

# BEACH REAL ESTATE GUIDE

Sunset Beach ■ Ocean Isle Beach ■ Calabash ■ Carolina Shores

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

9875 TRANQUILITY LANE SW, SUNSET BEACH  
PRICE: \$449,000 3 BEDS | 2 BATHS



Ocean Isle Beach

Sunset Beach



Unit 3005

155 ROYAL POSTE ROAD #3005, SUNSET BEACH  
PRICE: \$249,900 2 BEDS | 2 BATHS

# SILVER COAST PROPERTIES TEAM



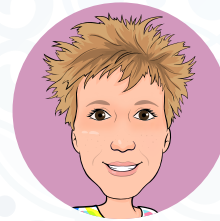
Bill Anderson



Joy Anderson



Darren Bouley



Colleen Teifer



Makayla Fenske

**Silver Coast Properties** is a full-service real estate brokerage providing sales and marketing support to southeastern North Carolina residents, as well as comprehensive buyer support including property evaluation, negotiations, and acquisition. Our commitment to clients has resulted in a sterling reputation with thousands of satisfied real estate buyers and sellers.

## SELLER SERVICES

Silver Coast Properties is more than a real estate company, we are your technology and marketing partner. We provide our real estate listing clients with access to the latest in cutting-edge technology to make their property stand out from the competition.

More than 98% of would-be buyers begin by investigating communities and real estate online. We capitalize on this trend for our clients by employing the latest 3-D virtual tour technology, professional photography, aerial photography and custom website development for each home.

Many large national brokerages flout their size as the reason you should list your property with them. The reality is the Internet has given the advantage to small dynamic companies. In fact, the data indicates that less than 10% of the time, properties are sold by the same listing company.

Our boutique-style brokerage provides the individualized service that our clients expect from a business partner. Silver Coast Properties possesses the knowledge and market acumen to communicate the benefits of your home to would-be buyers.

Many firms will enter your home in the MLS and wait for a buyer. We are actively engaged in the process of marketing your home online and through a network of marketing channels. Boasting more than 20 top ranking websites, we are uniquely poised to market and sell your property.

*Call us at (800) 975-6024 for a confidential, no-pressure discussion about our services and market conditions.*

## BUYER SERVICES

Our area offers a diverse collection of real estate options appealing to individuals and families interested in a full-time residence, second home or beach getaway. The real estate products support a variety of needs and budgets. We are here to help you understand the myriad of options and advise you which is the best choice based on your needs.

### New Home Construction

Sunset Beach is a desirable seaside location and continues to offer new home construction on both privately owned and developer owned lots. We are here to support you throughout the new home construction process. Building a home can be a very rewarding experience, allowing the homeowner the ability to tailor the home to their tastes and lifestyle. Our team is here to offer as much or as little assistance as you need based on your knowledge, experience comfort level with building a home. The Silver Coast Properties team provides the same assistance as if the owner were purchasing a pre-owned home. And, like a pre-owned home, our agency is compensated by the seller/

builder to help both parties achieve their desired goals.

### Custom Home Building Lots

Silver Coast Properties provides essential services to help our clients identify, evaluate, and purchase a building lot. Our experienced team will help you identify the best fit for your needs and budget, as well as avoid those areas that are more susceptible to flooding, have disadvantaged locations or may require higher lot preparation and construction costs.

We support our clients with reputable builder recommendations and hold your hand through the building process. With more than a decade of experience helping with new construction our team is here to be a pivotal ally in turning your custom dream home into a reality.

Our professional support includes, but is not limited to:

- Identifying the perfect lot
- Sourcing a qualified home designer/architect

- Evaluating and selecting a local builder
- Providing recommendations for home features based on our years of experience
- Coordinating a transition rental while you build—depending on your needs

### Pre-owned Homes, Townhouses and Condominiums

Pre-owned homes are a convenient option for our clients that don't have the time to build or don't wish to go through the building process. The availability of pre-owned homes varies through the year with the spring and fall historically being the more active real estate markets. However, the expectation of a busy season has changed in the last few years because of a steady stream of new residents investigating and falling in love with our desirable seaside location.

