

BEACH REAL ESTATE GUIDE

Sunset Beach Ocean Isle Beach Calabash Carolina Shores

TOP COMMUNITY INFORMATION • FEATURED REAL ESTATE
UPCOMING EVENTS • TIDE SCHEDULE • ACTIVITIES

NEW SANDPIPER BAY LISTING

LISTED FOR:
\$449,900

7394 BALMORE DRIVE | SANDPIPER BAY



600 Magnolia Drive | \$199,900
3 BED | 2 BATH | **SUNSET BEACH**



**CAROLINA SHORES
HOME FOR SALE**



1318 ARK ROYAL CT
\$439,900
3 BED | 2 BATH
SUNSET RIDGE

1002 CYPRESS SPRING | \$318,900
3 BED | 2 BATH | **CALABASH LAKES**



274 Persimmon Rd
List Price: \$439,900



SILVER COAST PROPERTIES TEAM



Bill Anderson



Joy Anderson



Darren Bouley



Kimberly Lank



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

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.

LOCAL COMMUNITIES

SUNSET RIDGE

Ocean Isle Beach, North Carolina



COMMUNITY AMENITIES

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

COMMUNITY PROFILE

Total Build-Out: 400	Local Beach: Sunset Beach
Completed Homes: 400	Time to Beach: 5 Minutes
Total Acreage: 300	Real Estate Offered: Homes, Townhouse
Website: www.sunsetridgenchomes.com	Starting Home Prices: High \$300s
2022 Annual HOA Fee: \$2,040	Starting Lot Prices: N/A
County Taxes (per \$100k): \$485 per \$100k	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

- 27 Holes of Golf (Dan Maples)
- Private residents center
- Tennis courts
- Pickleball courts
- Outdoor pool
- Fitness room
- Residents' lounge
- Clubs & organizations
- Outdoor spa
- Bocce Courts
- Screened Lanai
- Picnic area
- 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
2022 Annual HOA Fee: \$840 (Homes)	Starting Lot Prices: N/A
County Taxes (per \$100k): \$485 per \$100k	Starting Price Condo: Mid \$200s
City Taxes (per \$100k): \$160 per \$100k	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: 2,100	Local Beach: Sunset Beach
Completed Homes: 950-1,000	Time to Beach: 5 Minutes
Total Acreage: 1,800-2,000	Real Estate Offered: Homes, Lots
Website: www.OceanRidgePlantationHomes.com	Starting Home Prices: Low \$500s
2022 Annual HOA Fee: \$2,480	Starting Lot Prices: \$20s
County Taxes (per \$100k): \$485 per \$100k	Utilities: Public
City Taxes (per \$100k): N/A	Pools Allowed: Yes
Local Hospital: Novant/Brunswick Hospital	Hospital Distance: 12 Miles
Set Builder List: No	Set 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: 2,000	Local Beach: Sunset Beach
Completed Homes: 1,800	Time to Beach: 5 Minutes
Total Acreage: 2,000	Real Estate Offered: Homes, Townhouses, Building Lots, Condominiums
Website: www.seatrailhomes.com	Starting Home Prices: High \$300s
Annual Master HOA Fee: \$765	Starting Lot Prices: \$60s
County Taxes (per \$100k): \$485 per \$100k	Starting Price Condo: Mid \$200s
City Taxes (per \$100k): \$160 per \$100k	Starting Price Townhouse: Mid \$300s
Local Hospital: Novant/Brunswick Hospital	Hospital Distance: 12 Miles
Gated Neighborhood: No	Golf Carts Permitted on Roads: Yes

FEATURED REAL ESTATE

CALL (800) 975-6024 FOR MORE INFORMATION

HOME | SANDPIPER BAY | 7374 BALMORE DRIVE SW



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

Price: \$449,900
Approx. Sq/ft: 2,429
Bedrooms: 3
Baths: 2
Acre: 0.3
Year Built: 2004
Status: Active

If you have been waiting for a comfortably-sized, meticulously maintained home in the popular golf community of Sandpiper Bay, then you are in luck! Updates to this home include a new architectural shingle roof in 2019, tankless water heater in 2017, new sunroom in 2020, remodeled master bathroom with HUGE walk-in shower, new HVAC system in 2017, new storm doors in 2021 and more. This is an extremely comfortable floor plan with a large kitchen that is open to a gracious living room which in turn flows to a generous sunroom.

