

# BEACH REAL ESTATE GUIDE

Sunset Beach ■ Ocean Isle Beach ■ Calabash ■ Carolina Shores

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



## OIB BEACH HOUSE FOR SALE

13 CHANNEL DRIVE | POND VIEW | \$869,000



330 S MIDDLETON DRIVE NW #1207  
BRUNSWICK PLANTATION



601 DARTMOOR WAY SW  
OCEAN RIDGE PLANTATION

\$215,000 | 2 Beds | 2 Baths  
[www.calabashhomes.com](http://www.calabashhomes.com)

Coming Soon!  
Showings Begin May 1, 2024  
[www.oceanridgeplantationhomes.com](http://www.oceanridgeplantationhomes.com)



# SILVER COAST PROPERTIES TEAM



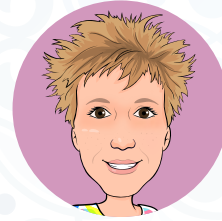
Bill Anderson



Joy Anderson



Darren Bouley



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 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 (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>2024 Annual HOA Fee:</b> \$900 (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>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 (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> <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 (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



# MARKET WATCH

## MARCH 2024 SALES DATA

### VERSUS

## MARCH 2023 SALES DATA

	# of Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Carolina Shores</b>				
Homes	11	\$188	\$393,500	84
Condo	0	\$0	\$0	0
Townhouse	3	\$172	\$290,500	116
Lot	1	\$114,000	\$65,000	28
<b>Sunset Beach</b>				
Homes	13	\$286	\$533,000	110
Condo	4	\$246	\$321,000	68
Townhouse	1	\$164	\$360,000	9
Lot	4	\$161,172	\$59,500	111
<b>Ocean Isle Beach</b>				
Homes	39	\$338	\$762,000	50
Condo	8	\$469	\$567,000	40
Townhouse	1	\$262	\$572,500	21
Lot	14	\$149,500	\$61,000	272
<b>Calabash</b>				
Homes	25	\$199	\$400,000	62
Condo	11	\$207	\$218,500	106
Townhouse	6	\$180	\$328,500	128
Lot	18	\$152,000	\$48,000	77

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Carolina Shores</b>				
Homes	9	\$196	\$347,500	38
Condo	0	\$0	\$0	0
Townhouse	3	\$213	\$313,300	70
Lots	1	81,500	31,000	2
<b>Sunset Beach</b>				
Homes	18	\$325	\$702,500	58
Condo	11	\$224	\$276,000	44
Townhouse	9	\$187	\$464,000	22
Lots	7	\$657,000	\$92,975	28
<b>Ocean Isle Beach</b>				
Homes	22	\$388	\$866,000	67
Condo	4	\$327	\$457,500	22
Townhouse	0	\$0	\$0	0
Lots	9	\$950,265	\$149,878	174
<b>Calabash</b>				
Homes	24	\$204	\$393,500	62
Condo	7	\$200	\$246,000	83
Townhouse	2	\$171	\$251,500	105
Lots	5	\$113,500	\$35,700	329

## WEEKLY FARMERS MARKETS

### OCEAN ISLE BEACH

#### SUMMER MARKET

TUESDAYS  
9:00 AM - 1:00 PM  
5 WEST 3RD STREET  
OCEAN ISLE BEACH NC

### SUNSET BEACH

#### SUMMER MARKET

THURSDAYS  
9:00 AM - 1:00 PM  
206 SUNSET BLVD N. SUNSET  
BEACH, NC

### SHALLOTTE

#### MARKET ON MULBERRY

SATURDAYS  
9:00 AM - 12:30 PM  
123 MULBERRY STREET SHAL-  
LOTTE, NC

## BRUNSWICK COUNTY'S RAPID GROWTH

In late March the U.S (United States) Census Bureau released 2023 county population estimates. These annual estimates tell us how county populations in North Carolina have changed over the course of a year: in this case, between July 1, 2022 and July 1, 2023.

The fastest growing county was Brunswick County (4.6%) followed by Pender (4.3%), Franklin (3.5%), Johnston (3.0%), and Union (2.9%) counties. This growth can have significant implications for the real estate market and the local economy as a whole.

For real estate investors and professionals, understanding the dynamics of Brunswick County's growth is crucial for identifying investment opportunities and meeting the needs of the expanding population.

