

# BEACH REAL ESTATE GUIDE

*Sunset Beach Ocean Isle Beach Calabash Carolina Shores*

TOP COMMUNITY INFORMATION • FEATURED REAL ESTATE • TIDE CHART  
UPCOMING EVENTS • ACTIVITIES • SUMMER CONCERT CALENDARS & MORE



**205 JONES BYRD COURT • SEA TRAIL PLANTATION**  
**OFFERED AT: \$699,000**

## BRUNSWICK PLANTATION

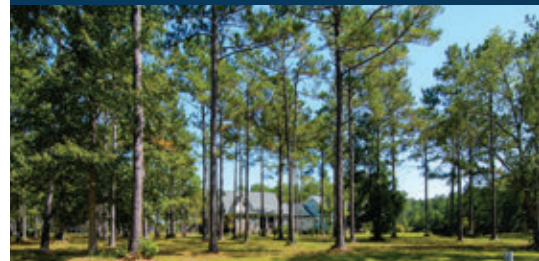


**330 S MIDDLETON DR NW #1207**  
**CONDOMINIUM | \$209,000**  
**2 BED | 2 BATH**



**742 Highgate Place SW**  
**List Price: \$35,000**

## OCEAN RIDGE PLANTATION



# SILVER COAST PROPERTIES TEAM



Bill Anderson



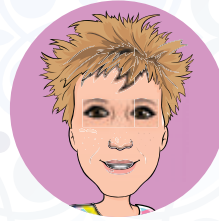
Joy Anderson



Darren Bouley



Kimberly Lank



Colleen Teifer



Makayla Fenske

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

## SELLER SERVICES

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

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

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

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

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

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

## BUYER SERVICES

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

### 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 fea-

tures 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> High \$300s
<b>2022 Annual HOA Fee:</b> \$2,040	<b>Starting Lot Prices:</b> N/A
<b>County Taxes (per \$100k):</b> \$345	<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>2022 Annual HOA Fee:</b> \$840 (Homes)	<b>Starting Lot Prices:</b> N/A
<b>County Taxes (per \$100k):</b> \$345	<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> 2,800	<b>Local Beach:</b> Sunset Beach
<b>Completed Homes:</b> 1,000-1,050	<b>Time to Beach:</b> 5 Minutes
<b>Approx. Total Acreage:</b> 2,800	<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> Mid \$500s
<b>2023 Annual HOA Fee:</b> \$2,360	<b>Starting Lot Prices:</b> \$20s
<b>County Taxes (per \$100k):</b> \$345	<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> 1,800	<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> Mid \$300s
<b>2023 Annual HOA Fee:</b> \$865	<b>Starting Lot Prices:</b> \$50s
<b>County Taxes (per \$100k):</b> \$345	<b>Starting Price Condo:</b> High \$200s
<b>City Taxes (per \$100k):</b> \$160	<b>Starting Price Townhouse:</b> Mid \$300s
<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

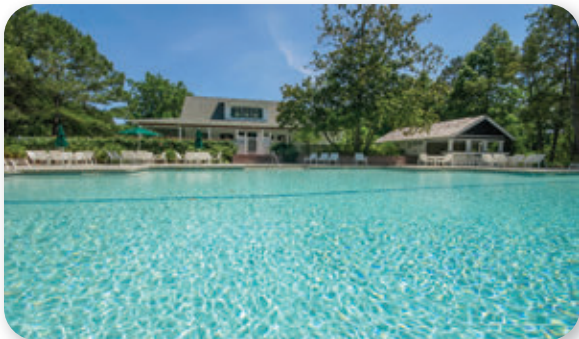
- Community Outdoor Pool
- Community Clubhouse
- Spacious Screened Lanai
- Two Pickleball Courts
- Fitness Room
- Lounge Area with Seating and Fireplace
- Clubhouse Kitchen
- Gated Entrance
- Trail (planned)
- 3 Miles to Area Beaches
- Golf Cart Friendly
- Dog Park (planned)

### COMMUNITY PROFILE

<b>Total Build-Out:</b> 140	<b>Local Beach:</b> Ocean Isle Beach
<b>Completed Homes:</b> 115	<b>Time to Beach:</b> 3-4 Miles
<b>Estimate Acreage:</b> 90	<b>Real Estate Offered:</b> New Construction, Townhouses, PreOwned Homes
<b>Website:</b> www.cameronwoodsnc.com	<b>Starting Home Prices:</b> Mid \$300s
<b>2023 Annual HOA Fee:</b> \$1,440	<b>Golf Cart Friendly:</b> Yes
<b>County Taxes (per \$100k):</b> \$345	<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> 415	<b>Local Beach:</b> Sunset Beach
<b>Completed Homes:</b> 315	<b>Time to Beach:</b> 5 Minutes
<b>Total Acreage:</b> 300	<b>Real Estate Offered:</b> Homes and Building Lots
<b>Website:</b> www.devaunparkrealestate.com	<b>Starting Home Prices:</b> Low \$400s
<b>2023 Annual HOA Fee:</b> \$1,200	<b>Starting Lot Prices:</b> \$30s
<b>County Taxes (per \$100k):</b> \$345	<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

