

# BEACH REAL ESTATE GUIDE

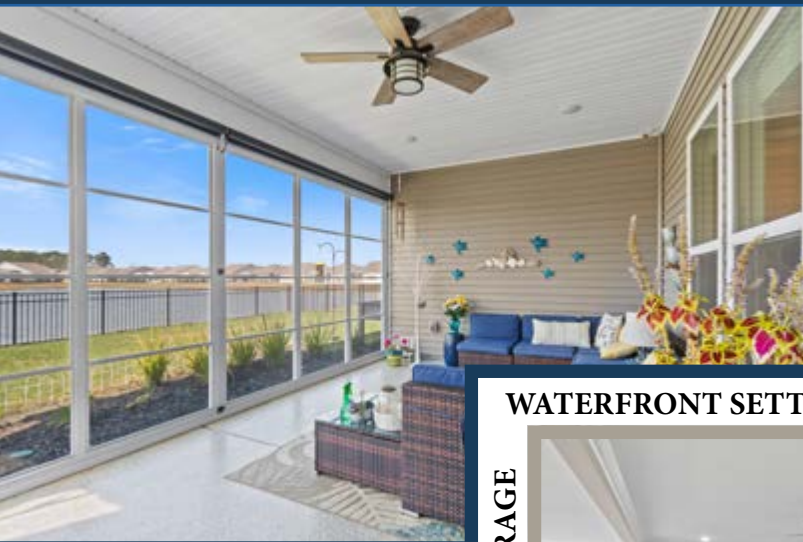
Sunset Beach ■ Ocean Isle Beach ■ Calabash ■ Carolina Shores

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



**BEAUTIFULLY DETAILED  
WATERFRONT HOME**

**100 EAGLE CLAW DRIVE | EAGLE RUN COMMUNITY**  
**OFFERED AT: \$559,900**



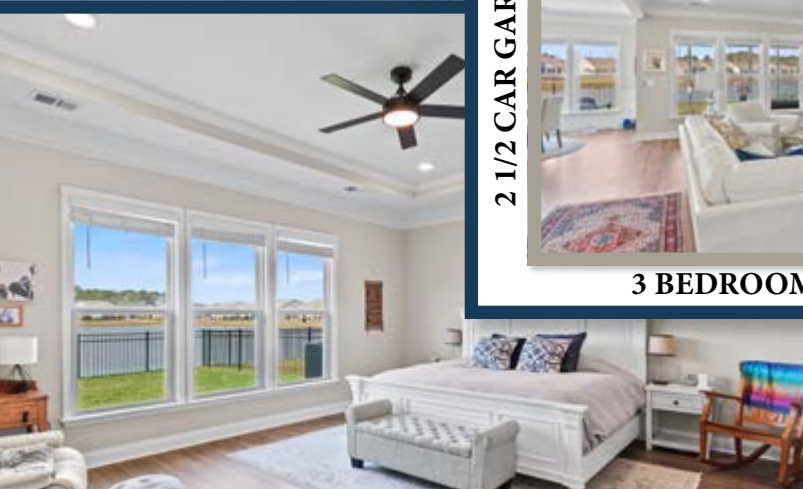
**WATERFRONT SETTING & FENCED YARD**

**2 1/2 CAR GARAGE**



**OPEN FLOOR PLAN**

**3 BEDROOMS & 3 BATHS**



**CALL COLLEEN TEIFER FOR MORE INFORMATION AT 609.868.2393**



# SILVER COAST PROPERTIES TEAM



Bill Anderson



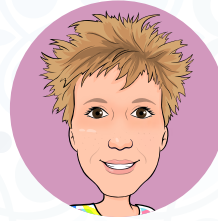
Joy Anderson



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 advise you which is the best choice based on your needs.

### New Home Construction

Sunset Beach is a desirable seaside location and continues to offer new home construction on both privately owned and developer owned lots. We are here to support you throughout the new home construction process. Building a home can be a very rewarding experience, allowing the homeowner the ability to tailor the home to their tastes and lifestyle. Our team is here to offer as much or as little assistance as you need based on your knowledge, experience comfort level with building a home. The Silver Coast Properties team provides the same assistance as if the owner were purchasing a pre-owned home. And, like a pre-owned home, our agency is compensated by the seller/

builder to help both parties achieve their desired goals.

