

# 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**



**565** SLIPPERY ROCK  
WAY CALABSH | **PRICE:**  
**\$384,000**

# SILVER COAST PROPERTIES TEAM



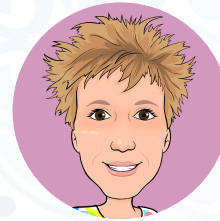
Bill Anderson



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> Mid \$400s
<b>2025 Annual HOA Fee:</b> \$2,040 (Homes)	<b>Starting Lot Prices:</b> N/A
<b>County Taxes (per \$100k):</b> \$342	<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>2025 Annual HOA Fee:</b> \$900 (Homes)	<b>Starting Lot Prices:</b> N/A
<b>County Taxes (per \$100k):</b> \$342	<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> 2,300	<b>Local Beach:</b> Sunset Beach
<b>Completed Homes:</b> 1,400-1,450	<b>Time to Beach:</b> 5 Minutes
<b>Approx. Total Acreage:</b> 2,500-2,600	<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> High \$500s
<b>2025 Annual HOA Fee:</b> \$2,573	<b>Starting Lot Prices:</b> \$40s
<b>County Taxes (per \$100k):</b> \$342	<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> 2,000	<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> High \$400s
<b>2025 Annual HOA Fee:</b> \$1,100 (Homes)	<b>Starting Lot Prices:</b> \$60s
<b>County Taxes (per \$100k):</b> \$342	<b>Starting Price Condo:</b> Mid \$200s
<b>City Taxes (per \$100k):</b> \$160	<b>Starting Price Townhouse:</b> Mid \$400s
<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> 220	<b>Local Beach:</b> Ocean Isle Beach
<b>Completed Homes:</b> 220	<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> High \$300s
<b>2025 Annual HOA Fee:</b> \$1,464 (Homes)	<b>Golf Cart Friendly:</b> Yes
<b>County Taxes (per \$100k):</b> \$342	<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> 600	<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 and Building Lots
<b>Website:</b> <a href="http://www.devaunparkrealestate.com">www.devaunparkrealestate.com</a>	<b>Starting Home Prices:</b> Mid \$500s
<b>2025 Annual HOA Fee:</b> \$1,320	<b>Starting Lot Prices:</b> \$80s
<b>County Taxes (per \$100k):</b> \$342	<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



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](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



## DECEMBER 2024 SALES DATA

### VERSUS

## DECEMBER 2023 SALES DATA

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Carolina Shores</b>				
Homes	8	\$183	\$363,500	101
Condo	0	\$0	\$0	0
Townhouse	0	\$0	\$0	0
Lot	0	\$0	\$0	0

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Carolina Shores</b>				
Homes	15	\$198	\$391,000	40
Condo	1	\$146	\$160,000	5
Townhouse	2	\$170	\$259,000	94
Lots	0	\$0	\$0	0

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Sunset Beach</b>				
Homes	26	\$224	\$424,000	41
Condo	3	\$236	\$232,000	51
Townhouse	0	\$0	\$0	0
Lot	2	\$155,000	\$48,500	18

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Sunset Beach</b>				
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

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Ocean Isle Beach</b>				
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

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Ocean Isle Beach</b>				
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

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Calabash</b>				
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
<b>Calabash</b>				
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

HOME | 111 GULLEY COURT | SEA TRAIL PLANTATION

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



**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)**

## HOME | 565 SLIPPERY ROCK WAY | THE FARM AT BRUNSWICK

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



**Price: \$384,000**  
**Approx. Sq/ft: 2,246**  
**Bedrooms: 4**  
**Baths: 3**  
**Year Built: 2018**

This extremely well-kept home is ready to go for a new set of owners! With 3 bedrooms and 2 bathrooms downstairs, and a bonus room, 4th bedroom and additional bathroom upstairs, this home has plenty of space to suit your needs. The kitchen offers plenty of counter and cabinet space, a pantry, large island, and adjacent dining area that is large enough to accommodate a table of your choice. The primary bedroom will be your retreat at the end of the day with its private ensuite bathroom with walk-in shower, double vanity and large closet. With a living room downstairs, and bonus room upstairs, there is a choice of lounging areas and the opportunity for a recreation room, "man cave," or separate guest area.

