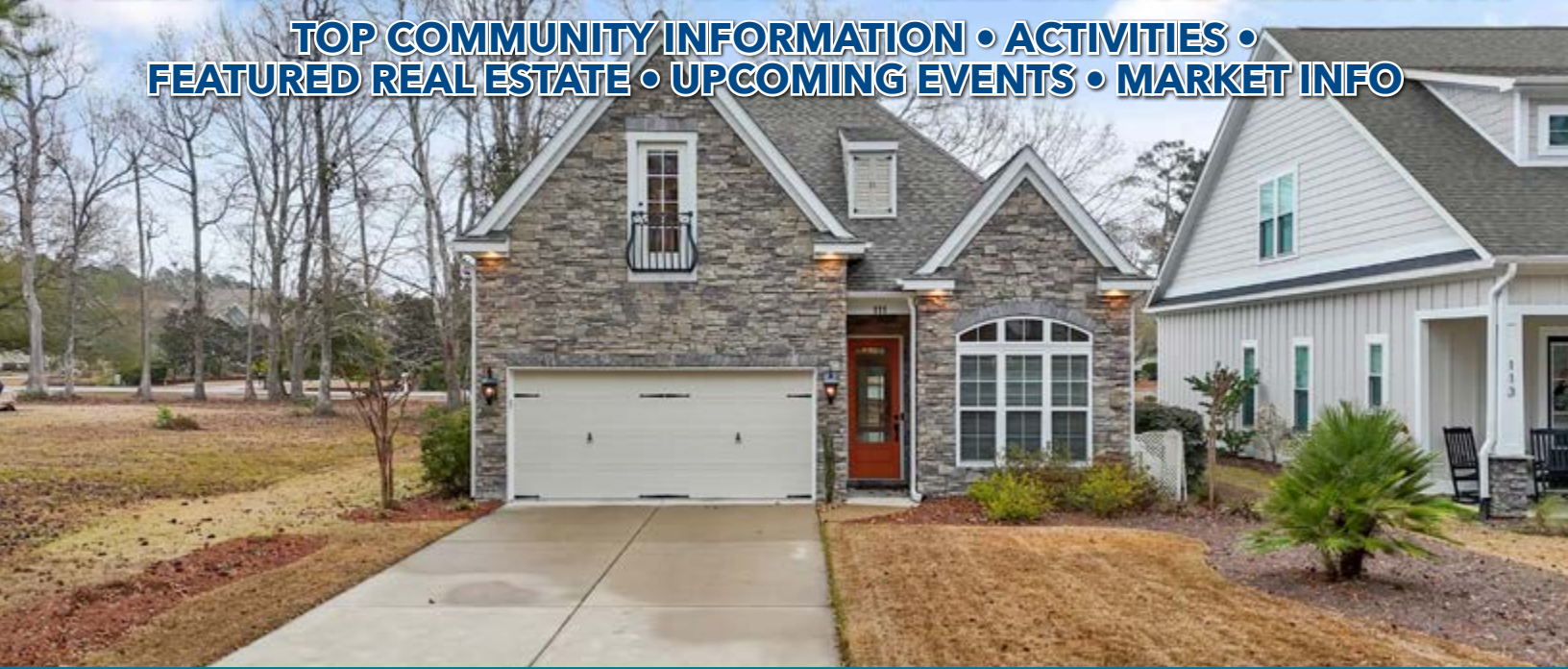


BEACH REAL ESTATE GUIDE

Sunset Beach ▪ Ocean Isle Beach ▪ Calabash ▪ Carolina Shores

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



111

GULLEY COURT
SEA TRAIL PLANTATION

PRICE:
\$559,900



877

BOURNE DRIVE
CHATHAM GLENN

PRICE:
\$374,900

SILVER COAST PROPERTIES TEAM



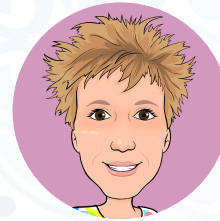
Bill Anderson



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 BROKER TEAM



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 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!