### Custom Home Building Lots

Silver Coast Properties provides essential services to help our clients identify, evaluate, and purchase a building lot. Our experienced team will help you identify the best fit for your needs and budget, as well as avoid those areas that are more susceptible to flooding, have disadvantaged locations or may require higher lot preparation and construction costs.

We support our clients with reputable builder recommendations and hold your hand through the building process. With more than a decade of experience helping with new construction our team is here to be a pivotal ally in turning your custom dream home into a reality.

Our professional support includes, but is not limited to:

- Identifying the perfect lot
- Sourcing a qualified home designer/architect

- Evaluating and selecting a local builder
- Providing recommendations for home features based on our years of experience
- Coordinating a transition rental while you build—depending on your needs

### Pre-owned Homes, Townhouses and Condominiums

Pre-owned homes are a convenient option for our clients that don't have the time to build or don't wish to go through the building process. The availability of pre-owned homes varies through the year with the spring and fall historically being the more active real estate markets. However, the expectation of a busy season has changed in the last few years because of a steady stream of new residents investigating and falling in love with our desirable seaside location.

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

# TOP LOCAL COMMUNITIES

## SUNSET RIDGE

Ocean Isle Beach, North Carolina



### COMMUNITY AMENITIES

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

### COMMUNITY PROFILE

<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>2024 Annual HOA Fee:</b> \$2,040	<b>Starting Lot Prices:</b> N/A
<b>County Taxes</b> (per \$100k): \$345	<b>Golf Carts Permitted</b> Yes (public roads)
<b>City Taxes</b> (per \$100k): 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>2024 Annual HOA Fee:</b> \$900 (Homes)	<b>Starting Lot Prices:</b> N/A
<b>County Taxes</b> (per \$100k): \$345	<b>Starting Price Condo:</b> Low \$200s
<b>City Taxes</b> (per \$100k): \$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>Appox. 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>2024 Annual HOA Fee:</b>	\$2,465	<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>2024 Annual HOA Fee:</b>	\$1050	<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> <a href="http://www.cameronwoodsnc.com">www.cameronwoodsnc.com</a>	<b>Starting Home Prices:</b> Mid \$300s
<b>2024 Annual HOA Fee:</b> \$1,440	<b>Golf Cart Friendly:</b> Yes
<b>County Taxes</b> (per \$100k): \$345	<b>Water Source:</b> Municipal
<b>City Taxes</b> (per \$100k): 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> <a href="http://www.devaunparkrealestate.com">www.devaunparkrealestate.com</a>	<b>Starting Home Prices:</b> Low \$400s
<b>2024 Annual HOA Fee:</b> \$1,200	<b>Starting Lot Prices:</b> \$30s
<b>County Taxes</b> (per \$100k): \$345	<b>Time to Build:</b> None
<b>City Taxes</b> (per \$100k): 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

HOME | 6591 WILLOWBANK PLACE SW | OCEAN RIDGE PLANTATION

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

**UNDER CONTRACT!**



**Price: \$749,000**  
**Heated Sq Ft: 2,395**  
**Bedrooms: 4**  
**Baths: 3.5**

Nestled within the serene and amenity-rich community of Ocean Ridge Plantation, this 2023-built home epitomizes coastal luxury living. With 3 bedrooms, 3 ½ baths, and a bonus room complete with its own full bath, this residence offers a perfect blend of comfort, style, and functionality. As you step inside, you're greeted by an inviting open floor plan that seamlessly integrates the living, dining, and kitchen areas. High ceilings and elegant and durable LVP flooring accentuate the sense of space and light, while large windows frame picturesque views of the picturesque pond with its charming lily pads. The heart of the home, the kitchen, is a chef's dream, boasting granite countertops, ample cabinetry, and a very large pantry for all your culinary essentials. Adjacent to the main living area is the Carolina room—a delightful sunroom that beckons you to unwind and soak in the serene ambiance. **Learn More: [www.OceanRidgePlantationHomes.com](http://www.OceanRidgePlantationHomes.com)**

HOME | 600 MAGNOLIA DRIVE | SEASIDE STATION

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



**Price: \$225,000**  
**Heated Sq Ft: 1,056**  
**Beds: 3 | Baths: 2**

Like 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.

