

BEACH REAL ESTATE GUIDE

Sunset Beach ▪ Ocean Isle Beach ▪ Calabash ▪ Carolina Shores

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

NEW LISTING

909 ELDERBERRY LANE SW | SUNSET BEACH
OFFERED AT: \$349,000

6584 WILLOWBANK PLACE
OCEAN RIDGE PLANTATION
OFFERED AT: \$665,000



SILVER COAST PROPERTIES TEAM



Bill Anderson



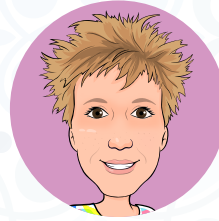
Joy Anderson



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.

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: High \$300s
2022 Annual HOA Fee: \$2,040	Starting Lot Prices: N/A
County Taxes (per \$100k): \$345	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
2022 Annual HOA Fee: \$840 (Homes)	Starting Lot Prices: N/A
County Taxes (per \$100k): \$345	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:	2,800	Local Beach:	Sunset Beach
Completed Homes:	1,000-1,050	Time to Beach:	5 Minutes
Appox. Total Acreage:	2,800	Real Estate Offered:	Homes, Lots
Website:	www.OceanRidgePlantationHomes.com	Starting Home Prices:	Mid \$500s
2023 Annual HOA Fee:	\$2,360	Starting Lot Prices:	\$20s
County Taxes (per \$100k):	\$345	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:	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):	\$345	Starting Price Condo:	High \$200s
City Taxes (per \$100k):	\$160	Starting Price Townhouse:	Mid \$300s
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: 140	Local Beach: Ocean Isle Beach
Completed Homes: 115	Time to Beach: 3-4 Miles
Estimate Acreage: 90	Real Estate Offered: New Construction, Townhouses, PreOwned Homes
Website: www.cameronwoodsnc.com	Starting Home Prices: Mid \$300s
2023 Annual HOA Fee: \$1,440	Golf Cart Friendly: Yes
County Taxes (per \$100k): \$345	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: 415	Local Beach: Sunset Beach
Completed Homes: 315	Time to Beach: 5 Minutes
Total Acreage: 300	Real Estate Offered: Homes and Building Lots
Website: www.devaunparkrealestate.com	Starting Home Prices: Low \$400s
2023 Annual HOA Fee: \$1,200	Starting Lot Prices: \$30s
County Taxes (per \$100k): \$345	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 REAL ESTATE

HOME | 2105 CASTLEBRIDGE COURT NW | SPRING MILL PLANTATION

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



Price: \$389,967
Heated Sq Ft: 1,698
Bedrooms: 3
Baths: 2

This cute home in the active community of Spring Mill Plantation is a must see! You will be wowed by the open and airy floor plan. The large kitchen has plenty of counter space, room for an eat-in table, and stools at the bar area. Adjacent to that, the dining area is open to the living room, which is in turn open to the sunroom. This seller has made some nice updates and improvements so you won't have to! Freshly painted with the addition of a sunroom, large patio, and gutters, this home is ready to go for a new set of owners. The primary bedrooms is a very comfortable size, and separate from the two guest bedrooms. The back yard is quite private, buffered by a wooded area. You can entertain until your heart's delight on this huge added patio too! Spring Mill Plantation is a very friendly and active community located in the town of Calabash.

[Learn More: www.Springmillrealestate.com](http://www.Springmillrealestate.com)

TWO GREAT LOTS LOCATED IN OCEAN RIDGE PLANTATION!

6815 PARNELL PLACE SW



Price: \$34,900
Acre: .46

This nearly ½ acre lot provides lots of flexibility for building your custom home. A great opportunity to secure a future dream home location in southeastern North Carolina's premier golf land beach community at a very reasonable price. Homes in this neighborhood must be a minimum of 2,200 heated square ft.