*Call us at (800) 975-6024 for a confidential, no-pressure discussion about our services and market conditions.*

# TOP LOCAL COMMUNITIES

## SUNSET RIDGE

Ocean Isle Beach, North Carolina



### COMMUNITY AMENITIES

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

### COMMUNITY PROFILE

<b>Total Build-Out:</b> 400	<b>Local Beach:</b> Sunset Beach
<b>Completed Homes:</b> 400	<b>Time to Beach:</b> 5 Minutes
<b>Total Acreage:</b> 300	<b>Real Estate Offered:</b> Homes, Townhouse
<b>Website:</b> <a href="http://www.sunsetridgenchomes.com">www.sunsetridgenchomes.com</a>	<b>Starting Home Prices:</b> 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



## FEBRUARY 2025 SALES DATA

## VERSUS

## FEBRUARY 2024 SALES DATA

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Carolina Shores</b>				
Homes	15	\$181	\$372,500	102
Condo	0	\$0	\$0	0
Townhouse	2	\$190	\$280,000	122
Lot	1	\$206,000	\$35,000	2
<b>Sunset Beach</b>				
Homes	26	\$213	\$375,000	30
Condo	5	\$240	\$283,000	109
Townhouse	1	\$200	\$405,000	108
Lot	1	\$339,000	\$95,000	48
<b>Ocean Isle Beach</b>				
Homes	21	\$301	\$613,000	163
Condo	3	\$381	\$418,500	35
Townhouse	1	\$189	\$270,000	93
Lot	10	\$1,200,000	182,000	137
<b>Calabash</b>				
Homes	22	\$211	\$411,000	67
Condo	1	\$167	\$210,000	17
Townhouse	4	\$163	\$248,500	65
Lot	7	\$193,000	\$49,000	318

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Carolina Shores</b>				
Homes	7	\$190	\$342,000	48
Condo	0	\$0	\$0	0
Townhouse	0	\$0	\$00	0
Lots	0	0	0	0
<b>Sunset Beach</b>				
Homes	10	\$300	\$561,500	174
Condo	6	\$222	\$260,500	105
Townhouse	2	\$242	\$630,000	125
Lots	3	\$1,400,000	\$511,500	81
<b>Ocean Isle Beach</b>				
Homes	18	\$322	\$695,500	42
Condo	2	\$397	\$547,500	61
Townhouse	3	\$291	\$557,500	89
Lots	15	\$866,500	\$253,500	203
<b>Calabash</b>				
Homes	26	\$185	\$411,500	89
Condo	3	\$185	\$235,500	134
Townhouse	2	\$169	\$289,950	145
Lots	7	\$188,000	\$43,500	501

## 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: \$539,900**  
**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 | 155 ROYAL POSTE ROAD UNIT 3005 | SEA TRAIL PLANTATION

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



**Price: \$249,900**  
**Approx. Sq/ft: 867**  
**Bedrooms: 2**  
**Baths: 2**  
**Year Built: 1999**  
**Setting: Golf Course**

This third floor Royal Poste golf front condo in the vibrant community of Sea Trail is ready for a new owner! Freshly painted and with new LVP flooring, this unit is ready for your furnishings and decor. This is a very efficient floor plan, with a Villa and mini-suite side. The Villa side boasts a living room, dining area, kitchen, primary bedroom, primary bathroom and closet and a stackable washer and dryer.

There is a lockout door between the two sides should you choose to either rent one side or allow your guests to use their own entrance. The mini suite side contains the guest bedroom and bathroom. If you have been waiting for a golf and beach getaway overlooking the fairway at a reasonable price, then you are in luck! Condo owners receive all of the amenities that Sea Trail has to offer.

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

# HOME | 1653 MOCKINGBIRD LANE SW, OCEAN ISLE BEACH

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



**Price: \$337,900**  
**Approx. Sq/ft: 1,064**  
**Bedrooms: 2**  
**Baths: 2**  
**Year Built: 2020**

A delightful 2-bedroom, 2-bath modular home nestled in the highly sought-after Shangrila residential community of Ocean Isle Beach, North Carolina. Built in 2020, this well-maintained home offers the perfect blend of modern comfort and coastal charm. Step inside to discover an inviting open floor plan filled with natural light, ideal for both relaxing and entertaining. The spacious living area seamlessly connects to a stylish kitchen featuring stainless steel appliances, and attractive cabinetry. The home is being offered mostly furnished, making it move-in ready for its new owners. Enjoy your mornings on the welcoming front porch, sipping coffee and soaking in the coastal breeze.