The Joyful Brokers Team
Bill and Joy Anderson
Tel: 910-880-9475
Email: 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



MARKET WATCH

DECEMBER 2024 SALES DATA

VERSUS

DECEMBER 2023 SALES DATA

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
Carolina Shores				
Homes	8	\$183	\$363,500	101
Condo	0	\$0	\$0	0
Townhouse	0	\$0	\$0	0
Lot	0	\$0	\$0	0
Sunset Beach				
Homes	26	\$224	\$424,000	41
Condo	3	\$236	\$232,000	51
Townhouse	0	\$0	\$0	0
Lot	2	\$155,000	\$48,500	18
Ocean Isle Beach				
Homes	28	\$374	\$688,500	97
Condo	3	\$603	\$499,000	37
Townhouse	6	\$176	\$276,500	106
Lot	15	\$187,000	\$75,500	143
Calabash				
Homes	46	\$206	\$397,000	57
Condo	3	\$198	\$233,000	40
Townhouse	6	\$170	\$271,500	64
Lot	6	\$154,000	\$54,000	448

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
Carolina Shores				
Homes	15	\$198	\$391,000	40
Condo	1	\$146	\$160,000	5
Townhouse	2	\$170	\$259,000	94
Lots	0	\$0	\$0	0
Sunset Beach				
Homes	10	\$333	\$577,500	38
Condo	11	\$252	\$330,000	8
Townhouse	4	\$237	\$537,500	27
Lots	4	\$715,000	\$87,000	82
Ocean Isle Beach				
Homes	23	\$358	\$615,000	35
Condo	5	\$422	\$520,000	32
Townhouse	0	\$0	\$0	0
Lots	13	\$1.7 mil	\$270,500	155
Calabash				
Homes	31	\$194	\$377,500	40
Condo	5	\$191	\$237,000	32
Townhouse	5	\$192	\$329,500	119
Lots	10	\$145,500	\$162,000	180

FEATURED REAL ESTATE

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

CONTACT: BILL ANDERSON • CELL: 910-880-9475 • EMAIL: 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

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

CONTACT: BILL ANDERSON • CELL: 910-880-9475 • EMAIL: 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

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

CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 • EMAIL: 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

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

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



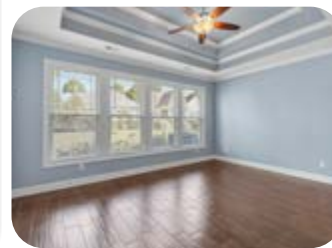
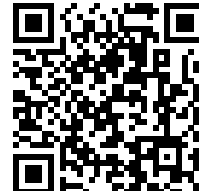
Price: \$405,000
Approx. Sq/ft: 1,445
Bedrooms: 3
Baths: 2
Setting: Water & Golf Course

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

HOME | 208 BROOKWOOD PARK COURT | SEA TRAIL PLANTATION

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



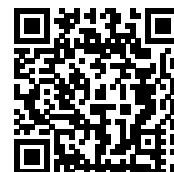
Price: \$639,900
Approx. Sq Ft: 2,485
Beds: 3
Baths: 3
Year Build: 2016

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

HOME | 2105 CASTLEBRIDGE COURT NW | SPRING MILL PLANTATION

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



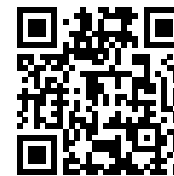
Price: \$337,467
Heated Sq Ft: 1,698
Bedrooms: 3
Baths: 2

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

HOME | 948 BOURNE DRIVE SW | CHATHAM GLENN

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



Price: \$358,000
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 | 932 CHARLOTTE AVENUE SW | CALABASH

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



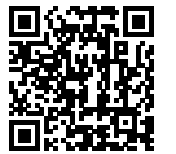
Price: \$251,000
Approx. Sq/ft: 1,539
Bedrooms: 3
Baths: 2
Year Built: 1999
Lot Size: .37

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

HOME | 877 BOURNE DRIVE | CHATHAM GLENN

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



Price: \$374,900
Approx. Sq/ft: 1,552
Bedrooms: 3
Baths: 2
Year Built: 2021

If you have been waiting for a move-in ready home in an extremely convenient location, with a bright and airy feel, then you are in luck! This 3 bedroom 2 bathroom, single level home boasts an efficient and open floor plan with light, neutral colors. The kitchen arrangement is ideal for everyday usage and also for entertaining, with its large island, ample cabinetry, granite counters, stainless steel appliances and generous pantry. There is a reverse osmosis system installed beneath the sink that services that sink and the water coming from the refrigerator. The living room is adjacent to the kitchen and dining area and LVP flooring adorns this entire area. 9 foot ceilings throughout the home contribute to the spacious feeling of this home as well.

