

BEACH REAL ESTATE GUIDE

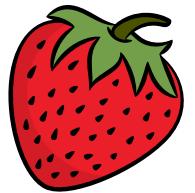
SUNSET BEACH • OCEAN ISLE BEACH • CALABASH • CAROLINA SHORES
COMMUNITY INFORMATION • ACTIVITIES • FEATURED REAL ESTATE
UPCOMING EVENTS • REAL ESTATE MARKET INFO



561 SLIPPERY ROCK WAY • THE FARM
PRICE: \$399,900 • 3 BEDS • 3 BATHS



STRAWBERRY & WINE FESTIVAL



WHEN: SUNDAY, APRIL 27, 2024
TIME: 12:00 PM TO 5:00 PM
LOCATION: SUNSET BEACH TOWN PARK
ADDRESS: 206 SUNSET BLVD. N,
SUNSET BEACH
VISIT OUR BOOTH #30!

GET READY FOR THE 2025 ANNUAL STRAWBERRY AND WINE FESTIVAL HOSTED BY THE OLD BRIDGE PRESERVATION SOCIETY. CELEBRATE SPRING IN STYLE WITH GREAT MUSIC, STRAWBERRIES, FOOD, AND DRINKS. COME GET TO KNOW US! ASK SOME QUESTIONS AND WE WILL BE HAPPY TO CHAT!



**SILVER COAST
PROPERTIES**

BEACH & COMMUNITY EXPERTS

7199 Beach Drive SW, Suite 5
Ocean Isle Beach, NC 28469

800.975.6024 • www.silvercoasnc.com

SILVER COAST PROPERTIES TEAM



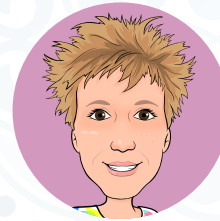
Bill Anderson



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

FEATURED LISTINGS

HOME • 561 SLIPPERY ROCK WAY • THE FARM AT BRUNSWICK

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



Price: \$399,900
Beds: 3 • Baths: 3
Year Built: 2017
Approx. Sq Ft: 2,486

This spacious, open concept home has been extremely well kept by its conscientious owners, and is ready to be YOUR home! The downstairs consists of the primary bedroom, one guest bedroom, two bathrooms, an office/flex room, laundry room, kitchen, dining area, and a very nicely sized living room. There is a second guest bedroom upstairs along with the bonus room and additional storage

closets. This is a very efficient and comfortable floor plan with plenty of space. The kitchen, dining area and living room are all adjacent to each other, offering plenty of space for entertaining or spending time with family. Plantation shutters adorn the windows, and even the slider that leads to the screened porch.

Learn more at www.TheFarmRealEstate.com

HOME • 208 BROOKWOOD PARK COURT • SEA TRAIL PLANTATION

CONTACT: BILL ANDERSON • CELL: 910-880-9475 • EMAIL: 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 molding, 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.

Learn More at www.TheJoyfulBrokers.com

HOME • 111 GULLEY COURT • SEA TRAIL PLANTATION

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



Price: \$529,900
Beds: 3 • Baths: 3
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. Surround sound is installed on the first floor, and the laundry room features custom cabinets as well.

Learn more at www.SeaTrailHomes.com

CONDOMINIUM • 155 ROYAL POSTE ROAD • UNIT 3005 • SEA TRAIL PLANTATION

CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 • EMAIL: 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.

Learn more at www.CarolinaColleen.com

HOME • 9442 OLD SALEM WAY NW • CALABASH • CROW CREEK

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



Price: \$1,067,000
3 Beds
5 Baths
Year Built: 2023
Approx. Sq Ft: 3,286

This stunning home with two primary suites and an oversized 3-car garage is loaded with high-end finishes. When you enter the double doors, you will be impressed with the open and airy living space with high, vaulted ceilings, linear fireplace with stone surround to the ceiling and grand sliding doors leading to the rear patio area. These very special doors can be opened completely, folded to the side, or left as-is to allow for a single door egress. Graced with engineered hardwood throughout and a modern color palette, this home is move-in ready for a new set of owners. The kitchen is ideal for those who love to prepare meals and/or entertain, with its massive island and plenty of counter space. The island contains additional storage with cabinets on the front side as well.