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



## HOME | 1193 CLARIDAY ROAD SW | CALABASH

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



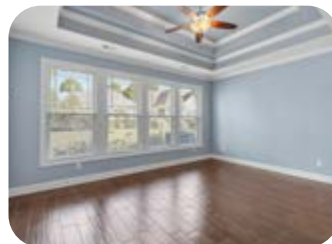
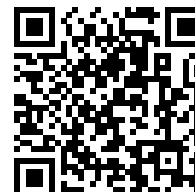
**Price: \$182,000**  
**Approx. Sq/ft: 1,064**  
**Bedrooms: 3**  
**Baths: 2**  
**Year Built: 2019**

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: \$598,700**  
**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)**

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



Price: \$449,000  
Heated Sq Ft: 1,676  
Bedrooms: 3  
Baths: 2

This open and airy home boasts high level finishes and a modern color palette. These conscientious owners have taken excellent care of this home and added several custom features. The finishes throughout this home are high end, including LVP in the living areas, upgraded carpet in the bedrooms, tray ceilings in the living room and primary bedroom, customized lights and fans, custom vanities and marble counters in both bathrooms, and plantation shutters. The spacious living room is open to the kitchen and dining area, offering very usable living and entertaining space. An electric fireplace with shiplap accent wall adorns the living room as well. Those who love to cook will enjoy this kitchen, complete with a large island, plenty of counter and cabinet space, stainless steel appliances, and a pantry. The primary suite is your retreat at the end of the day, offering tray ceilings, an exquisite primary bathroom with large tiled shower, frameless glass doors, and a large custom closet.

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

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



Price: \$419,900  
Approx. Sq/ft: 2,158  
Bedrooms: 3  
Baths: 3  
Built: 2005  
Lot Size: .39

This bright and airy, one-floor home offers plenty of space with a gracious living room, 3 bedrooms, 3 full bathrooms, an eat-in kitchen, a generous screened porch and patio, and sizable, fenced yard with shed. Vaulted ceilings in the living room and an abundance of windows allow light to pour into this home. All of the bedrooms are spacious and allow for traditional bedroom furniture. There is no carpet in this home, as all floors are either tile or LVP. The HVAC system was just replaced in January 2025 and a Rinnai tankless propane water heater was installed in 2023. Many of the appliances have also been recently replaced within the past 3 years. For an additional sense of security, there is a whole home warranty good through July 2025 that will transfer to the new owner. Community amenities include a clubhouse with fitness room, outdoor pool, basketball court and dog park.

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: \$235,000**  
**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 | 6814 W LINDLEY LANE SW | CAMERON WOODS

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



**Price: \$397,900**  
**Approx. Sq/ft: 1,716**  
**Bedrooms: 3**  
**Baths: 2**  
**Year Built: 2020**

Welcome to 6814 W. Lindley Lane in the gated community of Cameron Woods in beautiful Ocean Isle Beach. There is literally nothing that requires attention here as the home is in excellent condition and offers an extremely livable floor plan with comfortable space. The vaulted ceilings in the living area contribute to the light and airy feel. The kitchen offers plenty of storage with a generous amount of cabinetry and a spacious pantry. The large island is perfect for entertaining or providing workspace during meal preparation. With the primary bedroom on one side of the home, and the guest bedrooms on the other, the split floor plan means that guests and owner(s) alike will have their privacy. Imagine enjoying your morning coffee or an adult beverage on the screened porch. The yard is a generous size and the wooded buffer in the rear provides privacy.

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

## HOME | 212 OLDE OAK LANE | SEA TRAIL PLANTATION

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



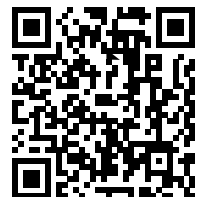
**Price: \$455,000**  
**3 Beds | 2 Baths**  
**Year Built: 1995**  
**Approx. Sq Ft: 1,711**

This solidly built, custom home in the vibrant community of Sea Trail is ready for a new set of owners! Thoughtfully constructed and well cared for, this one story, 3 bedroom, 2 bathroom home boasts an open floor plan and large, deep lot on a beautiful tree-lined street. The split floor plan allows owners their privacy when guests visit, as the guest bedrooms are on the opposite side of the home. The spacious living room with its vaulted ceiling is open to the dining area and kitchen. A true foyer area with coat closet allows company to enter without parading straight into the kitchen or living room. The generously sized primary bedroom will accommodate a traditional bedroom set easily. A hidden surprise awaits in the living room behind the large, mirrored sliding doors. The built-in desk area was constructed so it could be hidden from view. Imagine yourself sitting in the sunroom or on the deck, enjoying your morning coffee or evening beverage, looking out over your lushly landscaped backyard!