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

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

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



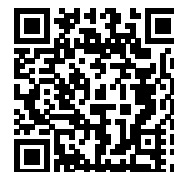
**Price: \$639,900**  
**Approx. Sq Ft: 2,485**  
**Beds: 3**  
**Baths: 3**  
**Year Build: 2016**

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)**

## HOME | 2105 CASTLEBRIDGE COURT NW | SPRING MILL PLANTATION

**CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 • EMAIL: [CAROLINACOLLEEN@GMAIL.COM](mailto: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](http://www.SpringMillRealEstate.com)**

## HOME | 948 BOURNE DRIVE SW | CHATHAM GLENN

**CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 • EMAIL: [CAROLINACOLLEEN@GMAIL.COM](mailto: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](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: \$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](http://www.CalabashHomes.com)**

## HOME | 877 BOURNE DRIVE | CHATHAM GLENN

**CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 • EMAIL: [CAROLINACOLLEEN@GMAIL.COM](mailto: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](http://www.CarolinaColleen.com)**

CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 • EMAIL: [CAROLINACOLLEEN@GMAIL.COM](mailto: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 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.SeaTrailHomes.com](http://www.SeaTrailHomes.com)

## PROPERTY FOR RENT

CONDO | 10168 BEACH DRIVE SW 4303 | CAROLINA SHORES RESORT

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



Rent: \$1,300  
Approx. Sq Ft: 860  
Beds: 2  
Baths: 2  
Term: Until end of March

This fully furnished 2 bedroom, 2 bath condominium located in the heart of Calabash is ready for a new tenant. 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)

# 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:** Pending

---

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

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

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# EVENTS & ACTIVITIES

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

## MOSAIC GARDEN STEPPING STONE

Date: Monday, January 27, 2025

Time: 11:00 AM - 1:00 PM

Location: Seascape Designs

Address: 7026 Beach Dr SW, OIB, NC

Come create a colorful stepping stone for your garden! Stones are 12" in diameter and you will be provided with all the tools necessary to make your yard Pop! Grout color choices include black, brown, light gray, dark gray and tan.

## 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!

## 3RD ANNUAL SOUPER SATURDAY

Date: Saturday, February 1, 2025

Time: 5:00 PM - 7:00 PM

Location: Museum of Coastal Carolina

Address: 21 E 2nd St OIB, NC 28469

Does a gathering to sample soups from local cooks sound like a great way to spend a coastal winter evening? We think so! If you agree, join us for our 3rd Annual SOUPER Saturday.

## LASER MUSIC SHOW- LASER BOWIE

Date: Saturday, February 1, 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 cue-light effects, and star projector effects as a backdrop for some of the biggest and most beloved hits in music.

## 7TH YEAR ANNIVERSARY @ MAKAI

Date: Sunday, February 2, 2025

Time: 1:00 PM - 7:00 PM

Location: Makai Brewery

Address: 5850 Ocean Highway West, OIB

It's time to celebrate 7 incredible years of Makai Brewing Company and we want

YOU to be a part of it! If you haven't experienced our anniversary party yet, NOW is the perfect time to join in the fun! We're throwing a day full of amazing live music, mouthwatering food, and, of course, refreshing craft beers brewed right here in Ocean Isle Beach.

## HOUSE YOGA

Date: Sunday, February 2, 2025

Time: 11:00 AM

Location: Pour House

Address: 4802 Main Street, Shallotte

Come as you are! This is a 10-week special of beginner-friendly yoga practice, to bring us together for some gentle movement and mindfulness on the mat. We will be meeting for 55 mins. of Yoga instruction with Kathryn, before the Pour House opens for the day.

## 35TH ANNUAL ST. PATRICK'S DAY PARADE AND FESTIVAL

Date: Saturday, March 15, 2025

Time: 9:00 AM - 4:00 PM

Location: North Myrtle Recreation

Address: 781 Main St, NMB, SC 29582

North Myrtle Beach welcomes you to a sea of green! The St. Patrick's Day Parade is the largest on the Grand Strand with over 100 parade entries and a long history of fun. Masses of people line Main Street each year to get a glimpse of this awesome parade. Be sure to set up by 8:30 AM with your friends, family, chairs, blankets, and golf carts. You don't want to miss this two-hour event.

## FIBBER MCGEES ST. PATRICK'S DAY CELEBRATION

Date: Saturday, March 15, 2025

Time: 11:30AM - 3:30PM

Location: Fibber McGees

Address: 1780 Queen Anne Unit 1, SB NC

Come celebrate our 16th year @ the best Irish Tavern in Sunset Beach! Come dance, sing, drink and eat delicious Irish fare with Thefab2 playing your favorites! Slainte