# FEATURED REAL ESTATE

LOT | 420 LAUREL VALLEY DRIVE | RIVERS EDGE

CONTACT: DARREN BOULEY • CELL: 910.431.7692 • EMAIL: DARREN@SILVERCOASTNC.COM



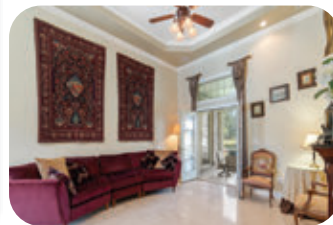
**Price: \$55,000**  
**Approx. Lot Size: .39**  
**Setting: Golf Course View**

This large golf course front lot offering panoramic views for your custom home in one of southeastern North Carolina's top golf and beach community. This .39 acre lot delivers ample room for your dream home. River's Edge Plantation delivers a convenient location with its close proximity to the county's southern commercial hub and a tranquil riverfront setting removed from noise and traffic. River's Edge offer a myriad of resort-like amenities including a respected 18-hole Arnold Palmer Signature golf course, oceanfront beach club, indoor and outdoor pools, fitness room, activity room, tennis and pickleball courts, clubs and organizations, and much more. Call now as this lot is priced to sell quickly!

[LEARN MORE: WWW.RIVERSEDEGENC.COM](http://WWW.RIVERSEDEGENC.COM)

HOME | SEA TRAIL PLANTATION | 205 JONES BYRD COURT

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



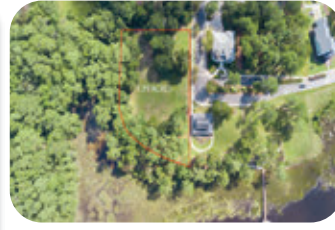
**Price: \$699,000**  
**Acre: .37**  
**Approx. Sq Ft: 3,046**  
**3 Beds | 4 Baths**

Welcome to 205 Jones Byrd Ct., Situated on a very desirable cul-de-sac in amenity-rich Sea Trail Plantation! This extremely well-built custom home sits on a .37 acre lot where it offers panoramic views of both the golf course and large pond. With four bedrooms, two and a half bathrooms, two living room areas each with their own fireplace, a spacious kitchen, and large three-season room with EZ Breeze windows, this home provides all of its living on one floor. The spacious master suite is your retreat at the end of the day, complete with its walk-in closet, large whirlpool tub, double vanities and generous walk-in shower.

[LEARN MORE: WWW.SEATRILHOMES.COM](http://WWW.SEATRILHOMES.COM)

# LOT | 9270 & 9274 HUTTON HEIGHTS WAY SW | DEVAUN PARK | CALABASH

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



**Price: \$500,000**  
**Acre: 1.29 Acre**  
**Setting: Riverfront**  
**Riparian Rights**

Amazing opportunity to own a large river front lot with riparian rights in the popular Devaun Park community. The two combined lots total 1.29 acres and sit on an elevated bluff overlooking the majestic Calabash river. The new owner will enjoy stunning sunsets over the dynamic marsh grass and Calabash River. Devaun Park is located less than 5 miles to the pristine sands of Sunset Beach. Across the river and less than 3.5 miles to the stellar collection of waterfront restaurants of the commercial zone of Calabash. **Lots are available separately.**

**[TO LEARN MORE VISIT WWW.DEVAUNPARKREALESTATE.COM](http://WWW.DEVAUNPARKREALESTATE.COM)**

# CONDO | BRUNSWICK PLANTATION | 330 S MIDDLETON DR NW #1207

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



**Price: \$209,000**  
**Approx. Sq/ft: 1,076**  
**Bedrooms: 2**  
**Baths: 2**  
**Year Built: 1999**

If you have been waiting for a light, bright, airy and open, furnished condo in an absolutely beautiful golf community, then you are in luck! This third floor condo in the Commons I section of Brunswick Plantation is ready to go for the next occupant. These conscientious owners have done several updates including a new refrigerator, stove, microwave, paint, lights and fans in 2022. The inner workings of the air handler were replaced in 2023 and the condenser is approximately 3 years old. This is a perfect option for either an investment property or vacation property, as it is truly lock and go. The HOA dues include master insurance, exterior maintenance, landscaping, monthly pest control, water, sewer, cable, trash pickup and internet. The unit contains a main villa and a mini-suite, which could be rented separately if desired. Each unit has its own entrance.