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

## 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: \$429,000**  
**Approx. Sq/ft: 2,195**  
**Bedrooms: 3**  
**Baths: 2**  
**3 Rent-able 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.TheJoyfulBrokers.com](http://www.TheJoyfulBrokers.com)**

# LAND FOR SALE

## LAND • OCEAN RIDGE PLANTATION

### 6440 Waterbrook Way SW, Ocean Isle Beach



**Price:** \$55,000  
**Acres:** .40  
**MLS ID:** 100491920  
**Status:** PENDING

---

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

### 6428 Castlebrook Way SW, Ocean Isle Beach



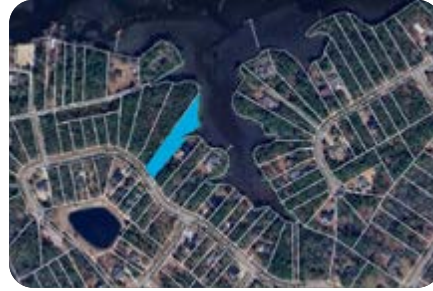
**Price:** \$124,400  
**Acres:** .32  
**MLS ID:** 100466259  
**Status:** Active

---

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

## LAND • OYSTER HARBOUR

### 3440 Eagle Crest Drive SW, Supply, 28462



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

---

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

## LAND • SEA TRAIL PLANTATION

### 209 Planters Ridge Drive, Sunset Beach, 28468



**Price:** \$108,000  
**Acres:** .30  
**MLS ID:** 100496774  
**Status:** Active

---

**Contact:** Colleen Teifer  
**Cell:** (609) 868-2393  
Carolinacolleen@gmail.com

### Lot 43 Kings Trail, Sunset Beach, 28468



**Price:** \$199,000  
**Acres:** .49  
**MLS ID:** 100485788  
**Status:** Active

---

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

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

**Call: 800.975.6024**

# EVENTS & ACTIVITIES

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

## TOUCH TANK FEEDING

Date: Friday, March 28, 2025

Time: 11:00AM - 12:00PM

Location: Museum of Coastal Carolina

Address: 21 East 2nd Street, OIB

Plan to join us, and, with staff and trained volunteer assistance, you can:

\* GENTLY touch some of our resident sea creatures and learn more about them

\* Watch trained volunteers feed the animals

## BUBBLES & BARRE

Date: Saturday, March 29, 2025

Time: 1:00 PM

Location: Pelican's Perch

Address: 8 E Second St, OIB, NC

Bubbles & Barre is a super fun way to try a new workout and enjoy a glass of champagne after! A really great way to mix and mingle on OIB! Barre class is a low-impact, high-intensity workout that blends ballet-inspired movements with Pilates, yoga, and strength training for full-body toning.

## PIRATES, MERMAIDS & FUN, OH MY!

Date: Saturday, March 29, 2025

Time: 5:00 PM - 9:00 PM

Location: Sea Trail Resort Center

Address: 75 Clubhouse Road, Sunset Beach

Join us at the shore party of the season as we embark on a journey of Aces casino games, cigar lounge, food, cocktails/mocktails, dancing, live music by Parlay, and Motley Tones, magic, sword play, aerial & flame twirlers, raffles, laughter, costume contest and endless pirate fun for everyone over age of 18. Cocktail attire or pirate garb welcome!

## HOUSE YOGA

Date: Sunday, March 30, 2025

Time: 11:00AM - 12:00PM

Location: Pour House

Address: 4802 Main Street, Shallotte NC

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.

## AZALEA FESTIVAL

Date: April 4- 6, 2025

Time: 9:00 AM - 4:00 PM

Location: Wilmington

Address: N Front St., Wilmington NC

We will be at the NC Azalea Festival

spreading the word of our cause and purpose. Come out and support us as well as many other local businesses. Join the biggest celebration of the North Carolina Azalea Festival- our annual Parade! Watch beautiful floats, giant balloons, marching bands, and more as they take to 3rd Street and strut!

## MYRTLE BEACH FOOD TRUCK FESTIVAL

Date: April 11-13, 2025

Time: 12:00 PM - 8:00 PM

Address: 2501 N Kings Hwy, Myrtle Beach, SC 29577

The Myrtle Beach Food Truck Festival will be held in downtown Myrtle Beach on April 11-13, 2025. The largest food truck event in South Carolina with over 90 food vendors and over 20 craft vendors. Over 1500 free onsite parking spaces.