## RUN SUNSET BEACH

Date: Saturday, April 12, 2025

Location: Sunset Beach

Website: [www.coastalraceproductions.com/race/run-sunset-beach/](http://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	Tide	Height	Time	Tide	Height	Time	Tide	Height
1	01:50 AM	0.3	1	03:57 AM	0.4	16	10:39 AM	0.4
2	03:34 AM	0.3	2	05:58 AM	0.3	17	12:34 AM	0.7
3	05:15 AM	0.2	3	08:03 AM	0.1	18	04:43 AM	1.0
4	07:00 AM	0.1	4	10:12 AM	0.0	19	08:52 AM	1.3
5	08:50 AM	0.0	5	12:24 AM	-0.1	20	12:57 AM	1.6
6	10:45 AM	-0.1	6	02:38 AM	-0.2	21	03:10 AM	1.8
7	12:55 AM	-0.2	7	04:55 AM	-0.3	22	05:24 AM	1.9
8	01:10 AM	-0.2	8	07:15 AM	-0.4	23	07:40 AM	2.0
9	03:30 AM	-0.1	9	09:38 AM	-0.3	24	10:00 AM	2.1
10	05:55 AM	0.0	10	12:03 PM	-0.2	25	12:24 PM	2.2
11	08:25 AM	0.1	11	03:30 PM	-0.1	26	02:48 PM	2.3
12	10:55 AM	0.2	12	06:50 PM	0.0	27	05:15 PM	2.4
13	13:20 AM	0.3	13	10:05 PM	0.1	28	07:45 PM	2.5
14	15:45 AM	0.4	14	01:15 AM	0.2	29	10:15 PM	2.6
15	18:10 AM	0.5	15	04:25 AM	0.3	30	12:45 PM	2.7
16	20:35 AM	0.6	16	07:35 AM	0.4	31	03:15 PM	2.8
17	23:00 AM	0.7	17	10:45 AM	0.5			
18	00:25 AM	0.8	18	13:55 AM	0.6			
19	02:50 AM	0.9	19	17:05 AM	0.7			
20	05:15 AM	1.0	20	20:15 AM	0.8			
21	07:40 AM	1.1	21	23:25 AM	0.9			
22	10:05 AM	1.2	22	02:35 AM	1.0			
23	12:30 AM	1.3	23	05:45 AM	1.1			
24	01:55 AM	1.4	24	08:55 AM	1.2			
25	03:20 AM	1.5	25	12:05 PM	1.3			
26	04:45 AM	1.6	26	05:15 PM	1.4			
27	06:10 AM	1.7	27	08:25 PM	1.5			
28	07:35 AM	1.8	28	11:35 PM	1.6			
29	09:00 AM	1.9	29	01:45 AM	1.7			
30	10:25 AM	2.0	30	04:55 AM	1.8			
31	11:50 AM	2.1	31	08:05 AM	1.9			

April			May			June		
Time	Tide	Height	Time	Tide	Height	Time	Tide	Height
1	01:50 AM	0.3	1	03:57 AM	0.4	16	10:39 AM	0.4
2	03:34 AM	0.3	2	05:58 AM	0.3	17	12:34 AM	0.7
3	05:15 AM	0.2	3	08:03 AM	0.1	18	04:43 AM	1.0
4	07:00 AM	0.1	4	10:12 AM	0.0	19	08:52 AM	1.3
5	08:50 AM	0.0	5	12:24 AM	-0.1	20	12:57 AM	1.6
6	10:45 AM	-0.1	6	02:38 AM	-0.2	21	03:10 AM	1.8
7	12:55 AM	-0.2	7	04:55 AM	-0.3	22	05:24 AM	1.9
8	01:10 AM	-0.2	8	07:15 AM	-0.4	23	07:40 AM	2.0
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11	08:25 AM	0.1	11	03:30 PM	-0.1	26	02:48 PM	2.3
12	10:55 AM	0.2	12	06:50 PM	0.0	27	05:15 PM	2.4
13	13:20 AM	0.3	13	10:05 PM	0.1	28	07:45 PM	2.5
14	15:45 AM	0.4	14	01:15 AM	0.2	29	10:15 PM	2.6
15	18:10 AM	0.5	15	04:25 AM	0.3	30	12:45 PM	2.7
16	20:35 AM	0.6	16	07:35 AM	0.4	31	03:15 PM	2.8
17	23:00 AM	0.7	17	10:45 AM	0.5			
18	00:25 AM	0.8	18	13:55 AM	0.6			
19	02:50 AM	0.9	19	17:05 AM	0.7			
20	05:15 AM	1.0	20	20:15 AM	0.8			
21	07:40 AM	1.1	21	23:25 AM	0.9			
22	10:05 AM	1.2	22	02:35 AM	1.0			
23	12:30 AM	1.3	23	05:45 AM	1.1			
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25	03:20 AM	1.5	25	12:05 PM	1.3			
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29	09:00 AM	1.9	29	01:45 AM	1.7			
30	10:25 AM	2.0	30	04:55 AM	1.8			
31	11:50 AM	2.1	31	08:05 AM	1.9			

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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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