**[LEARN MORE AT: WWW.CALABASHHOMES.COM](http://WWW.CALABASHHOMES.COM)**

# LAND FOR SALE

## LAND • OCEAN RIDGE PLANTATION

6952 Rosebury Ct, Ocean Isle Beach



**Price:** \$34,900  
**Acres:** .48  
**MLS ID:** 100387276  
**Status:** Active  
**Contact:** Bill Anderson  
**Cell:** (910) 880-9475  
livecoastalnc@gmail.com

## LAND • OCEAN RIDGE PLANTATION

132 Windsor Circle SW, Ocean Isle Beach



**Price:** \$71,000  
**Acres:** .33  
**MLS ID:** 100395665  
**Status:** Active  
**Contact:** Bill Anderson  
**Cell:** (910) 880-9475  
livecoastalnc@gmail.com

## LAND • OCEAN RIDGE PLANTATION

525 Stratton Place SW 34, Ocean Isle Beach



**Price:** \$45,900  
**Acres:** 0.37  
**MLS ID:** 100254470  
**Status:** Active  
**Contact:** Colleen Teifer  
**Cell:** (609) 868-2393  
carolinacolleen@gmail.com

## LAND • OCEAN HARBOUR ESTATES

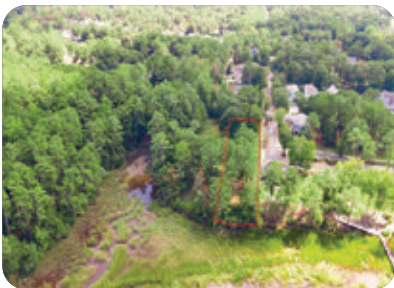
1307 Harbour Watch SW, Calabash



**Price:** \$84,900  
**Acres:** .35  
**MLS ID:** 100368700  
**Status:** PENDING  
**Contact:** Colleen Teifer  
**Cell:** (609) 868.2393  
carolinacolleen@gmail.com

## LAND • DEVAUN PARK

9274 Hutton Heights SW, Calabash



**Price:** \$280,000  
**Acres:** 0.61  
**Setting:** Riverfront  
**MLS ID:** 100389482  
**Status:** Active  
**Contact:** Darren Bouley  
**Cell:** (910) 431-7692  
darren@silvercoastnc.com

## LAND • OCEAN RIDGE PLANTATION

742 Highgate Place SW, Ocean Isle Beach



**Price:** \$35,000  
**Acres:** .23  
**Setting:** Water View  
**MLS ID:** 100407449  
**Status:** Active  
**Contact:** Darren Bouley  
**Cell:** (910) 431-7692  
darren@silvercoastnc.com

## LAND • DEVAUN PARK

9270 Hutton Heights Way SW, Calabash



**Price:** \$240,000  
**Acres:** 0.68  
**Setting:** Riverfront  
**MLS ID:** 100389483  
**Status:** Active  
**Contact:** Darren Bouley  
**Cell:** (910) 431-7692  
darren@silvercoastnc.com

## LAND • DEVAUN PARK

9269 Devaun Pointe Circle, Calabash



**Price:** \$199,900  
**Acres:** 0.42  
**MLS ID:** 100392301  
**Status:** Active  
**Contact:** Kimberly Lank  
**Cell:** (910) 209-2342  
kimberly@silvercoastnc.com

# EVENTS & ACTIVITIES

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

## GRISSETTOWN HAUNTED TRAIL

**Date:** Every Friday & Sat. Starting Oct 6th - Oct. 31st

**Time:** 7:00 PM to 10:00 PM

**Location:** Grissettown Longwood Fire and Rescue

**Address:** 758 Longwood Road, Ocean Isle Beach, NC 28469

**Price:** \$15.00 per person

This award winning haunted trail is a self guided tour filled with interactive props and actors. Actors are firefighters and community volunteers. It takes about 30 minutes to complete. This trail is a fundraiser sponsoring the local fire department. This is not a little kiddy attraction, although it is family friendly. Parents should use caution when deciding what age children to bring. The trail is open every Friday and Saturday night in October and on Halloween.

## SUNSET BEACH BLITZ SCAVENGER HUNT

**Date:** Friday Oct. 20th, 2023

**Time:** 2:00 PM - 4:00 PM

**Location:** Coastal Grounds

**Address:** 424 Sunset Blvd S, Sunset Beach, NC, 28468

If you're interested in exploring similar Outdoors & Adventure events like this in and around Sunset Beach you can download the UNATION app or visit the UNATION website, where you can discover thousands of events. UNATION also curates guides around the best things to do in a number of metros around the country.

## NC OYSTER FESTIVAL

**Date:** October 21 & 22, 2023

**Time:** 9:00 AM - 6:00 PM

**Location:** Town Center Park

**Address:** 11 E. 2nd Street, Ocean Isle Beach, NC 28469

2023 marks the 42nd anniversary of the North Carolina Oyster Festival. Celebrate everything Oyster with a variety of foods, crafts, contests, children's activities and musical performances at Town Center Park in Ocean Isle Beach.

## BRUNSWICK COUNTY FALL FESTIVAL

**Date:** Thursday, October 26, 2023

**Time:** 6:00 PM - 9:00 PM

**Location:** Government Complex in Bolivia

**Address:** 30 Government Center Drive, NE Bolivia 28422

There will be hot dogs, drinks, popcorn, games, a haunted trail, hay rides, bouncy house, lots of CANDY and so much more! This is a FREE, family friendly event that is always lots of fun.