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

## HOME | 909 ELDERBERRY LANE SW | SUNSET BEACH

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



**Price: \$342,000**  
**Approx. Sq/ft: 1,762**  
**Beds: 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.

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



## HOME | 1117 ENDEAVOUR WAY SW | SUNSET RIDGE

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



**Price: \$454, 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.

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





## HOME | 1189 CLARIDAY ROAD SW | CALABASH

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



**Price: \$199,999**  
**Approx. Sq/ft: 1,095**  
**Bedrooms: 3**  
**Baths: 2**  
**Year Built: 2019**

Amazing opportunity for a 2019 single wide manufactured home just minutes to the beach and the popular Calabash riverfront. This home offers 3-bedrooms, 2 full baths, has a beautiful yard and is great shape. Don't miss this opportunity for a great home at a great price. The home to the left is also available by the same owner. Listing is owned by a NC licensed real estate agent.

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

## HOME | 1193 CLARIDAY ROAD SW | CALABASH

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



**Under Contract!**

**Price: \$194,999**  
**Approx. Sq/ft: 1,064**  
**Bedrooms: 3**  
**Baths: 2**  
**Year Built: 2019**

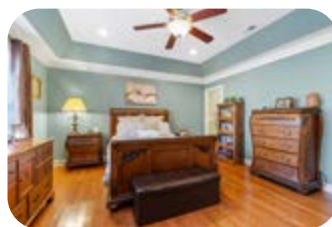
Amazing opportunity for a 2019 single wide manufactured home just minutes to the beach and the popular Calabash riverfront. This home offers 3-bedrooms, 2 full baths, has a beautiful yard and is great shape. Don't miss this opportunity for a great home at a great price. This manufactured home has permanently affixed and has a brick foundation. The home to the right is also available by the same owner. Listing is owned by a NC licensed real estate agent.

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



## HOME | 6584 WILLOWBANK PLACE SW | OCEAN RIDGE PLANTATION

**CONTACT: DARREN BOULEY • CELL: 910.431.7692 • EMAIL: [DARREN@SILVERCOASTNC.COM](mailto: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 | 2105 CASTLEBRIDGE COURT NW | SPRING MILL PLANTATION

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



**Price: \$379,967**  
**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)**

## CONDO | 1008 GREAT EDGRET CIRCLE SW 43D | SANDPIPER BAY

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



**Price: \$245,000**  
**Approx. Sq/ft: 1,008**  
**Bedrooms: 2**  
**Baths: 2**  
**Year Built: 2004**

Introducing a captivating 2 bedroom, 2 bath condominium nestled within the tranquil Sandpiper Bay community in picturesque Sunset Beach, North Carolina. This exceptional condo offers the perfect blend of comfort, serenity, and scenic beauty, and the best part? It comes fully furnished, making it a turnkey dream. Located on a peaceful cul-de-sac, this charming residence boasts stunning views that will leave you breathless. Step out onto your private balcony and take in the serene vistas of the golf course pond and fairway that stretch as far as the eye can see. Whether you're an avid golfer or simply appreciate the beauty of lush greens and tranquil waters, this view is sure to enchant you.

