

BEACH REAL ESTATE GUIDE

Sunset Beach Ocean Isle Beach Calabash Carolina Shores

TOP COMMUNITY INFORMATION • FEATURED REAL ESTATE
UPCOMING EVENTS • ACTIVITIES

NEW SEA TRAIL HOME LISTING

LISTED FOR:
\$625,000



153 CLUBHOUSE ROAD | SUNSET BEACH



504 DOGWOOD DR | \$229,900
3 BED | 2 BATH | SUNSET BEACH

840 Dogwood Drive
3 Bed | 3 Bath
List Price: \$359,900
SUNSET BEACH



274 Persimmon Road
List Price: \$429,000
CAROLINA SHORES



1944 COLEMAN
LAKE DR | \$439,900
CALABASH
LAKES



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

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



SILVER COAST PROPERTIES TEAM



Bill Anderson



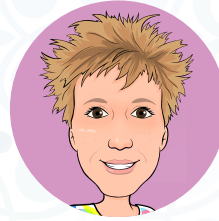
Joy Anderson



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.

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

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: Low \$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: 2,800	Local Beach: Sunset Beach
Completed Homes: 1,000-1,050	Time to Beach: 5 Minutes
Approx. Total Acreage: 2,800	Real Estate Offered: Homes, Lots
Website: www.OceanRidgePlantationHomes.com	Starting Home Prices: Mid \$500s
2023 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: 2,200	Local Beach: Sunset Beach
Completed Homes: 1,800	Time to Beach: 5 Minutes
Total Acreage: 2,000	Real Estate Offered: Homes, Townhouses, Building Lots, Condominiums
Website: www.seatrailhomes.com	Starting Home Prices: Mid \$300s
2023 Annual HOA Fee: \$865	Starting Lot Prices: \$50s
County Taxes (per \$100k): \$485 per \$100k	Starting Price Condo: High \$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 | SEA TRAIL PLANTATION | 153 CLUBHOUSE ROAD



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

Price: \$625,000
Approx. Sq/ft: 2,100
Bedrooms: 3
Acre: 0.34
Year Built: 2019
Status: **Active**

If you have been waiting for a pristine, better than new, open floor plan, light and airy golf course lot home in Sea Trail, then you are in luck! Welcome to 153 Clubhouse Road in the Seahorse Estates section of Sea Trail. This property has been very lightly used as a second home by this set of owners. Life has changed for them, so they are ready to let someone else enjoy this fabulous home. With vaulted ceilings, a fireplace with tiled surround & shiplap and large sliders leading out to the screened porch, the main living area of this home feels extremely open, airy and bright.

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



HOME | SEASIDE STATION | 504 DOGWOOD DRIVE | SUNSET BEACH



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

Price: \$229,900
Approx. Sq/ft: 1,216
Bedrooms: 3
Acre: 0.21
Year Built: 2014
Status: **Active**

Beautifully detailed 2014 single wide manufactured home located in Sunset Beach and a short golf cart ride to the beach. This 3-bedroom, 2-bath home offers a very appealing floor plan and spacious rooms. The large kitchen offers granite countertops, ample cabinets, black appliances and a desirable farm sink. Open and bright this is the perfect getaway or forever home. Home also includes a large storage shed equipped with electric, a spacious patio that is perfect for entertaining or relaxing.

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



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](http://www.calabashlakesrealestate.com)



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



HOME | CAROLINA SHORES | 274 PERSIMMON RD



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

Price: \$429,000
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 | 1944 COLEMAN LAKE DRIVE



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

Price: \$325,000
Approx. Sq/ft: 1,486
Bedrooms: 3
Baths: 2
Acre: 0.11
Year Built: 2018
Status: Active

Welcome to Calabash Lakes, nestled right between the town areas of Calabash and Sunset Beach! This 3 BR 2 BA, single-level duet townhome is pretty, shiny, and ready to go for a new owner! The light colors, vaulted ceiling and open floor plan provide a bright and cheery living space. The white kitchen with large island and an extra bank of cabinets and pantry provide plenty of storage and working space. The side bank of cabinets is idea for a beverage station. The dining area is adjacent to the kitchen which is also open to the living room.

Visit www.calabaslakesrealestate.com for more information



List with a leader! Market your home with our top ranking community websites and reach more buyers.