## CALABASH OKTOBERFEST

**Date:** Saturday, Oct. 28, 2023

**Time:** 11:00 AM - 5:00 PM

**Location:** Ingram Planetarium

**Address:** 10102 Beach Dr SW, Calabas, NC 28467

The all-day festival will have numerous activities for adults and young ones, enjoy Bavarian food, Oktoberfest beer, vendors, and children's entertainment. Contests include wiener dog races, beer stein holding (Masskrugstemmen), best beer stein, and even arm wrestling. And don't forget to sing and dance with the Harbour Towne Fest band! Break out your lederhosen and join the fun at the Calabash Oktoberfest festival!

## HALLOWEEN PARTY @ TAP TIME

**Date:** Saturday, Oct. 28, 2023

**Time:** 6:00 PM - 11:00 PM

**Location:** Tap Time

**Address:** 1560 Market Place Blvd Ocean Isle Beach, NC 28469

Halloween Party theme this year.....drum roll....The Letter P - dress as anything that starts with the letter P! Food - fun - prizes and maybe even a dance floor!! Mark your calendars and get creative

## NC FESTIVAL BY THE SEA

**Date:** October 28 & 29, 2023

**Time:** 10:00 AM - 5:00 PM

**Location:** Holden Beach Pavilion,

The NC Festival by the Sea is an annual coastal arts & crafts festival in the heart of Holden Beach. In 2023, the Festival will be held October 28 and 29. Featuring art by local craftsmen across a variety of media, live entertainment, contests, food vendors, and children's activities. The two-day event kicks off with a parade over the Holden Beach Causeway - this is the only time of the year that the picturesque Holden Bridge over the Intracoastal Waterway is open to pedestrian traffic. There is plenty of fun for the whole family.

## CLASSIC CARS ROCK N' ROLL CRUISE-IN

**Date:** Saturday, Oct. 28, 2023

**Time:** 11:00 AM - 4:00 PM

**Location:** Southport

There's a lot to enjoy at the annual Classic Cars n' Rock n' Roll Cruise-in - a cool car show that's held in the heart of Downtown Southport, and which features much more than the array of gorgeous and vintage automobiles.



# MARKET WATCH

## SEPTEMBER 2023 SALES DATA

### VERSUS

## SEPTEMBER 2022 SALES DATA

	# of Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Carolina Shores</b>				
Homes	12	\$185	\$343,800	49
Condo	1	\$209	\$179,500	4
Townhouse	1	\$180	\$290,000	56
Lot	2	\$132,700	\$30,250	2
<b>Sunset Beach</b>				
Homes	13	\$361	\$735,700	69
Condo	2	\$211	\$294,900	19
Townhouse	8	\$201	\$480,700	2
Lot	3	\$1,815,500	\$412,300	104
<b>Ocean Isle Beach</b>				
Homes	28	\$348	\$762,000	59
Condo	5	\$360	\$403,600	4
Townhouse	1	\$184	\$336,000	4
Lot	12	\$137,500	\$53,000	127
<b>Calabash</b>				
Homes	28	\$193	\$369,800	30
Condo	9	\$201	\$236,000	32
Townhouse	3	\$181	\$284,800	27
Lot	13	\$166,755	\$45,300	270

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Carolina Shores</b>				
Homes	18	\$190	\$352,000	20
Condo	1	\$162	\$275,000	28
Townhouse	1	\$193	\$295,000	40
Lots	5	\$96,800	\$40,900	16
<b>Sunset Beach</b>				
Homes	12	\$229	\$431,500	35
Condo	9	\$226	\$257,000	16
Townhouse	0	\$0	\$0	0
Lots	1	\$461,000	\$189,000	107
<b>Ocean Isle Beach</b>				
Homes	26	\$379	\$900,700	28
Condo	4	\$405	\$435,500	32
Townhouse	2	\$243	\$490,250	28
Lots	16	\$924,850	\$170,700	284
<b>Calabash</b>				
Homes	28	\$201	\$411,000	25
Condo	17	\$202	\$250,800	41
Townhouse	3	\$198	\$288,300	21
Lots	16	\$124,300	\$48,800	153

## CURRENT INVENTORY AND PENDING SALES

	Active Listings	Pending Sales
<b>Carolina Shores</b>		
Homes	27	29
Condo	0	0
Townhouse	7	4
Lot	3	2
<b>Sunset Beach</b>		
Homes	31	28
Condo	12	10
Townhouse	5	13
Lot	31	5
<b>Ocean Isle Beach</b>		
Homes	74	61
Condo	5	9
Townhouse	3	0
Lot	120	29
<b>Calabash</b>		
Homes	88	70
Condo	23	18
Townhouse	13	24
Lot	103	33

## AVERAGE DAYS ON THE MARKET SINGLE FAMILY HOMES - SEPTEMBER 2023

<b>Carolina Shores</b>	<b>49</b>
<b>Sunset Beach</b>	<b>69</b>
<b>Ocean Isle Beach</b>	<b>59</b>
<b>Calabash</b>	<b>30</b>
<b>Brunswick County</b>	<b>53</b>