Learn more at www.CarolinaColleen.com

HOME | 215 PLANTERS RIDGE DRIVE, SUNSET BEACH

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



Price: \$620,000
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. The master bedroom with presidential tray ceiling, can and rope lighting along with walk-in closet and luxurious ensuite bathroom make for a wonderful retreat when you are ready to relax.

Learn more at www.CarolinaColleen.com

HOME | 111 GULLEY COURT | SEA TRAIL PLANTATION

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



Price: \$559,900
3 Beds | 3 Baths
Year Built: 2019
Approx. Sq Ft: 2,010

This stunning, custom-built home in the amenity-rich community of Sea Trail is ready to go for new owners! With higher end features such as detailed trim work, coffered ceilings, wood flooring throughout, a fantastic stone fireplace and balconette, this home is sure to impress. Custom cabinetry with gas cooktop, stainless steel appliances, pantry, and granite counters make this kitchen a pleasure in which to spend time. You will not find wire shelving in any of the closets here either. Surround sound is installed on the first floor, and the laundry room features custom cabinets as well. This home receives plenty of natural light with its Palladian windows and tall sliders that lead to the screened porch. The primary suite is very comfortably sized, complete with bump-out and gracious ensuite with beautiful tiled shower and walk-in closet.

Learn more at www.CarolinaColleen.com

LAND FOR SALE

LAND • OCEAN RIDGE PLANTATION

6428 Castlebrook Way SW, Ocean Isle Beach



Price: \$124,400
Acres: .32
MLS ID: 100466259
Status: Active

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

LAND • COBBLESTONE VILLAGE

141 Mcauley Court, Sunset Beach



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

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

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

LAND • WINDING RIVER PLANTATION

74 Plantation Passage Drive SE, Bolivia



Price: \$100,000
Acres: .34
MLS ID: 100470349
Status: Active

Contact: Darren Bouley
Cell: (910) 431-7692
darren@silvercoastnc.com

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

Call: 800.975.6024

EVENTS & ACTIVITIES

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

LADIES NIGHT & THE AXE SHACK

Date: Wednesday, January 15, 2025

Time: 6:00 PM

Location: OIB Supertrack & Axe Shack

Address: 6428 Beach Drive SW, NC

Grab your friends and join us for Ladies Night at the Axe Shack @ Tiki Recreation Center in Ocean Isle Beach! Sip on your favorite drinks at our Wine & Beer Bar. Show off your skills at the Axe Throwing Lanes. Play a friendly game of Corn Hole. Relax and chat by the Outdoor Fire Pit. Whether you're coming for the fun or the perfect hangout spot, it's a night you won't want to miss!

SWEET TREATS BEER SKOOL: A DESSERT & BEER PAIRING

Date: Wednesday, January 15, 2025

Time: 6:00 PM

Price: \$35.00

Location: Tap Time

Address: 1564 Market Place Blvd. 900 OIB

Make 2025 sweet with Sweet Treats Beer Skool at Tap Time. Join us on Wednesday, January 15th at 6:00 PM and let the PubScout, Kurt Epps, guide you through five courses of desserts paired with ten different beers. Seating is limited, so stop by Tap Time today to reserve your spot!

POOCHES AND POURS ADOPTION EVENT!

Date: Saturday, January 18, 2025

Time: 12:00 PM - 3:00 PM

Location: Pour House

Address: 4802 Main Street, Shallotte
Shallotte's first and only self-pour beer and wine bar with a full liquor bar. Come by and meet the Available Doggos and Puppies looking for their FUREVER home. Event by Empowering Pawz.