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

## TOWNHOME | 620 EASTWOOD PARK ROAD UNIT 11D | SEA TRAIL PLANTATION

**CONTACT: BILL ANDERSON • CELL: 910.880.9475 • EMAIL: [LIVECOASTALNC@GMAIL.COM](mailto:LIVECOASTALNC@GMAIL.COM)**



**Under Contract!**



**Price: \$574,900**  
**4 Beds | 4 Baths**  
**Year Built: 2023**  
**Approx. Sq Ft: 2,598**

Almost new, end unit town home in beautiful Sea Trail Plantation! Completed in Feb of 2023, and never lived in full time, this home has it all... Ample square footage, top of the line finishes, amazing pool view, access to all of Sea Trails wonderful amenities AND it comes fully furnished with furniture purchased new last year. Just a quick ride up your private elevator from the ground floor and you enter the heart of the home at the main living level which boasts a HUGE kitchen with oversized island, quartz counter tops and stainless steel appliances. Off of the kitchen is the dining area with beautiful wainscoting trim work. Sold fully furnished with minor exceptions.

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



## HOME | 49 FAIRWAY DRIVE SHALLOTTE NC | BRIERWOOD ESTATES

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



**Price: \$359,000**  
**Approx. Sq/ft: 2,056**  
**Bedrooms: 3**  
**Baths: 3**  
**Year Built: 2000**

This comfortable, custom built home in Brierwood is ready for a new owner! With a generous living area, spacious kitchen, designated office and a deck with fenced yard and 10 by 12 storage shed, you will have a place for everything. The split floor plan allows for privacy when guests visit, as their rooms are on the opposite side of the home from the master bedroom. The office, adorned with French doors, is a generous size and gets plenty of light. There is a separate dining area adjacent to the kitchen for convenience. The generous pantry and powder room also serve to make this house very livable. The large master bedroom will allow plenty of room for your furniture, and with two walk-in closets, plenty of room for your clothing as well! Roof replaced in 2020, tankless water heater replaced in 2022, dehumidifier in crawlspace replaced in 2022, freshly painted in 2023. Termite bond renewed and good through 2032. **Learn more at [www.Silvercoast.com](http://www.Silvercoast.com)**

## HOME | 100 EAGLE CLAW DRIVE | EAGLE RUN

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



**Price: \$559,900**  
**3 Beds | 3 Baths**  
**Year Built: 2022**  
**Approx. Sq Ft: 2,400**

This Dunwoody Way floor plan is perhaps the most sought-after plan in this community. With its gracious living area, large kitchen with extended island, generous room sizes, dedicated office, golf cart garage, and large three-season room, this home has extremely comfortable living space. When you enter this home, the space is open and airy with breathtaking views of the largest pond in the community. If you like to entertain, this layout will give your company plenty of room to enjoy themselves, whether they choose the living room, huge island, or dining area. The gourmet kitchen is a chef's dream with ample counter and storage space, a separate beverage station, Kitchen Aid appliances, farmhouse sink and pantry. **Learn more at [www.CalabashHomes.com](http://www.CalabashHomes.com)**

## HOME | 606 MAGNOLIA DRIVE | SUNSET BEACH

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



**Price: \$230,000**  
**Approx. Sq/ft: 923**  
**Bedrooms: 3**  
**Baths: 2**  
**Year Built: 1986**

Beautifully remodeled manufactured home located in Sunset Beach and a short distance to the pristine sands of Sunset Beach. This home has been remodeled from top to bottom, including newer: HVAC (2022), roof (2023), water heater (2022), LVP floors throughout, kitchen cabinets and granite countertops, bathrooms and more. Open and bright this is the perfect getaway or forever home. Offering 3 bedrooms and 2 baths, and a desirable split floor plan. Newly encapsulated crawl-space with dehumidifier installation completed on 2/8/2024. The exterior is durable composite siding and owner recently added spray foam insulation to exterior walls for added cost savings. The community of Seaside Station does not have an HOA.

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

## HOME | 6996 ASCENSION DRIVE SW | SUNSET RIDGE

**CONTACT: KIMBERLY LANK • CELL: 910.209.2342 • EMAIL: [KIMBERLY@SILVERCOASTNC.COM](mailto:KIMBERLY@SILVERCOASTNC.COM)**



**Price: \$475,000**  
**3 Beds | 2 Baths**  
**Year Built: 2017**  
**Approx. Sq Ft: 2,111**

Situated in the popular neighborhood of Sunset Ridge, just minutes from the white sandy beaches of Sunset Beach. Also close to Ocean Isle Beach and everything this island offers! Conveniently located close to grocery stores, and restaurants! This three bedroom, 2 bathroom home boasts a large, brightly lit sunroom, oversized gourmet kitchen with ample space, beautiful wood cabinetry, wood floors, and moulding throughout! Enjoy the screened porch in the peaceful backyard (lawn maintained by the HOA!), and nice custom touches throughout, such as built-in bookshelves in the living room, and entry doorway and master bedroom doorways widened to 36".