6820 PARNELL PLACE SW



Price: \$43,500
Acre: .41

Gorgeous, large building lot that backs to a private nature preserve area. Great opportunity to secure a future dream home location. Ocean Ridge Plantation is coastal NC's top golf and beach community offering 4 championship golf courses, oceanfront beach club, community garden, 3,500 sq/ft outdoor pavilion, indoor & outdoor pool, fitness room, more than 70 clubs, miles of walking trails, tennis/pickleball courts, and the highly anticipated Ridge Center.

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

LOT | DEVUAN PARK | 9269 DEVAUN POINTE CIRCLE

CONTACT: KIMBERLY LANK • CELL: 910.209.2342 • EMAIL: KIMBERLY@SILVERCOASTNC.COM



Price: \$199,900
Acre: .42
Custom Home Lot
Setting: Marsh Front

Breathtaking panoramic views of the salt water marsh from the rear of the custom home lot, located in the desirable neighborhood of Devaun Park. Situated in a neighborhood known for its classical southern architectural, coastal accents, and sidewalks throughout, and tree-lined streets, this property is situated on Devaun Pointe with stunning views. Enjoy the serenity and peacefulness of your backyard. located minutes from the pristine beaches of Sunset Beach and minutes to the popular waterfront dining of Calabash. Devuan Park residents enjoy and host of attractive amenities, including walking paths, outdoor, pool, workout room and private clubhouse.

LEARN MORE: WWW.DEVAUNPARKREALESTATE.COM

HOME | WYDNFALL | 909 ELDERBERRY LANE SW, SUNSET BEACH

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



Price: \$349,000
Approx. Sq/ft: 1,762
Bedrooms: 3
Baths: 2
Year Built: 2003

Welcoming Home at 909 Elderberry Lane: Affordable Coastal Living. Situated in the friendly and accessible neighborhood of Sunset Beach, the inviting home offers a unique opportunity to enjoy coastal living at an affordable price. This cozy residence is ideally located three miles from the soft sands and calm waters of Sunset Beach, providing an ideal setting for those who cherish the beach lifestyle. This well-maintained 3-bedroom, 2-bath home features a desirable open floor plan with a spacious dining area and family room are perfect for entertaining. The kitchen offers ample countertop space and cabinetry with a gas range and all stainless steel appliances. The charming Carolina room and screened porch back to a densely wooded area. Coupled with the privacy fence to the rear left, this offers a comfortable and private setting. You will have peace of mind knowing that the roof and heating and air unit were replaced in 2023. The 2-car garage offers ample room for storage.

Learn more at www.silvercoastnc.com

HOME | 6584 WILLOWBANK PLACE SW | OCEAN RIDGE PLANTATION |

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



Price: \$665,000
4 Beds | 2.5 Baths
Year Built: 2003
Approx. Sq Ft: 2,752

This well maintained brick home exudes elegance and comfort with its classic architectural design and lush landscaping. Upon entering, you are greeted by the warmth of welcoming hardwood floors that flow seamlessly throughout the main living areas. The spacious living room is an entertainer's delight, featuring a cozy fireplace, built-in shelving, and abundant natural light that accentuates the room's high ceilings and fine finishes. The heart of the home, the kitchen, is a culinary haven with its sleek countertops, ample cabinetry, counter seating and double oven. It opens up to a casual dining area, making it perfect for morning breakfasts or evening gatherings. Retire to the serene master bedroom where tranquility meets style. For more information please visit our website or contact listing agent.

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

HOME | 1117 ENDEAVOUR WAY SW | SUNSET RIDGE

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



Price: \$469,000
3 Beds | 2 Baths
Year Built: 2012
Approx. Sq Ft: 1,953

Welcome to 1117 Endeavour Way in the active, social community of Sunset Ridge in Ocean Isle Beach! This home has been well cared for by a conscientious set of owners! With three bedrooms and two bathrooms on the first floor, and a bonus room upstairs, this floor plan is ideal. Imagine yourself sipping your morning coffee on your screened porch overlooking your backyard. The open floor plan is conducive both to daily living and entertaining. Engineered hardwood adorns the living area of the home, with carpet in the bedrooms and bonus room. This is truly easy living as the lawn care is included in your HOA dues. That will just add to your time to enjoy the many organized activities and groups not only in this community but in the entire area. There is literally something for everyone!