Learn more at www.CarolinaColleen.com

HOME • 1653 MOCKINGBIRD LANE SW • OCEAN ISLE BEACH • SHANGRILA

CONTACT: DARREN BOULEY • CELL: 910.431.7692 • EMAIL: 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

CONTACT: DARREN BOULEY • CELL: 910.431.7692 • EMAIL: 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, the popular Calabash riverfront and across the street from arguably the counties top golf course. This home offers 3-bedrooms, 2 full baths, has a beautiful yard and is in great condition. 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 offers county water and county sewer and gives you peace of mind knowing it doesn't require flood insurance. **Learn more at www.CalabashHomes.com**

SHALLOTTE & SUNSET BEACH CONCERTS

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

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

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

SILVER COAST PROPERTIES
Beach & Community Specialists
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.

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

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

SILVER COAST PROPERTIES
Beach & Community Specialists
www.silvercoastnc.com
800.975.6024

HOME • 9875 TRANQUILITY LANE SW • SUNSET BEACH • SEA WALK

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

HOME • 6814 W LINDLEY LANE SW • OCEAN ISLE BEACH • CAMERON WOODS

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



Price: \$395,900
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.

Learn more at www.CarolinaColleen.com

HOME • 932 CHARLOTTE AVENUE SW • CALABASH

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

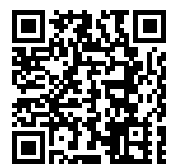


Price: \$229,900
Approx. Sq/ft: 1,539
Bedrooms: 3
Baths: 2
Year Built: 1999
Lot Size: .37

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 • 8322 BREAKES TRACE COURT • CAPE SIDE

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



Price: \$824,900
4 Beds | 4 Baths
Year Built: 2004
Approx. Sq Ft: 5,849

This is a home that absolutely must be seen to be appreciated. Nestled on a .45 acre cul-de-sac lot in the quaint and quiet community of Cape Side in Sunset Beach, this Whitney Blair custom built beauty is ready for a set of new owners. No detail has been overlooked in this home. With solid oak hardwood floors and 10 foot ceilings on the first floor, this home feels spacious and airy. The custom trim work and oversized crown moldings help create a feeling of luxury. The spacious kitchen, equipped with custom cabinetry, a large island, walk-in pantry, and upscale appliances make this kitchen a cook's or entertainer's dream. The 48 inch, 6 burner Kitchen Aid gas stove with griddle area is only two years old. There is even a built-in china cabinet around the corner for all of your occasional dishware and serving pieces. The presence of a formal dining room and an eat-in kitchen area, along with bar seating means that there is plenty of room for guests to gather.

Learn More at www.Carolinacolleen.com



UNIQUE MODERN COASTAL HOME DECOR

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

WWW.COASTALHOUSEHOMEDECOR.COM

TEL: 910.579.2256

If you are thinking
of buying a building
lot, then let's talk.
We are land experts.
Call: 800.975.6024