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



# TWO GREAT LOTS LOCATED IN OCEAN RIDGE PLANTATION!

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



## 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.

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

## 6820 PARNELL PLACE SW | OCEAN RIDGE PLANTATION

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



**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, and more.

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



# LAND FOR SALE

## LAND • OCEAN RIDGE PLANTATION

6952 Rosebury Ct, Ocean Isle Beach



**Price:** \$32,499  
**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:** \$67,500  
**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:** \$44,900  
**Acres:** 0.37  
**MLS ID:** 100254470  
**Status:** Active  
**Contact:** Colleen Teifer  
**Cell:** (609) 868-2393  
carolinacolleen@gmail.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 • RIVERS EDGE

493 Emerald Valley Drive, Shallotte



**Price:** \$48,000  
**Acres:** .30  
**MLS ID:** 100407010  
**Status:** Active  
**Contact:** Darren Bouley  
**Cell:** (910) 431-7692  
darren@silvercoastnc.com

## LAND • OCEAN RIDGE PLANTATION

605 Wicklow Square SW, Ocean Isle Beach



**Price:** \$47,900  
**Acres:** .38  
**MLS ID:** 100423148  
**Status:** Active  
**Contact:** Kimberly Lank  
**Cell:** (910) 209-2342  
Kimberly@silvercoastnc.com



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# EVENTS & ACTIVITIES

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

## OIB BUNNY HOP

**Date:** Saturday, March 23, 2024

**Time:** 10:00 AM - 11:30 AM

**Location:** OIB Town Center Park

**Address:** 11 E Second St,

Children will follow the Easter Bunny on the "Bunny Trail" with their baskets to collect treats and have the chance to win many prizes! There will also be face painting, photo opportunities with the Easter Bunny, and other fun activities for the whole family to enjoy.

## ONE LOVE MARKET

**Date:** Saturday, March 23, 2024

**Time:** 9:00 AM - 1:00 PM

**Location:** Sunset Beach Fishing Pier

**Address:** 101 W Main St, Sunset Beach

We are BACK! Come out to the first One Love Market of the season! Event is from 9am-1pm and we will be offering 20% off!

## MARKET ON MULBERRY

**Date:** Saturday, March 23, 2024

**Time:** 9:00 AM - 12:00 PM

**Location:** Shalotte Park

**Address:** 123 Mulberry St.

The Market on Mulberry takes place on Saturdays from 9 a.m. to 12 p.m. at Mulberry Park in Shalotte. Enjoy live music, snacks, and open-air shopping with local vendors who offer fresh produce, arts and crafts, jewelry, and more!

## OIB SPRING MARKET

**Date:** Saturday, March 30, 2024

**Time:** 10:00 AM - 3:00 PM

**Location:** Ocean Isle Beach

**Address:** 5 E Third St, OIB

Annual SPRING MARKET with over 80 vendors. Food Trucks, pet friendly. All items are handmade, homemade, or homegrown.

## AZALEA FESTIVAL STREET FAIR

**Date:** Wednesday - Sunday, April 3-7, 2024

**Location:** Downtown Wilmington

The Street Fair provides an array of shopping and food opportunities with over vendors along the streets of historic downtown. The Street Fair will also feature plenty of entertainment with special areas such as the Children's Area and a Performing Arts Stage featuring multicultural and children's performances!

## MYRTLE BEACH FOOD TRUCK FESTIVAL

**Date:** Friday - Sunday April 5-7, 2024

**Location:** Myrtle Beach

**Address:** 2501 N Kings Hwy, Myrtle Beach, SC 29577

THE 2024 MYRTLE BEACH FOOD TRUCK FESTIVAL PRESENTED BY WICKED WEED BREWING STARTS FRIDAY, APRIL 5TH - SUNDAY, APRIL 7TH IN MYRTLE BEACH, SC!