Visit www.sandpiperbayrealestate.com for more information



HOME | SUNSET RIDGE | 1318 ARK ROYAL COURT



Contact: Kim Lank | **Cell:** (910) 209-2342 | **Email:** kimberly@silvercoastnc.com

Price: \$439,900
Approx. Sq/ft: 1801
Bedrooms: 3
Baths: 2
Year Built: 2011
Setting: Pond Front
Status: Active

Beautiful home, amazing location! Situated in the popular neighborhood of Sunset Ridge, on a quiet cul-de-sac, just minutes from the white sandy beach of Sunset Beach island. This three bedroom/2 bathroom home has hardwood floors, granite countertops in the kitchen, crown moulding, and much more! Enjoy sitting in the spacious sunroom or the Three season screened porch while overlooking the water. Large kitchen with tall cabinets, and pull out drawers. Primary bedroom offers a walk in closet with built in cabinetry.

Visit www.SunsetRidgeNCHomes.com for more information



HOME | CAROLINA SHORES | 274 PERSIMMON RD

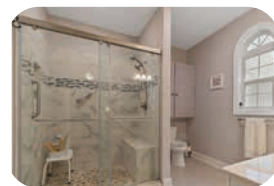


Contact: Colleen Teifer | **Cell:** (609) 868-2393 | **Email:** carolinacolleen@gmail.com

Price: \$439,000
Approx. Sq/ft: 2,242
Bedrooms: 3
Baths: 2.5
Acre: 0.5
Year Built: 2005
Status: Active

If you have been waiting for a spacious home on a half-acre lot in Carolina Shores, then you are in luck! This extremely functional floor plan offers three bedrooms and two bathrooms downstairs with a large bonus room and half-bath upstairs. In case you think the garage is not large enough, there is an additional, new shed with garage door and electricity as well!

Visit www.silvercoastnc.com for more information



HOME | CALABASH LAKES | 1002 CYPRESS SPRING CT



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

Price: \$318,900
Approx. Sq/ft: 1,496
Bedrooms: 3
Baths: 2
Acre: 0.4
Year Built: 2007
Status: Active

Welcome to Calabash Lakes! This very solidly built duet, situated on a large lot, is ready for a new owner! If you are looking for easy living near the beach, grocery stores, shopping, dining, healthcare and multiple recreation opportunities, then you are in luck! This three bedroom, two bathroom duet boasts a two-car garage and three-season room which overlooks one of the lakes in the community. All windows in the home have been replaced with brand new Andersen windows and new blinds!

Visit www.calabashlakesrealestate.com for more information

HOME | SEASIDE STATION | 600 MAGNOLIA DRIVE



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

Price: \$199,900
Approx. Sq/ft: 1,056
Bedrooms: 3
Baths: 2
Acre: 0.36
Year Built: 2020
Status: Active

Almost new 2020, 3 bedroom, 2 bath manufactured home located in Sunset Beach. You will love the convenient location to the beach. A short walk or golf cart ride will put your feet in the pristine sands of Sunset Beach. And, with a .36 acre lot backing to a pond, you'll love the setting and the privacy. This is a great opportunity for a beach getaway, rental property or forever home.

Visit www.silvercoastnc.com for more information

LAND • OCEAN RIDGE PLANTATION

227 Ocean Ridge Parkway, Ocean Isle Beach



Price: \$104,500
Acres: 0.51
MLS ID: 100306486
Status: Active

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

LAND • OCEAN RIDGE PLANTATION

6372 Blenheim Place, Ocean Isle Beach



Price: \$90,000
Acres: 0.36
MLS ID: 100333797
Status: Active

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

LAND • OCEAN RIDGE PLANTATION

521 Braeloch Point, Ocean Isle Beach



Price: \$119,000
Acres: 0.51
MLS ID: 100346607
Status: Active

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

LAND • OCEAN RIDGE PLANTATION

6445 Castlebrook Way, Ocean Isle Beach



Price: \$64,900
Acres: 0.37
MLS ID: 100338635
Status: Active

Contact: Kimberly Lank
Cell: (910) 209-2342
kimberly@silvercoastnc.com

LAND • OCEAN RIDGE PLANTATION

737 Highgate Place SW, Ocean Isle Beach



Price: \$26,500
Acres: 0.2
MLS ID: 100350990
Status: Active

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

LAND • OCEAN RIDGE PLANTATION

6793 Waterstone Crossing, Lot 25, Ocean Isle Beach



Price: \$119,900
Acres: 0.38
MLS ID: 100332299
Status: Active

Contact: Bill Anderson
Cell: (910) 209-2342
livecoastnc@gmail.com



1318 Ark Royal Court Sunset Ridge

Beautiful home, amazing location! Situated in the popular neighborhood of Sunset Ridge, on a quiet cul-de-sac, just minutes from the white sandy beach of Sunset Beach island. This three bedroom/2 bathroom home has hardwood floors, granite countertops in the kitchen, crown moulding, and much more! Enjoy sitting in the spacious sunroom or the Three season screened porch while overlooking the water. Large kitchen with tall cabinets, and pull out drawers. Primary bedroom offers a walk in closet with built in cabinetry. The primary bathroom consists of a tiled shower and split vanities around a spacious tub. Expanded garage for extra space. Sunset Ridge community has a clubhouse, pool and sidewalks throughout the neighborhood. Close proximity to area beaches, shopping, restaurants, grocery stores, North Myrtle Beach, and more!