CALL (800) 975-6024 FOR MORE INFORMATION



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

Price: \$359,900
Approx. Sq/ft: 2,160
Bedrooms: 4
Acre: 0.3
Year Built: 2021
Status: Active

This spectacular 2,160 sq/ft Sunset Beach home offers ample room for visitors and family, as well as delivers a bright and desirable open floor plan. This almost new, mostly furnished 4-bedroom, 2 ½ bath home is ready for you to start enjoying and exploring beautiful Sunset Beach. You will love the kitchen which offers abundant cabinet space, a generous kitchen island, farm style sink, spacious pantry, soft close cabinets and drawers, and stainless-steel appliances. The luxury vinyl flooring throughout delivers a warm and inviting atmosphere and provides a durable surface for sandy feet and excitable pets. [Learn more at www.silvercoastnc.com](http://www.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

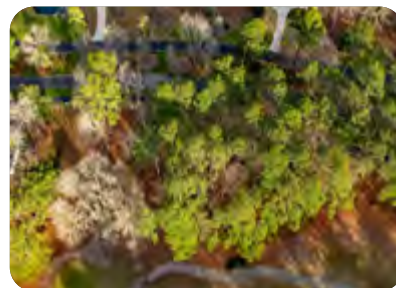


Price: \$64,900
Acres: 0.37
MLS ID: 100338635
Status: Active

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

LAND • OCEAN RIDGE PLANTATION

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

5850 England Point, Ocean Isle Beach



Price: \$42,500
Acres: 0.33
MLS ID: 10033744
Status: Active

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

LAND • OCEAN RIDGE PLANTATION

525 Stratton Place SW 34, Ocean Isle Beach



Price: \$49,900
Acres: 0.37
MLS ID: 100254470
Status: Active

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

LAND • OCEAN RIDGE PLANTATION

6845 Weeping Willow Place SW 71, Ocean Isle Beach



Price: \$79,900
Acres: 0.55
MLS ID: 100254472
Status: Active

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

LAND • OCEAN RIDGE PLANTATION

725 Creighton Circle SW 59, Ocean Isle Beach



Price: \$36,000
Acres: 0.22
MLS ID: 100302284
Status: Active

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

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

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

MEET MAKAYLA FENSKE



About Me: Who wouldn't want sunny days and the smell of the ocean? The inspiring beauty is what drew me to Brunswick County! Moving from New Jersey to North Carolina, I knew I wanted to join a community and connect with members who absolutely love where they live. The opportunity to help people discover this beautiful coastal area is what brought me to a career as a real estate broker.

My work as a property manager for family-owned properties, first sparked my interest in the real estate profession and helped hone my management skills. Coming from an entrepreneurial family that has local businesses, I take pride in the customer service and

interpersonal skills I have developed over the years. My role in managing operations for the family businesses has instilled a roll-up-sleeves commitment to execution, which I will bring to my clients.

Whether you are looking to sell, buy, or invest, the process should be seamless. I am at your service to deliver the utmost pleasurable experience to you!

Real Estate Broker Realtor®
Cell: 908.783.9070
makayla.fenske@gmail.com

WINTER EVENTS

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

NORTH CAROLINA JAZZ FESTIVAL

February 2-4, 2023

More info: (910) 793-1111 | ncjazzfestival.org
301 Water Street, Wilmington, NC 28401

Enjoy one of the largest traditional jazz festivals in the Southeast. This musical weekend starts on Thursday evening and then continues Friday and Saturday

night with four hour concerts featuring seven sets with six or seven musicians per set (each with a different leader). Come experience some fantastic musicians from around the globe. Please plan ahead this event is sure to sellout.

DANCING WITH THE STARS: LIVE!

Tuesday, February 14, 2023

Time: 7:30 pm (Doors: 6:30pm)

Approx. concert length: 75-90 min
CFCC Wilson Center, 703 North Third Street, Wilmington, NC 28401

America's favorite dance show is back on tour! See the ballroom brought to life in this brand-new production featuring your favorite Dancing with the Stars pros, PLUS special guest stars! With dazzling routines in every style, jaw-dropping talent, and non-stop entertainment, it's sure to be an unforgettable night full of all the magic of the TV show and more!

ST. PATRICK'S DAY PARADE & FESTIVAL

March 11, 2023, 11:00 AM to 6:00 PM

More info: www.wilmingtonparade.com

Parade 11 am - 12 noon. Family friendly festival with live music follows until 6 pm

St. Patrick's Day Parade & Festival brings all things

Irish downtown. Come enjoy the parade and celebrate music, dance and fun with Wilmington Police Pipes & Drums, The Walsh Kelley School of Irish Dance and more. Live music will be provided immediately following the parade at the outdoor festival stage at Market and South Second Streets.

Please check the website for the exact parade route downtown. This is a rain or shine event