## 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.

## 25TH ANNUAL BASH AT THE BEACH CAR SHOW

Date: Saturday, April 19, 2025

Time: 8:00 AM - 3:00 PM

Location: Shallotte Home Depot

Address: 150-1 Shallotte Crossing Pkwy,

Shallotte, NC 28470

Registration is 8am - Noon

Entry fee is \$25.00

50/50 Raffle

## SOUTHPORT SPRINGFEST

Date: Saturday, April 19, 2025

Time: 10:00 AM - 6:00 PM

Location: Downtown Southport

Address: 101 W Moore St, Southport, NC 28461

This cherished community tradition, which began in the 90's, has become a cornerstone of Southport's springtime celebrations. Springfest features a vibrant mix of activities for all ages, including live musical entertainment, handmade arts and crafts, children's activities, plants for sale, and delicious food vendors.



# 2025 Tide Chart

January			February			March		
Time	Height		Time	Height		Time	Height	
1 01:50 AM 0.3	16 10:30 AM 0.4	1 03:57 AM 0.4	16 10:30 AM 0.4	1 03:57 AM 0.4	16 10:30 AM 0.4	1 03:57 AM 0.4	16 10:30 AM 0.4	1 03:57 AM 0.4

April			May			June		
Time	Height		Time	Height		Time	Height	
1 01:50 AM 0.3	16 10:30 AM 0.4	1 03:57 AM 0.4	16 10:30 AM 0.4	1 03:57 AM 0.4	16 10:30 AM 0.4	1 03:57 AM 0.4	16 10:30 AM 0.4	1 03:57 AM 0.4

## BUSINESS HIGHLIGHT

### MEET STYLIST RYLEE STYERS



**UNIQUE  
MODERN  
COASTAL  
HOME DECOR**



I really enjoy giving haircuts that bring out people's best features. Being a naturally curly girl myself, I enjoy doing perms so others can be curly girls too! I love using my creativity to design event hairstyles for my clients' big days, like prom, family photos, weddings, & more. I want to make my clients feel & look their best. Life isn't perfect, but your hair can be!

**10% OFF ANY SERVICE FOR NEW CLIENTS**

We have lots to offer, furniture, wall art, bedding, home decor & so much more.

Contact Rylee today to learn more about her services or book an appointment online.

WWW.COASTALHOUSEHOMEDECOR.COM  
TEL: 910.579.2256

Tel: 910.690.4263  
Email: ryleestyers@gmail.com  
Book: www.oceanshairstudio.com



# TOWN CONCERTS & MOVIES

## OCEAN ISLE BEACH 2025 CONCERT SERIES FRIDAYS

AT TOWN CENTER PARK, 11 E SECOND ST, 6:30 PM TO 8:00 PM  
In the case of inclement weather, concerts on that date may be cancelled.

<b>MAY 25</b>	<b>THE MAIN EVENT BAND</b>
<b>JUNE 6</b>	<b>CHRISTINE MARTINEZ</b>
<b>JUNE 13</b>	<b>THE ENTERTAINERS</b>
<b>JUNE 20</b>	<b>THE TONEZ</b>
<b>JUNE 27</b>	<b>BLACKWATER BAND</b>
<b>JUNE 30</b>	<b>THE EXTRAORDINAIRES</b>
<b>JULY 11</b>	<b>THE CATALINAS</b>
<b>JULY 18</b>	<b>CHOCOLATE CHIP &amp; COMPANY</b>
<b>JULY 25</b>	<b>TOO MUCH SYLVIA</b>
<b>AUGUST 1</b>	<b>BAND OF OZ</b>
<b>AUGUST 8</b>	<b>GARY LOWDER &amp; SMOKIN HOT</b>
<b>AUGUST 15</b>	<b>THE EMBERS FT. CRAIG WOODARD</b>
<b>AUGUST 22</b>	<b>SPECIAL OCCASION BAND</b>
<b>AUGUST 31</b>	<b>CONTINENTAL DIVIDE</b>

**BEACH AND COMMUNITY SPECIALIST**  

[www.silvercoastnc.com](http://www.silvercoastnc.com)  
[info@silvercoastnc.com](mailto:info@silvercoastnc.com)  
 Tel: 800.975.6024

## OCEAN ISLE BEACH MOVIES IN THE PARK

**FREE**

\*Weather Permitting

**MOVIE  
NIGHT**

Summer 2025

Wednesdays at the Town Center Park beginning at dusk. 11 E. 2nd Street, Ocean Isle Beach. Food vendors will be available. Bring a chair and a blanket to enjoy a movie under the stars.