\$439,900

3 Bedrooms | 2 Baths

Lot Size: .27 Acre

Sq/Ft: 1,801

Built: 2011

Contact me for more info:

Kimberly Lank

Tel: (910) 209-2342

kimberly@silvercoastnc.com

www.silvercoastnc.com



**SILVER COAST
PROPERTIES**



274 Persimmon Road SW Carolina Shores

If you have been waiting for a spacious home on a half-acre lot in Carolina Shores, then you are in luck! This extremely functional floor plan offers three bedrooms and two bathrooms downstairs with a large bonus room and half-bath upstairs. In case you think the garage is not large enough, there is an additional, new shed with garage door and electricity as well! The kitchen is open to the living room and dining room, providing a fantastic entertaining and living space. The kitchen was newly updated two years ago with all new cabinetry, quartz countertops, tile backsplash and all new appliances. The house was also freshly painted then, and bedroom carpets replaced. The master bathroom was also completely remodeled with a tiled, walk-in shower, and the laundry room contains a new washer and dryer as well.

\$439,900

3 Bedrooms | 2½ Baths

Lot Size: .5 Acre

Sq/Ft: 2,292

Built: 2005

Colleen Teifer

Realtor | Real Estate Broker

Tel: 609.868.2393

Carolinacolleen@gmail.com

www.carlinacolleen.com



**SILVER COAST
PROPERTIES**

1002 Cypress Springs Ct



Offer at: \$318,900
3 Bedrooms | 2 Baths
Waterview
Sq/Ft: 1,496
Built: 2007

Colleen Teifer
Tel: 609.868.2393

Learn More
carolinacolleen@gmail.com
calabashlakesrealestate.com
www.carolinacolleen.com



**SILVER COAST
PROPERTIES**

7394 BALMORE DRIVE SW | SUNSET BEACH

www.sandpiperbayrealestate.com



SANDPIPER BAY

If you have been waiting for a comfortably-sized, meticulously maintained home in the popular golf community of Sandpiper Bay, then you are in luck! Updates to this home include a new architectural shingle roof in 2019, tankless water heater in 2017, new sunroom in 2020, remodeled master bathroom with HUGE walk-in shower, new HVAC system in 2017, new storm doors in 2021 and more. This is an extremely comfortable floor plan with a large kitchen that is open to a gracious living room which in turn flows to a generous sunroom. Three bedrooms, a dedicated office and two bathrooms all on one floor make this an ideal arrangement of space. Sandpiper Bay is an extremely social and active community with first-rate amenities in Sunset Beach. This is a wonderfully convenient location, less than 10 minutes to the pristine sands of Sunset Beach, and near all of the town areas of Calabash, Sunset Beach, Ocean Isle Beach and Shallotte. All of your daily living needs can be obtained within a 15 minute ride. If you seek more, you are literally right between Myrtle Beach and Wilmington. You will be able to walk right into this home without work needing to be done.

\$449,900

3 Bedrooms | 2 Baths

Lot Size: .3 Acre

Sq/Ft: 2,429

Built: 2004

Community: Sandpiper Bay

Colleen Teifer

Tel: 609.868.2393

Carolinacolleen@gmail.com

www.carolinacolleen.com



600 Magnolia Drive | Sunset Beach



Almost new 2020, 3 bedroom, 2 bath manufactured home located in Sunset Beach. You will love the convenient location to the beach. A short walk or golf cart ride will put your feet in the pristine sands of Sunset Beach. And, with a .36 acre lot backing to a pond, you'll love the setting and the privacy. This is a great opportunity for a beach getaway, rental property or forever home.

\$199,900

3 Bedrooms | 2 Baths

Lot Size: .36 Acre

Sq/Ft: 1,056

Built: 2020

Darren Bouley

Tel: 910.431.7692

darren@silvercoastnc.com

www.silvercoastnc.com



**SILVER COAST
PROPERTIES**

1615 Oak Ridge Drive Ocean Isle Beach



This 2019, 2 bedroom, 2 bath manufactured home is located just 5 minutes to Ocean Isle Beach, waterfront restaurants, entertainment and retail areas. This 3 year old home is the perfect full-time residence, beach getaway, or rental property. This home is partially furnished, including a washer and dryer and ready for you to start enjoying the great beach lifestyle.

\$189,900

2 Bedrooms | 2 Baths

Lot Size: .21 Acre

Built: 2019

Contact for more info:

Darren Bouley

Tel: 910.431.7692

darren@silvercoastnc.com

www.silvercoastnc.com



**SILVER COAST
PROPERTIES**

ARE YOU READY FOR A CHANGE?