# LOOKING TO CALL THE BEACH HOME, GIVE US A CALL AT 800.975.6024 OR VISIT WWW.SILVERCOASTNC.COM



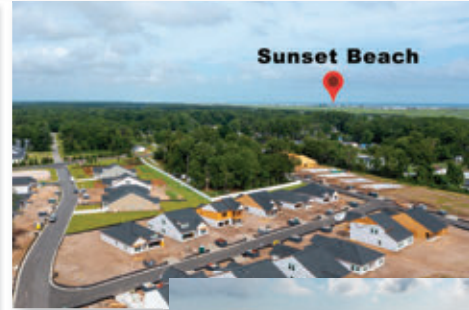
## 2023 & 2024 TIDE CHART - SUNSET BEACH PIER

October				November				December					
Time	Height	Time	Height	Time	Height	Time	Height	Time	Height	Time	Height	Time	Height
h m	ft	h m	ft	h m	ft	h m	ft	h m	ft	h m	ft	h m	ft
1 09:13 AM -0.9	-27	16 02:50 AM 0.1	3	1 04:12 AM 0.2	16	06:44 AM -0.1	-3	1 03:29 AM 0.1	3	16 03:24 AM -0.4	-12	1 05:12 AM 0.2	16
09:20 AM -0.8	-28	08:27 AM 0.2	166	10:31 AM 0.2	6	09:04 AM 0.1	171	06:55 AM 0.4	162	09:47 AM 0.7	174	05:59 AM -0.6	-18
09:30 PM -0.6	-18	09:31 PM 0.2	6	W 05:04 PM 0.2	6	W 05:04 PM 0.2	6	F 04:20 PM 0.3	-9	F 04:20 PM 0.3	-9	05:47 PM 0.3	134
09:47 PM 0.3	162	10:39 PM 4.8	146	11:04 PM 4.2	126	05:14 PM 4.1	155	10:20 PM 3.9	119	10:20 PM 3.9	119	05:24 PM 0.1	152
2 09:57 AM -0.7	-21	17 03:24 AM 0.2	6	2 04:56 AM 0.2	6	17 03:32 AM 0.0	0	2 04:13 AM 0.4	12	17 04:18 AM -0.2	-6	2 05:06 AM 0.8	24
10:09 AM 6.0	183	10:34 AM 5.4	165	10:34 AM 5.4	165	10:34 AM 5.4	165	10:45 AM 4.7	143	10:45 AM 4.7	143	11:30 AM 4.2	126
10:30 PM -0.2	-8	Tu 04:04 PM 0.3	9	Th 05:51 PM 0.7	21	11:23 PM 3.8	116	11:23 PM 3.8	116	11:23 PM 3.8	116	06:24 PM 0.7	21
10:39 PM 4.8	146	10:38 PM 4.2	128	10:24 PM 4.0	122	3 04:58 AM 0.6	18	3 04:58 AM 0.6	18	3 04:58 AM 0.6	18	06:24 PM 0.7	21
3 04:41 AM -0.3	-9	18 04:04 AM 0.2	6	3 12:02 AM 3.9	119	18 04:04 AM 0.1	3	3 04:58 AM 0.6	18	18 05:16 AM 0.0	0	3 04:58 AM 0.6	18
05:17 AM 5.6	171	11:03 AM 5.3	162	06:43 AM 0.5	16	11:03 AM 5.3	162	11:03 AM 5.3	162	11:03 AM 5.3	162	06:24 PM 0.7	21
05:30 PM 0.2	6	W 04:48 PM 0.4	12	F 12:24 PM 4.8	146	06:24 PM 0.7	21	06:24 PM 0.7	21	06:24 PM 0.7	21	06:24 PM 0.7	21
05:36 PM 4.4	134	10:24 PM 4.0	122	06:42 PM 0.1	30	11:26 PM 4.1	125	06:24 PM 0.7	21	06:24 PM 0.7	21	06:24 PM 0.7	21
4 05:27 AM 0.0	0	19 04:42 AM 0.3	9	4 01:00 AM 3.8	116	19 04:42 AM 0.3	9	4 01:00 AM 3.8	116	19 04:42 AM 0.3	9	4 01:00 AM 3.8	116
06:17 AM 0.4	12	11:33 AM 5.2	158	06:35 AM 0.8	24	19 04:42 AM 0.3	9	06:35 AM 0.8	24	06:35 AM 0.8	24	06:35 AM 0.8	24
06:23 PM 0.6	18	Th 05:36 PM 0.6	18	Sa 01:19 PM 4.5	137	07:41 PM 1.1	34	07:41 PM 1.1	34	07:41 PM 1.1	34	07:41 PM 1.1	34
06:29 PM 4.8	146	11:29 PM 3.9	119	06:35 AM 0.8	24	06:35 AM 0.8	24	06:35 AM 0.8	24	06:35 AM 0.8	24	06:35 AM 0.8	24
5 12:35 AM 4.1	125	20 05:30 AM 0.4	12	5 01:55 AM 3.8	116	20 05:30 AM 0.4	12	5 01:55 AM 3.8	116	20 05:30 AM 0.4	12	5 01:55 AM 3.8	116
06:17 AM 0.4	12	08:25 AM 1.0	30	06:34 AM 0.4	12	06:34 AM 0.4	12	06:34 AM 0.4	12	06:34 AM 0.4	12	06:34 AM 0.4	12
06:23 PM 5.0	152	Th 12:59 PM 5.0	152	Su 01:11 PM 4.4	134	01:07 PM 4.2	128	01:07 PM 4.2	128	01:07 PM 4.2	128	01:07 PM 4.2	128