**Wednesday, May 21st**  
Adventures of Rufus: The Fantastic Pet  
**Wednesday, May 28th**  
Alexander & the Terrible, Horrible, No Good, Very Bad Day  
**Wednesday, June 4th**  
Despicable Me 3  
**Wednesday, June 11th**  
Hotel Transylvania: Transformania

**Wednesday, June 18th**  
A Dog's Way Home  
**Wednesday, June 25th**  
Under the Boardwalk  
**Wednesday, July 2nd**  
Playmobil: The Movie  
**Wednesday, July 9th**  
The Pirates! Band of Misfits

**Wednesday, July 16th**  
Surf's Up  
**Wednesday, July 23rd**  
The Tiger's Apprentice  
**Wednesday, July 30th**  
Planet 51  
**Wednesday, Aug 6th**  
The Croods  
**Wednesday, Aug 13th**  
Sinbad: Legend

 **SILVER COAST PROPERTIES**

Residential Real Estate Brokerage  
(800) 975-6024  
[www.silvercoastnc.com](http://www.silvercoastnc.com)

## SHALLOTTE SUMMER CONCERTS

JOIN US ON THURSDAY NIGHTS FOR OUR SHALLOTTE CONCERTS!  
 MULBERRY PARK, 123 MULBERRY ST. SHALLOTTE  
 7:00-9:00 PM  
 FREE & FAMILY FRIENDLY

<b>THE CATALINAS</b>	<b>JULY 3, 2025</b>
<b>TOO MUCH SYLVIA</b>	<b>JULY 10, 2025</b>
<b>CHOCOLATE CHIP &amp; COMPANY</b>	<b>JULY 17, 2025</b>
<b>THE TONEZ</b>	<b>JULY 24, 2025</b>
<b>THOMAS ROAD</b>	<b>JULY 31, 2025</b>
<b>JULIO &amp; THE SALTINES</b>	<b>AUGUST 7, 2025</b>
<b>THE ENTERTAINERS</b>	<b>AUGUST 14, 2025</b>
<b>BAND OF OZ</b>	<b>AUGUST 28, 2025</b>
<b>THE EXTRAORDINAIRES</b>	<b>SEPTEMBER 4, 2025</b>

\*Schedule subject to change. Not responsible for inclement weather and cancellations.\*

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[WWW.SILVERCOASTNC.COM](http://WWW.SILVERCOASTNC.COM) • 800.975.6024

## SUNSET BEACH CONCERT SERIES 2025

Weekly concerts scheduled on **Wednesdays** beginning on **May 28th** and continuing until **August 27th**. The Concerts will be held at the town park, 206 Sunset Boulevard North from 6:00 PM to 8:00 PM.

<b>Wednesday, May 28, 2025</b>	<b>North Tower Band</b>
<b>Wednesday, June 4, 2025</b>	<b>Rivermist</b>
<b>Wednesday, June 11, 2025</b>	<b>Mercenaires Band</b>
<b>Wednesday, June 18, 2025</b>	<b>Chocolate Chip &amp; Company</b>
<b>Wednesday, June 25, 2025</b>	<b>The Switch</b>
<b>Wednesday, July 2, 2025</b>	<b>The Extraordinaires</b>
<b>Wednesday, July 9, 2025</b>	<b>Band On Fire</b>
<b>Wednesday, July 16, 2025</b>	<b>Devin Dove Band</b>
<b>Wednesday, July 23, 2025</b>	<b>The Entertainers</b>
<b>Wednesday, July 30, 2025</b>	<b>JB &amp; The Get Down Browns</b>
<b>Wednesday, August 6, 2025</b>	<b>Julio &amp; The Saltines</b>
<b>Wednesday, August 13, 2025</b>	<b>Macdaddys</b>
<b>Wednesday, August 20, 2025</b>	<b>Too Much Sylvia</b>
<b>Wednesday, August 27, 2025</b>	<b>52ND Street Band</b>

\*Schedule subject to change. Not responsible for inclement weather and cancellations.\*

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