8TH ANNUAL CHILI COOK-OFF

Date: Sunday, January 19, 2025

Time: 2:00 PM

Location: Pelican's Perch

Address: 8 E 2nd St, Ocean Isle Beach, NC
Join us as we host our 8th annual chili cook off! All Chilis are to be dropped off between 12:30pm-1:30pm on the day of the event! Free to enter and \$10 donation to taste! All proceeds to benefit Brunswick Family Assistance. We're excited to host another great event.

LOBSTER DOGS FOOD TRUCK @ MAKAI

Date: Sunday, January 19, 2025

Time: 2:00 PM

Location: Makai Brewery

Address: 5850 Ocean Highway W, OIB

Craving something special? Join us on Sunday,

January 19th, 2025, from 2 PM to 6 PM for a delicious treat from Lobster Dogs Food Truck at Makai Brewing Company! Enjoy fresh, mouthwatering lobster dogs paired with your favorite Makai craft brews.

PIZZA AND LIVE MUSIC AT COASTAL WINE

Date: Tuesday, January 21, 2025

Time: 2:00 PM

Location: Coastal Wine and Tap

Address: 20 E 2nd St OIB, NC 28469

Getting ready for another year serving YOU! See y'all soon!! The first day open in 2025! Come out and have some pizza while listening to Never E- Nuff.

LASER MUSIC SHOW- LASER BOWIE

Date: Saturday, January 25, 2025

Time: 6:00 PM - 7:00 PM

Location: Ingram Planetarium

Address: 7625 High Market St, Sunset Beach

Laser music shows are a hugely popular and historic offering at the Ingram Planetarium. These immersive experiences include laser artwork, live cove-light effects, and star projector effects as a backdrop for some of the biggest and most beloved hits in music.

TACO TUESDAY WITH LIVE MUSIC

Date: Tuesday, January 28, 2025

Time: 5:00 PM - 7:00 PM

Location: Makai Brewery

Address: 5850 Ocean Highway West, OIB
Starting at 4pm - don't miss out on Bad EatZ Food Truck serving up the best Tex-Mex cuisine around—fresh tacos, flavorful bites, and all the good stuff! Join us for a night of great tunes, delicious food, and refreshing craft beer. We're excited to feature country musician Scott Rice! Bringing the vibes with his awesome live acoustic performance.

RUN SUNSET BEACH

Date: Saturday, April 12, 2025

Location: Sunset Beach

Website: www.coastalraceproductions.com/race/run-sunset-beach/

Discover some of the prettiest terrain that Sunset Beach has to offer with more than 600 runners from all across the region and the country with this annual running event that puts the small town of Sunset Beach on the map.

2025 Tide Chart

January			February			March			
Time	Height	Time	Height	Time	Height	Time	Height	Time	Height
1	0:00 AM 0.0	17	0:00 AM 0.0	1	0:00 AM 0.0	17	0:00 AM 0.0	1	0:00 AM 0.0
1	0:30 AM 0.3	18	0:30 AM 0.4	2	0:30 AM 0.3	18	0:30 AM 0.4	2	0:30 AM 0.3
2	1:00 AM 0.7	19	0:30 AM 0.5	3	0:30 AM 0.5	19	0:30 AM 0.5	3	0:30 AM 0.5
3	1:30 AM 1.1	20	0:30 AM 0.6	4	0:30 AM 0.6	20	0:30 AM 0.6	4	0:30 AM 0.6
4	2:00 AM 1.4	21	0:30 AM 0.7	5	0:30 AM 0.7	21	0:30 AM 0.7	5	0:30 AM 0.7
5	2:30 AM 1.7	22	0:30 AM 0.8	6	0:30 AM 0.8	22	0:30 AM 0.8	6	0:30 AM 0.8
6	3:00 AM 2.0	23	0:30 AM 0.9	7	0:30 AM 0.9	23	0:30 AM 0.9	7	0:30 AM 0.9
7	3:30 AM 2.3	24	0:30 AM 1.0	8	0:30 AM 1.0	24	0:30 AM 1.0	8	0:30 AM 1.0
8	4:00 AM 2.5	25	0:30 AM 1.1	9	0:30 AM 1.1	25	0:30 AM 1.1	9	0:30 AM 1.1
9	4:30 AM 2.7	26	0:30 AM 1.2	10	0:30 AM 1.2	26	0:30 AM 1.2	10	0:30 AM 1.2
10	5:00 AM 2.9	27	0:30 AM 1.3	11	0:30 AM 1.3	27	0:30 AM 1.3	11	0:30 AM 1.3
11	5:30 AM 3.1	28	0:30 AM 1.4	12	0:30 AM 1.4	28	0:30 AM 1.4	12	0:30 AM 1.4
12	6:00 AM 3.3	29	0:30 AM 1.5	13	0:30 AM 1.5	29	0:30 AM 1.5	13	0:30 AM 1.5
13	6:30 AM 3.5	30	0:30 AM 1.6	14	0:30 AM 1.6	30	0:30 AM 1.6	14	0:30 AM 1.6
14	7:00 AM 3.7	31	0:30 AM 1.7	15	0:30 AM 1.7	31	0:30 AM 1.7	15	0:30 AM 1.7