If you are thinking of selling your home, then let's talk.

We have a lot to be thankful for so far this year. As you can see from the sales data below, we have been buy helping our clients achieve their goals.

Popular Communities Sales Success October 2021 to October 2022

SEA TRAIL PLANTATION

Sold and Pending Properties

Total Estimated Sales Volume: \$15.166M

Total Units: 37 Properties

OCEAN RIDGE PLANTATION

Sold and Pending Properties

Total Estimated Sales Volume: \$11.198M

Total Units: 42 Properties

COBBLESTONE VILLAGE

Sold and Pending Properties

Total Estimated Sales Volume: \$1,628M

Total Units: 5

SUNSET RIDGE

Sold and Pending Properties

Total Estimated Sales Volume: \$2.816M

Total Units: 7

CONTACT SILVER COAST PROPERTIES AT 800.975.6024 OR EMAIL
INFO@SILVERCOASTNC.COM FOR A FREE,
NO-OBLIGATION MARKET VALUATION OF YOUR PROPERTY

MEET JOY ANDERSON



Joy is a expert on Sea Trail Plantation and a community resident. Joy is intimately familiar with the community and happy to help you understand the real estate options in Sea Trail or any location in area.

Joy has assisted many families throughout Southeastern North Carolina discover the attractive

lifestyle that she, her husband and two adult children enjoy. Joy's commitment to top customer service, coupled with

a friendly and professional demeanor, makes working with Joy enjoyable.

Joy's no-pressure approach allows her to listen to your needs and focus on the criteria that are most import to you. Give Joy a call if you are thinking of buyer or selling real estate.

Real Estate Broker Realtor®

Cell: 910.712.1791

thejoyfulbroker@gmail.com

FALL & WINTER EVENTS

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

HOLIDAY PARADE

Saturday, November 26, 2022

Time: 3 pm

21 E 2nd St, Ocean Isle Beach, NC

On OIB we make Santa very proud by celebrating Christmas with a parade. Join your

family and friends by decorating a vehicle, golf cart or yourself as we parade down E 2nd Street.

Trophies for 1st, 2nd and 3rd place-
Walker/Bikes

Golf Cart
Vehicle

OCEAN ISLE BEACH LETTERS TO SANTA

Saturday, November 26

Time: 4:00 pm to 6:00 pm

Address: 11 E Second Street, Ocean Isle Beach, NC 28469

Join together at Town Center Park at 4:00 p.m. for the Letters to Santa event and Christmas Tree Lighting. This special Holiday event features a visit with Santa, tree lighting, letter writing station, a mailbox to the North Pole, craft station, magical light displays, and music by DJ Butch Barnes! Hot chocolate and cookies will be available for all and caroling is encouraged!

FESTIVAL OF TREES

November 10th to December 31st

Festival of Trees is an exciting opportunity to see the Museum decorated in beautiful holiday decor, as well as a fundraiser for the Museum of Coastal Carolina, Ingram Planetarium, and individual tree sponsors. The museum raises funds through admission to the festival and selling votes for favorite tree. Sponsors accrue funds through a silent auction for each tree's lights and decorations. If the winning bidder also wants the tree, it is an additional \$50 for the museum.

The Festival of Trees opens on Thursday, Nov 10 and closes on Saturday, Dec 31, 2022. During that time the Festival will be open to the public on Thursday thru Saturday during regular open hours. Additional public hours from 12:00 pm to 4:00 pm will be offered on the following Sundays: Nov 13, 20, and 27 as well as Dec 4, 11, and 18.

Holiday at the Museum is on Friday, Nov 25. This is a family friendly event including all day activities for children.

LOCAL MERCHANT CORNER



Custom-Made Charcuterie

Tel: 910.574.6866

www.hostandgraze.com

7645-5 High Market Street

Sunset Beach, NC 28468

Whether you're gathering the family, hosting a dinner party, or throwing a big bash, Host & Graze is your one place to take care of your every need, right down to the unique hostess gifts you have been looking for. We have customized our board sizes to accommodate a party of one, or take it to the edge.



Balsamics and Specialty Olive Oils

Tel: 910.622.6718

www.theolivepressnc.com

7645-4 High Market Street

Sunset Beach, NC 28468

At The Olive Press, you can sample olive oils and balsamics from our tasting bar exclusively made for the shop. We specialize in imported, extra virgin, infused and fused olive oils as well as aged dark and white balsamics and provide tastings and private parties with our products.



Oceans Hair Studio

7199 Beach Drive SW, Suite 3

Ocean Isle Beach, NC 28469

Tel: 910.579.3353

Hours

Tue: 9:00am - 5:00pm

Wed: 9:00am - 5:00pm

Thu: 9:00am - 5:00pm

Fri: 9:00am - 5:00pm

Sat: 10:00am - 5:00pm