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

LAND FOR SALE

LAND • OCEAN RIDGE PLANTATION

6952 Rosebury Ct, Ocean Isle Beach



Price: \$32,900
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: \$69,000
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 RIDGE PLANTATION

737 Highgate Place SW, Ocean Isle Beach



Price: \$19,999
Acres: .20
MLS ID: 100410423
Status: PENDING
Contact: Bill Anderson
Cell: (910) 880-9475
livecoastalnc@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 winter and enjoy some local flavor at southeastern North Carolina's events and activities.

BLOOD DRIVE @ THE BREW HOUSE

Date: Thursday, Dec. 28 2023

Time 8:00 AM - 12:00 PM

Location: The Brew House

Address: 7207 Beach Dr SW, Ocean Isle Beach

It's Sweet to save lives! Visit thebloodconnection.org to register to give blood. Donors will get a holiday shirt plus \$70.00 in rewards!

FESTIVAL OF TREES

Date: Friday, Dec. 29, 2023

Time: 10:00 AM - 4:00 PM

Location: Museum of Coastal Carolina

Address: 121 E 2nd St, Ocean Isle Beach

Don't miss the Museum of Coastal Carolina's 4th Annual Festival of Trees, an enchanting holiday display of more than 20 trees, artfully decorated by area businesses and nonprofits. Engage in friendly competition by voting for and bidding on your favorite trees. Decorated trees are entered into a silent auction to benefit local charities. Each tree sponsor will receive payment from the highest bid by visiting patrons and the winning bidder takes the decorated tree home! Plus, organizations will compete for the honor of Favorite Tree as voted on by our guests.

NEW YEARS EVE BASH @ POUR HOUSE

Date: Sunday, Dec 31, 2023

Time: 8:00 PM - 2:00 AM

Location: The Pour House

Address: 4802 Main Street, Shallotte

Shallotte's biggest new years eve party! Welcome 2024 with Midnight Ball drop and a toasts, Dj Marty and all day drink specials. Shallotte's first and only self-pour beer and wine bar with a full liquor bar. Come on down and celebrate the New Year with us.

SHARKY'S NEW YEAR'S EVE PARTY

Date: Sunday, Dec. 31, 2023

Time 11:00 AM

Location: Sharky's

Address: 61 Causeway Dr., Ocean Isle Beach

Ring in the New Year with us Sunday, December 31! From family games/activities to surf and turf and drink specials, There is something for everyone. Celebrate with free champagne toasts, NYW party favors and hot chocolate. We are open at 11:00 am and the family-friendly shark drop is at 9:00 pm. We can't wait to see you there!

NOON YEAR'S EVE AT OCEAN ISLE BEACH!

Date: Sunday, Dec. 31, 2023

Time: 11:00 AM - 12:15 PM

Location: OIB Town Park

Address: 11 E 2nd Street Ocean Isle Beach

The Museum of Coastal Carolina and The Town of Ocean Isle Beach Recreation Department will be hosting this fun, FREE kid-friendly event on Sunday, December 31, 2023.

The event begins at 11:00 am with FREE crafts, refreshments and a dance party at Town Center Park leading to a countdown to "Noon Year" at 12:00 pm sharp!

7TH ANNUAL CHILI COOK OFF

Date: Sunday, Jan 14, 2024

Time: 2:00PM

Location: Pelican's Perch Bar & Grill

Address: 8 E 2nd Street Ocean Isle Beach

Join us as we host the 7th Annual Chili Cook off to benefit Brunswick Family Assistance!! Free to enter, \$10 to taste, Raffles Available, and donations accepted. All Chili's are to be dropped off no later than 1pm in a lined crock pot. We will transfer your chili and return your crock pot to you immediately!!! We look forward to seeing you for another successful event.