06:34 PM 1.2	37	F 06:31 PM 0.7	21	07:46 PM 1.1	34	07:36 PM 0.8	24	07:36 PM 0.8	24	07:36 PM 0.8	24	07:36 PM 0.8	24
6 01:32 AM 3.9	119	21 12:31 AM 3.9	119	6 01:47 AM 3.9	119	21 12:31 AM 3.9	119	6 01:47 AM 3.9	119	21 12:31 AM 3.9	119	6 01:47 AM 3.9	119
01:53 AM 0.7	21	08:26 AM 0.5	152	07:46 AM 1.0	30	07:46 AM 1.0	30	07:46 AM 1.0	30	07:46 AM 1.0	30	07:46 AM 1.0	30
01:56 PM 4.7	143	Th 05:18 PM 5.2	158	M 02:00 PM 4.3	131	01:59 PM 5.2	158	01:59 PM 5.2	158	01:59 PM 5.2	158	01:59 PM 5.2	158
01:59 PM 4.8	146	06:34 PM 0.7	21	06:34 PM 0.7	21	06:34 PM 0.7	21	06:34 PM 0.7	21	06:34 PM 0.7	21	06:34 PM 0.7	21
7 02:27 AM 3.8	116	22 01:38 AM 4.0	122	7 02:38 AM 4.1	125	22 01:38 AM 4.0	122	7 02:38 AM 4.1	125	22 01:38 AM 4.0	122	7 02:38 AM 4.1	125
08:22 AM 0.9	27	07:41 AM 0.6	18	08:48 AM 1.0	30	09:32 AM 0.3	9	08:48 AM 1.0	30	09:32 AM 0.3	9	08:48 AM 1.0	30
08:29 PM 4.6	140	Sa 02:52 PM 4.6	140	Tu 02:48 PM 4.3	131	08:30 PM -0.1	-3	08:30 PM -0.1	-3	08:30 PM -0.1	-3	08:30 PM -0.1	-3
08:42 PM 1.2	37	F 06:31 PM 0.7	21	08:43 PM 1.0	30	08:30 PM -0.1	-3	08:30 PM -0.1	-3	08:30 PM -0.1	-3	08:30 PM -0.1	-3
8 03:22 AM 3.9	119	23 02:43 AM 4.3	131	8 03:28 AM 4.3	131	23 02:43 AM 4.3	131	8 03:28 AM 4.3	131	23 02:43 AM 4.3	131	8 03:28 AM 4.3	131
03:32 AM 0.9	27	09:25 AM 1.5	15	09:45 AM 0.8	24	10:33 AM 0.0	0	09:45 AM 0.8	24	10:33 AM 0.0	0	09:45 AM 0.8	24
03:35 PM 4.5	137	M 03:18 PM 5.3	162	W 03:35 PM 4.3	131	10:33 PM 0.0	0	W 03:35 PM 4.3	131	10:33 PM 0.0	0	W 03:35 PM 4.3	131
03:39 PM 4.9	149	09:54 PM 0.2	6	10:59 PM 0.5	15	10:15 PM -0.6	-18	10:15 PM -0.6	-18	10:15 PM -0.6	-18	10:15 PM -0.6	-18
03:43 PM 1.1	34	09:54 PM 0.2	6	9 04:15 AM 4.5	143	24 01:27 AM 5.5	168	04:16 AM 4.7	143	24 01:27 AM 5.5	168	04:16 AM 4.7	143
9 04:16 AM 4.0	122	24 03:45 AM 4.7	143	10:26 AM 0.8	24	04:27 AM 5.0	152	04:16 AM 4.7	143	24 01:27 AM 5.5	168	04:16 AM 4.7	143
04:27 PM 4.5	137	Tu 04:16 PM 5.4	165	Th 04:21 PM 0.3	131	F 04:30 PM 5.0	152	04:27 AM 5.0	152	04:27 AM 5.0	152	04:27 AM 5.0	152
04:31 PM 0.9	27	10:49 PM -0.2	-6	10:47 PM 0.3	131	11:30 PM -0.7	-21	10:49 PM -0.2	-6	10:49 PM -0.2	-6	10:49 PM -0.2	-6
10 05:00 AM 4.2	128	25 04:48 AM 5.1	155	10 05:00 AM 4.8	148	25 04:48 AM 5.1	155	10 05:00 AM 4.8	148	25 04:48 AM 5.1	155	10 05:00 AM 4.8	148
05:17 AM 0.6	18	11:35 AM -0.1	-3	11:11 AM 0.5	16	11:49 PM -0.7	-21	11:11 AM 0.5	16	11:49 PM -0.7	-21	11:11 AM 0.5	16
05:25 PM 4.6	140	W 05:25 PM 4.6	140	F 05:36 PM 4.4	134	11:24 PM 0.2	6	F 05:36 PM 4.4	134	11:24 PM 0.2	6	F 05:36 PM 4.4	134
05:38 PM 0.6	-18	11:39 PM 0.6	-18	11 05:41 AM 5.5	168	26 05:49 AM 6.0	183	11 05:41 AM 5.5	168	26 05:49 AM 6.0	183	11 05:41 AM 5.5	168