April			May			June			
Time	Height	Time	Height	Time	Height	Time	Height	Time	Height
1	0:00 AM 0.0	16	0:00 AM 0.0	1	0:00 AM 0.0	16	0:00 AM 0.0	1	0:00 AM 0.0
1	0:30 AM 0.3	17	0:30 AM 0.4	2	0:30 AM 0.3	17	0:30 AM 0.4	2	0:30 AM 0.3
2	1:00 AM 0.7	18	0:30 AM 0.5	3	0:30 AM 0.5	18	0:30 AM 0.5	3	0:30 AM 0.5
3	1:30 AM 1.1	19	0:30 AM 0.6	4	0:30 AM 0.6	19	0:30 AM 0.6	4	0:30 AM 0.6
4	2:00 AM 1.4	20	0:30 AM 0.7	5	0:30 AM 0.7	20	0:30 AM 0.7	5	0:30 AM 0.7
5	2:30 AM 1.7	21	0:30 AM 0.8	6	0:30 AM 0.8	21	0:30 AM 0.8	6	0:30 AM 0.8
6	3:00 AM 2.0	22	0:30 AM 0.9	7	0:30 AM 0.9	22	0:30 AM 0.9	7	0:30 AM 0.9
7	3:30 AM 2.3	23	0:30 AM 1.0	8	0:30 AM 1.0	23	0:30 AM 1.0	8	0:30 AM 1.0
8	4:00 AM 2.5	24	0:30 AM 1.1	9	0:30 AM 1.1	24	0:30 AM 1.1	9	0:30 AM 1.1
9	4:30 AM 2.7	25	0:30 AM 1.2	10	0:30 AM 1.2	25	0:30 AM 1.2	10	0:30 AM 1.2
10	5:00 AM 2.9	26	0:30 AM 1.3	11	0:30 AM 1.3	26	0:30 AM 1.3	11	0:30 AM 1.3
11	5:30 AM 3.1	27	0:30 AM 1.4	12	0:30 AM 1.4	27	0:30 AM 1.4	12	0:30 AM 1.4
12	6:00 AM 3.3	28	0:30 AM 1.5	13	0:30 AM 1.5	28	0:30 AM 1.5	13	0:30 AM 1.5
13	6:30 AM 3.5	29	0:30 AM 1.6	14	0:30 AM 1.6	29	0:30 AM 1.6	14	0:30 AM 1.6
14	7:00 AM 3.7	30	0:30 AM 1.7	15	0:30 AM 1.7	30	0:30 AM 1.7	15	0:30 AM 1.7

BUSINESS HIGHLIGHT



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MEET STYLIST ERIC LEWANDOSKI



Eric has embarked on a new journey at Oceans Hair Studio. With 14 years of experience, he is a seasoned professional and is accepting new clients and walk-ins. Eric is passionate about creating beautiful natural hair color for each season and ready to make you look amazing.

Contact Eric today to learn more about his services or book an appointment online.

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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.