2025 WEEKLY FARMERS MARKETS

OCEAN ISLE BEACH

**SUMMER MARKET
BEGINS MAY 6
TUESDAYS**

9:00 AM - 1:00 PM

**3RD & 5TH WEST THIRD STREET
OCEAN ISLE BEACH NC**

SUNSET BEACH

**SUMMER MARKET
BEGINS APRIL 17, 2025
THURSDAYS**

9:00 AM - 1:00 PM

206 SUNSET BLVD N. SUNSET BEACH, NC

SHALLOTTE

MARKET ON MULBERRY

STARTS APRIL 26ND ENDS JUNE 21

DATES: 4/26, 5/10, 5/24, 6/7, 6/21

9:00 AM - 12:30 PM

123 MULBERRY STREET SHALLOTTE, NC

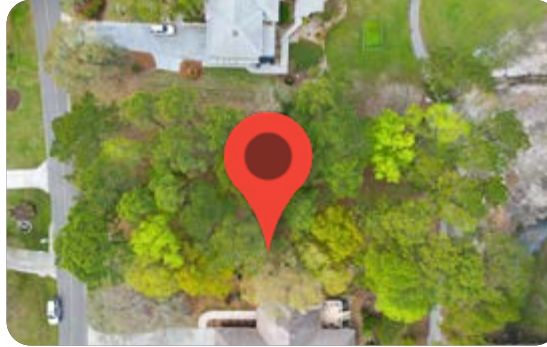
2025 Tide Chart

April				May				June			
Time	Height	Time	Height	Time	Height	Time	Height	Time	Height	Time	Height
1 04:31 AM 0.1	16 04:14 AM 1.1	34 05:15 AM 0.4	12 16 04:42 AM 1.1	34 05:15 AM 0.4	12 16 04:42 AM 1.1	34 05:15 AM 0.4	12 16 04:42 AM 1.1	34 05:15 AM 0.4	12 16 04:42 AM 1.1	34 05:15 AM 0.4	12 16 04:42 AM 1.1
10:29 AM 3.5	18 05:50 AM 4.4	34 06:14 AM 1.3	12 16 05:12 AM 1.3	34 06:14 AM 1.3	12 16 05:12 AM 1.3	34 06:14 AM 1.3	12 16 05:12 AM 1.3	34 06:14 AM 1.3	12 16 05:12 AM 1.3	34 06:14 AM 1.3	12 16 05:12 AM 1.3
10:54 PM 6.4	19 06:34 PM 5.2	35 11:44 PM 6.1	13 16 05:54 PM 6.1	35 11:44 PM 6.1	13 16 05:54 PM 6.1	35 11:44 PM 6.1	13 16 05:54 PM 6.1	35 11:44 PM 6.1	13 16 05:54 PM 6.1	35 11:44 PM 6.1	13 16 05:54 PM 6.1
2 05:27 AM 0.4	17 04:54 AM 1.3	40 06:14 AM 0.7	21 17 05:26 AM 1.1	40 06:14 AM 0.7	21 17 05:26 AM 1.1	40 06:14 AM 0.7	21 17 05:26 AM 1.1	40 06:14 AM 0.7	21 17 05:26 AM 1.1	40 06:14 AM 0.7	21 17 05:26 AM 1.1
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LAND FOR SALE

629 KINGS TRAIL • SUNSET BEACH • SEA TRAIL PLANTATION

Price: \$179,900
Acres: .48
MLS ID: 10049432
Status: Active
Contact: Bill Anderson
Cell: (910) 880-9475
livecoastalnc@gmail.com



LOT 43 KINGS TRAIL • SUNSET BEACH • SEA TRAIL PLANTATION

Price: \$199,000
Acres: .49
MLS ID: 100485788
Status: Active
Contact: Bill Anderson
Cell: (910) 880-9475
livecoastalnc@gmail.com



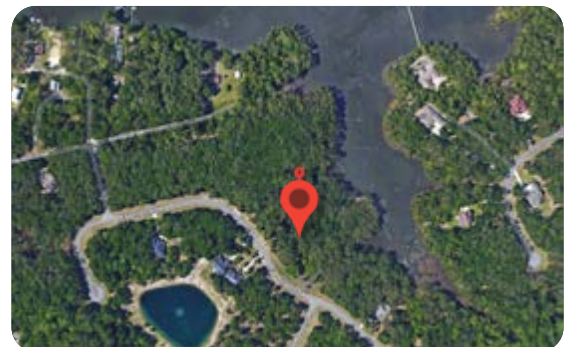
209 PLANTERS RIDGE DRIVE • SUNSET BEACH • SEA TRAIL PLANTATION

Price: \$108,000
Acres: .30
MLS ID: 100496774
Status: Active
Contact: Colleen Teifer
Cell: (609) 868-2393
Carolinacolleen@gmail.com



3440 EAGLE CREST DRIVE SW • SUPPLY • OYSTER HARBOUR

Price: \$119,000
Acres: 1.03
MLS ID: 100456064
Status: Active
Contact: Bill Anderson
Cell: (910) 880-9475
Email: livecoastalnc@gmail.com



EVENTS & ACTIVITIES

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

Touch Tank Feeding

Date: Friday, April 25, 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

Laser Beatles

Date: Friday, April 25, 2025

Time: 6:00 - 7:00 PM

Location: Ingram Planetarium

Address: 7625 High Market St, Sunset Beach

From their beginnings revolutionizing rock n roll, to their psychedelic era, this show visualizes the Beatles' music with energy and beauty. Set to incredible laser lights, the set list includes Twist and Shout, Hard Days Night, Strawberry Fields Forever and more.