11 05:41 AM 5.5	168	26 05:49 AM 6.0	183	12 01:01 PM 0.5	15	12:01 PM 0.5	15	12:01 PM 0.5	15	12:01 PM 0.5	15	12:01 PM 0.5	15
11 05:41 AM 5.5	168	26 05:49 AM 6.0	183	12 01:01 PM 0.5	15	12:01 PM 0.5	15	12:01 PM 0.5	15	12:01 PM 0.5	15	12:01 PM 0.5	15
11 05:41 AM 5.5	168	26 05:49 AM 6.0	183	12 01:01 PM 0.5	15	12:01 PM 0.5	15	12:01 PM 0.5	15	12:01 PM 0.5	15	12:01 PM 0.5	15
12 12:30 AM 0.4	12	27 12:27 AM -0.8	-24	12 12:02 AM 0.1	3	27 12:25 AM -0.7	-21	12 12:02 AM 0.1	3	27 12:25 AM -0.7	-21	12 12:02 AM 0.1	3
06:39 AM 4.8	146	06:39 AM 4.8	146	06:39 AM 4.8	146	06:39 AM 4.8	146	06:39 AM 4.8	146	06:39 AM 4.8	146	06:39 AM 4.8	146
06:48 PM 4.7	143	F 01:03 PM -0.5	-15	06:26 PM 4.4	134	07:03 PM 4.7	143	06:26 PM 4.4	134	07:03 PM 4.7	143	06:26 PM 4.4	134
13 01:16 AM 0.2	6	28 01:14 AM -0.9	-27	13 12:41 AM 0.0	0	28 01:20 AM -0.6	-18	13 12:41 AM 0.0	0	28 01:20 AM -0.6	-18	13 12:41 AM 0.0	0
01:17 AM 5.0	152	07:27 AM 6.2	186	06:57 AM 5.6	177	07:37 AM 5.9	180	06:57 AM 5.6	177	07:37 AM 5.9	180	06:57 AM 5.6	177
01:24 PM 0.2	6	Sa 01:58 PM -0.6	-18	M 01:22 PM 0.0	0	07:18 PM 4.7	143	M 01:22 PM 0.0	0	07:18 PM 4.7	143	M 01:22 PM 0.0	0
01:24 PM 0.2	6	Sa 01:58 PM -0.6	-18	M 01:22 PM 0.0	0	07:18 PM 4.7	143	M 01:22 PM 0.0	0	07:18 PM 4.7	143	M 01:22 PM 0.0	0
01:24 PM 0.2	6	Sa 01:58 PM -0.6	-18	M 01:22 PM 0.0	0	07:18 PM 4.7	143	M 01:22 PM 0.0	0	07:18 PM 4.7	143	M 01:22 PM 0.0	0
14 01:42 AM 0.1	3	29 01:20 AM -0.9	-27	14 01:20 AM -0.9	-27	29 01:20 AM -0.9	-27	14 01:20 AM -0.9	-27	29 01:20 AM -0.9	-27	14 01:20 AM -0.9	-27
07:51 AM 3.2	158	09:12 AM 6.3	192	07:35 AM 5.7	174	08:20 AM 5.6	171	07:35 AM 5.7	174	08:20 AM 5.6	171	07:35 AM 5.7	174
08:04 PM 0.2	6	Sa 02:04 PM -0.5	-15	07:41 PM 4.3	131	08:20 AM 5.6	171	07:41 PM 4.3	131	08:20 AM 5.6	171	07:41 PM 4.3	131
08:07 PM 4.7	143	08:37 PM 5.2	158	07:41 PM 4.3	131	08:20 AM 5.6	171	07:41 PM 4.3	131	08:20 AM 5.6	171	07:41 PM 4.3	131
15 02:16 AM 0.1	3	30 02:44 AM -0.7	-21	15 02:01 AM -0.1	-3	30 02:47 AM -0.3	-9	15 02:01 AM -0.1	-3	30 02:47 AM -0.3	-9	15 02:01 AM -0.1	-3
02:24 AM 5.3	162	08:51 AM 6.2	189	08:17 AM 5.7	174	08:25 AM 5.2	152	08:17 AM 5.7	174	08:25 AM 5.2	152	08:17 AM 5.7	174
02:43 PM 0.2	6	M 03:31 PM -0.3	-9	W 02:50 PM 0.1	3	09:32 PM 4.0	122	W 02:50 PM 0.1	3	09:32 PM 4.0	122	W 02:50 PM 0.1	3
02:49 PM 4.6	140	09:22 PM 4.9	149	08:23 PM 4.2	128	09:32 PM 4.0	122	08:23 PM 4.2	128	09:32 PM 4.0	122	08:23 PM 4.2	128
31 03:29 AM -0.5	-15	09:42 AM 5.9	180	Tu 04:18 PM 0.0	0	10:19 PM 4.5	137	Tu 04:18 PM 0.0	0	10:19 PM 4.5	137	Tu 04:18 PM 0.0	0
03:30 AM -0.5	-15	09:42 AM 5.9	180	Tu 04:18 PM 0.0	0	10:19 PM 4.5	137	Tu 04:18 PM 0.0	0	10:19 PM 4.5	137	Tu 04:18 PM 0.0	0