## SPRING MARKET @ THE BREW HOUSE

**Date:** Saturday, April 6, 2024

**Time:** 1:00 PM - 3:00 PM

**Location:** The Brew House

**Address:** 7207 Beach Drive SW, OIB, NC

Join us at The Brew House for our seasonal market April 6th from 1 PM - 3PM! Vendors to be announced!

## PARTY IN THE PARK

**Date:** Saturday, April 27, 2024

**Time:** 10:00 AM

**Location:** OIB Town Center Park

**Address:** 11 E Second St, OIB

Join us for a Grand Opening Celebration commemorating the completion of Town Center Park! Bring your friends and family to help us celebrate with a ribbon cutting, music, food trucks and family fun beginning.

## RUN SUNSET BEACH 2024

**Date:** Saturday, April 27, 2024

**Time:** 6:45 AM

**Location:** Sunset Beach Waterfront Park

**Address:** 206 Sunset Blvd N., Sunset Beach

Join us for our 11th annual Run Sunset Beach of the BAM! Race Series in Sunset Beach North Carolina! BAM is short for #BigAssMedals and our finisher medals do not disappoint.

## STRAWBERRY & WINE FESTIVAL

**Date:** Sunday, April 28, 2024

**Time:** 12:00 Pm to 4:00 PM

**Location:** Sunset Beach Waterfront Park

**Address:** 102 Sunset Blvd N., Sunset Beach

This anticipated annual event helps to support the Old Bridge Historical Society with a voluntary \$5 donation. Bring your lawn chair and sit and listen or strap on your dancing shoes and go, go, go! Mike's Garage Band will be playing all of the oldies but goodies. Fabulous food - strawberry shortcake which sells out every year; get it early - BBQ, strawberry wine, strawberry wheat beer, strawberry everything.

## BLUE CRAB FESTIVAL

**Date:** Sat., May 18 & Sunday May 19 2024

**Time:** 9:00 AM - 5:00 PM

**Location:** Little River Waterfront

**Address:** 4460 Mineola Ave, Little River, SC

The World Famous Blue Crab Festival has consistently been awarded the Best Annual Event/Festival on the Grand Strand by readers of the Sun News newspaper for 8+ consecutive years.

# FEATURED LISTING

## Coastal Retreat

Offered at: \$649,000

Bedrooms: 3 ☀ Baths: 3 ☀ Waterfront Setting



### 1282 Landover Drive ♦ Ocean Isle Beach The Retreat at Ocean Isle

This stunning home with a fantastic setting on a large pond is ready for a new owner! Welcome to The Retreat in Ocean Isle Beach, located roughly five minutes from the beach. In fact, you can even take a golf cart there... This spacious, open and airy home will take your breath away. Natural light floods into the home, showcasing the beautiful pond view that can be seen from the entire living area and master bedroom. The kitchen is a dream, with its grand island, gourmet appliances and plenty of space for gathering. The living room is an extremely comfortable size, complete with linear fireplace with tile surround and built-in cabinetry. A powder room graces the foyer so guests will not need to utilize someone else's bathroom. The master bedroom is quite generous in size and also reaps the benefit

of the lovely pond view. You could not ask for a larger closet either! The master bathroom is adorned with double sinks and a terrific tiled walk-in shower. Guests have their own area, with two bedrooms sharing an adjacent full bathroom. The piece de resistance is the addition of the sunroom, so you can truly enjoy that view all year. The Retreat is a very active and social community where residents enjoy a multitude of pastimes. The yard maintenance is performed through the HOA, so your time will be free for things you enjoy! The location could not be more convenient, very near grocery stores, restaurants, two beautiful beaches, shops and multiple opportunities for recreational activities. What are you waiting for? Make your appointment today!

**LEARN MORE AT: [WWW.RETREATOIB.COM](http://WWW.RETREATOIB.COM) OR CONTACT:**

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