Strawberry & Wine Fest 2025

Date: Sunday, April 27, 2025

Time: 12:00 PM - 5:00 PM

Location: Sunset Beach Town Park

Address: 700 Sunset Blvd N, Sunset Beach

Enjoy a day at the beautiful Sunset Beach Town Park and support Old Bridge Historical Society. Strawberries, shortcakes, wine, beer, BBQ, hotdogs and more. Select vendors. Mike's Garage Band will once again entertain the crowd. Bring your dancing shoes and a chair if you wish.

Sea Trail Garden Club Fashion Show

Date: Tuesday, April 29, 2025

Time: 10:00AM - 2:00PM

Location: Sea Trail Convention Center

Address: 211 Clubhouse Road #A, Sunset Beach

This year's event, "Sea Breeze Chic" will feature fashions by Island Breeze and The Sea Trail Golf Resort Pro Shop. This charity event will include lunch with a cash bar and lots of "chic" Raffle and Silent Auction items as well as a chance at Share-the-Wealth drawings.

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

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

Learn more at www.TheJoyfulBrokers.com

Cinco De Mayo Bash

Date: Friday, May 2, 2025

Time: 5:30 PM -8:30 PM

Location: Coastal Wine & Tap

Address: 20 East Second Street, OIB

Celebrate Cinco De Mayo weekend with CWT. Stone Salt and Lime Lager, taco pizza, Spanish red blend and live music by Rental Bike Kayak 5:30 to 8:30

Books & Brews: Book Swap Social

Date: Wednesday, May 14, 2025

Time: 4:00 PM - 7:00 PM

Location: Coastal Craft Beverage Company

Address: 10080 Beach Drive Calabash

Join us for a fun night of books and tasty brews. This is a monthly gathering for book enthusiasts of all kinds. Bring a gently used book to exchange with fellow attendees. Light snacks will be provided. Discover new reads and share a few of your favorites.

Spring Luau @ OIB Super Track

Date: Thursday, May 15, 2025

Time: 5:00 PM to 7:00 PM

Location: OIB Super Track & The Axe Shack

Address: 6428 Beach Drive SW, OIB 28469

Hosted by Bumblebee Digital Marketing in partnership with the Brunswick County Chamber of Commerce. This Spring Luau-themed After Hours Event is all about connecting with fellow local businesses and community members in a casual, relaxed setting. Whether you're a seasoned networker or new to the scene, this is a great opportunity to make meaningful connections and enjoy a night out!

Blue Crab Festival

Date: May 17-18, 2025

Time: 9:00 AM - 5:00 PM

Location: Little River

Address: 4468 Mineola Avenue, Little River, SC

Located at the Historic Little River Waterfront in Little



MEET STYLIST RYLEE STYERS

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!

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

10% OFF ANY SERVICE FOR NEW CLIENTS

Tel: 910.690.4263

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River, SC, the 43rd Annual World Famous Blue Crab Festival is one of the largest festivals in the Southeast. Bring your family & friends to enjoy fresh, local seafood from a waterfront restaurant or get your favorite festival food fix. Enjoy scenic views, live beach music, and shop for a unique souvenir or gift from a crafter. The World Famous Blue Crab Festival has consistently been awarded the Best Annual Event/Festival on the Grand Strand by readers of the Sun News newspaper for 8+ consecutive years. Satellite parking and shuttle available.

Online Advance Ticket, \$10 each

Day-of Admission (at the gate), \$10 each

Children 12 & Under Free

Car Show @ Makai

Date: Sunday, June 1, 2025

Time: 2:00 PM - 6:00 PM

Location: Makai Brewing Company

Address: 5850 Ocean Highway W, Ocean Isle Beach

Rev those engines and shine up those classics — it's time for Makai's Car Show Extravaganza! We're teaming up with our friends at Buzzed and Clipped for an epic afternoon full of cool rides, cold brews, and community vibes.



Turtle Time!

Presented by Sunset Beach Turtle Watch

Sundays

Starts June 8, 2025

**7PM at Sunset Properties Parking Lot
(Weather Permitting)**

Free & Featuring Sea Turtles!

Great Fun & Educational

www.sunsetbeachturtles.org

STUNNING CUSTOM HOME



9442 OLD SALEM WAY NW
CALABASH • CROW CREEK
PRICE: \$1,067,000
3 BEDS • 5 BATHS



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.

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

BEACH AND COMMUNITY SPECIALIST



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Tel: 800.975.6024

OCEAN ISLE BEACH MOVIES IN THE PARK

FREE

**MOVIE
NIGHT**

*Weather Permitting

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



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