January				February				March					
Time	Height	Time	Height	Time	Height	Time	Height	Time	Height	Time	Height	Time	Height
h m	ft	h m	ft	h m	ft	h m	ft	h m	ft	h m	ft	h m	ft
1 04:24 AM 0.5	15	16 04:59 AM -0.2	-6	1 05:12 AM 0.9	27	16 12:58 AM 5.4	165	1 04:42 AM 1.1	34	16 02:02 AM 5.6	171	1 04:42 AM 1.1	34
04:24 AM 0.5	15	16 04:59 AM -0.2	-6	1 05:12 AM 0.9	27	16 12:58 AM 5.4	165	1 04:42 AM 1.1	34	16 02:02 AM 5.6	171	1 04:42 AM 1.1	34
04:24 AM 0													

# NEW COMMUNITY SPOTLIGHT

## BEACH WALK - CALABASH



### COMMUNITY PROFILE

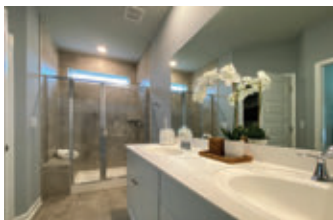
<b>Total Build-Out:</b> 253	<b>Local Beach:</b> Sunset Beach
<b>Completed Homes:</b> 35-40	<b>Time to Beach:</b> 5 Minutes
<b>Floorplans Available:</b> 5	<b>Real Estate Offered:</b> Homes
<b>Starting Home Prices:</b> Mid \$300s	<b>HOA Includes Lawn Care:</b> No
<b>2023 Annual HOA Fee:</b> \$980	<b>Local Hospital:</b> McLeod Hospital
<b>County Taxes (per \$100k):</b> \$342	<b>Hospital Distance:</b> 7 Miles
<b>City Taxes (per \$100k):</b> \$58	<b>Septic/Sewer:</b> Sewer
<b>Gated Neighborhood:</b> No	<b>Water Source:</b> Public
<b>Golf Cart Friendly:</b> Yes	<b>Nearest Airport:</b> 45 mins to Myrtle Beach



Welcome to Beach Walk, a vibrant and coastal community where the sun-kissed shores of Sunset Beach meet the captivating riverfront dining scene of Calabash. Nestled in the heart of this picturesque coastal haven, Beach Walk offers an idyllic lifestyle that marries the best of beachside living and everyday conveniences.



Positioned just a stone's throw away from the pristine sands of Sunset Beach, Beach Walk is a beach lover's paradise. Imagine starting your day with a leisurely stroll along the shore, breathing in the salty sea breeze and basking in the warm Carolina sun. With your toes in the sand within minutes, you'll savor every moment of this coastal oasis. Plus, the community's strategic location provides convenient access to the vibrant attractions of Myrtle Beach, SC, and the historic charm of Wilmington, NC, both just a short drive away.



For food enthusiasts, Beach Walk boasts unbeatable access to a plethora of riverfront dining options in the charming town of Calabash. Renowned as the "Seafood Capital of the World," Calabash invites you to savor delectable seafood dishes

while enjoying scenic views of the Intracoastal Waterway. From succulent shrimp and flaky fish to mouthwatering crab cakes, you'll be spoiled for choice by the culinary treasures that await.

The Beach Walk community offers a diverse range of housing options, from cozy beach cottages to spacious modern homes, each designed to capture the essence of coastal living. Immerse yourself in the friendly, tight-knit community where neighbors become lifelong friends. Enjoy amenities like private beach access, a clubhouse, and scenic walking trails. Plus, the nearby Grand Strand Airport ensures hassle-free air transportation options for your convenience.

The planned amenities for Beach Walk include a picnic area and outdoor pool.

**TO LEARN MORE CALL:**  
**(800) 975-6024**  
**VISIT: SILVERCOASTNC.COM**