YOGA @ MAKAI

Date: Sunday, Jan 14, 2024

Time: 12:30 PM

Location: Makai Brewery Company

Address: 5850 Ocean Hwy W, Ocean Isle Beach

Grab your yoga mat and join us for one hour of focused instruction in a relaxed atmosphere before business hours. Stick around for a beverage after class! Your drink is included in the ticket price. Class is beginner-friendly and very welcoming. Cash or venmo is accepted! See you there. Cheers

OUTSTANDING OIB SCAVENGER HUNT

Date: Wednesday, Jan 24, 2024

Time: 11:00 AM - 1:00 PM

Location: Drift Coffee Shop and Kitchen

Address: 20 E 2nd Street Ocean Isle Beach

Outstanding Ocean Isle Scavenger Hunt is happening on Wednesday January 24 2024 at 11 00AM EST at Drift Coffee Shop Kitchen Ocean Isle Beach.

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				January				February				March			
Time	Height	Time	Height	Time	Height	Time	Height	Time	Height	Time	Height	Time	Height	Time	Height	Time	Height	Time	Height	Time	Height		
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11:36 AM 4.4	134	10:24 PM 0.0	12	06:40 PM 0.2	126	06:40 PM 0.2	126	11:55 PM 0.5	137	11:55 PM 0.5	137	11:55 PM 0.5	137	11:55 PM 0.5	137	11:55 PM 0.5	137	11:55 PM 0.5	137				
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F 01:56 PM 4.7	143	Sa 01:16 PM 5.2	158	M 02:00 PM 4.3	131	M 02:00 PM 4.3	131	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	07:46 AM 1.0	30				
9 08:34 PM 1.2	37	Th 07:27 PM 0.7	21	08:43 PM 1.0	30	08:43 PM 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	07:46 AM 1.0	30	07:46 AM 1.0	30				
7 02:27 AM 3.8	116	22 02:38 AM 4.0	122	7 02:38 AM 4.1	125	02:38 AM 4.1	125	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	07:46 AM 1.0	30				
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8 09:22 AM 3.9	119	23 02:43 AM 4.3	131	8 03:28 AM 4.3	131	03:28 AM 4.3	131	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	07:46 AM 1.0	30				
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10 05:08 AM 4.2	128	25 04:48 AM 5.1	155	10 05:00 AM 4.8	148	05:00 AM 4.8	148	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	07:46 AM 1.0	30				
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W 06:09 PM 4.7	143	Th 06:11 PM 5.6	171	Sa 05:47 PM 4.4	134	Sa 05:47 PM 4.4	134	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	07:46 AM 1.0	30				
12 12:30 AM 0.4	12	27 12:27 AM -0.8	-24	12 12:02 AM 0.1	3	12:02 AM 0.1	3	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	07:46 AM 1.0	30				
06:39 AM 4.8	146	06:39 AM 5.9	180	06:19 AM 5.4	165	06:19 AM 5.4	165	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	07:46 AM 1.0	30				
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13 01:06 AM 0.2	6	28 01:14 AM -0.9	-27	13 12:41 AM 0.0	0	12:41 AM 0.0	0	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	07:46 AM 1.0	30				
07:17 AM 5.0	152	07:27 AM 6.2	180	06:57 AM 5.6	171	06:57 AM 5.6	171	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	07:46 AM 1.0	30				
F 01:24 PM 0.2	6	Sa 01:55 PM -0.6	-18	M 01:22 PM 0.0	0	01:22 PM 0.0	0	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	07:46 AM 1.0	30				
W 02:43 PM 0.2	6	0																					

NEW COMMUNITY SPOTLIGHT

BEACH WALK - CALABASH



COMMUNITY PROFILE

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