—By Lisa Carlson on 3.18.24 in Migration, NC in Focus, University of North Carolina at Chapel Hill



# FEATURED REAL ESTATE

HOME | 601 DARTMOOR WAY SW | OCEAN RIDGE PLANTATION

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



SHOWINGS BEGING MAY 1<sup>ST</sup>



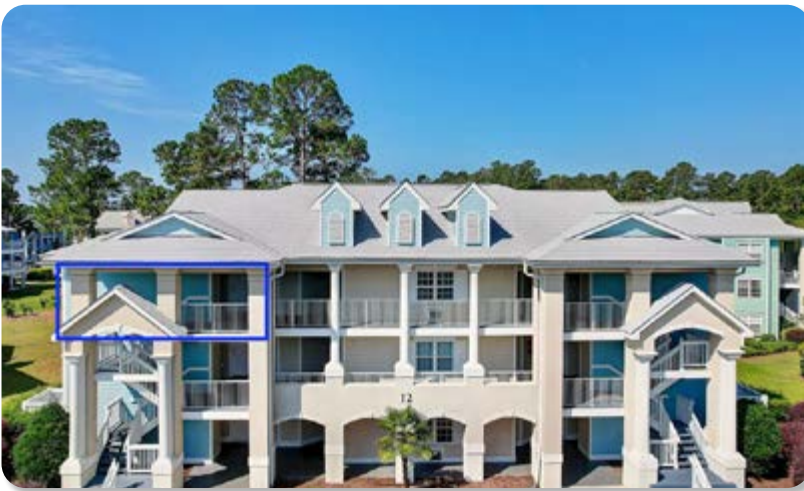
Price: \$662,500  
Bedrooms: 3  
Baths: 2.5  
Approx Sq.Ft: 2,900  
Lot Size: .28  
Setting: Golf Course

Discover the epitome of elegance in Ocean Ridge Plantation with this stunning residence, offering a peaceful golf course backdrop and sophisticated interior spaces. This beautifully detailed home is ready for it's new owner. This all-brick home offers panoramic views of the award-winning Panther's run golf course in the prestigious Ocean Ridge Plantation. The home features 3 bedrooms, 3 baths, and a bonus room over the garage, which offers ample room to spread out and for visiting guests. Upon entry, the high vaulted ceilings and abundant windows in the living room introduce a grand scale of comfort. Natural light pours in, enhancing the spaciousness and highlighting the comfortable setting. The spacious master suite is a private haven.

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

CONDO | 330 S MIDDLETON DRIVE NW UNIT 1207 | BRUNSWICK PLANTATION

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



Price: \$215,000  
Heated Sq Ft: 1,076  
Beds: 2 | Baths: 2

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 pick-up 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)

## HOME | 13 CHANNEL DRIVE | OCEAN ISLE BEACH

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



**Price: \$869,000**  
**4 Beds | 2 Baths**  
**Year Built: 1998**  
**Setting: Pond Frontage**  
**Approx. Sq Ft: 1,553**

Get ready for endless summers with this beautiful beach home in desirable Ocean Isle Beach. This well-appointed and meticulously maintained home offers convenient access to the beach with panoramic pond views at the rear. The home comes partially furnished and nearly ready to host its new owners and guests. With four bedrooms, two full baths, and over 1,500 heated square feet, this home offers ample room for owners, guests, and renters to spread out. The open kitchen is appointed with stainless steel appliances, quartz countertops, and casual counter seating. The LVP floor throughout offer durability and style to the homes interior. The outdoor space is equally appealing, offering a grand 2nd-floor deck and a welcoming bottom-floor retreat, complete with a daybed swing for post-beach cat naps.

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

## HOME | 600 MAGNOLIA DRIVE | SEASIDE STATION

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



**Price: \$220,000**  
**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 at [www.Silvercoastnc.com](http://www.Silvercoastnc.com)



## HOME | 1189 CLARIDAY ROAD SW | CALABASH

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



**Price: \$194,999**  
**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)



**Price: \$189,999**  
**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 at [www.SpringMillRealEstate.com](http://www.SpringMillRealEstate.com)



## HOME | 547 LEATHERWOOD DRIVE NW | CAROLINA SHORE NORTH

**CONTACT: MAKAYLA FENSKE • CELL: 908.783.9070 • EMAIL: MAKAYLA.FENSKE@GMAIL.COM**



**Price: \$420,000**  
**Approx. Sq/ft: 1,615**  
**Bedrooms: 4**  
**Baths: 2**  
**Year Built: 2022**

Welcome to this charming 2022-built home nestled on a spacious .47-acre lot, offering a serene retreat with modern comforts. Boasting a generous 1,615 square feet of living space, this inviting residence features four bedrooms and two bathrooms, providing ample room for relaxation. This home is very close to everyday needs from grocery stores, restaurants and shopping in Calabash or North Myrtle. Step through the front door and into a thoughtfully designed interior. A water filtration system at point of entry was installed. (2023) Retreat to the tranquil master suite, complete with an en-suite bathroom. Three additional bedrooms offer versatility, whether used as sleeping quarters, home offices, or hobby spaces, ensuring that everyone in the household has their own personal retreat. Sliding glass doors lead from the dining area to a like new back patio with a firepit.

There is a sunsetter motorized awning over the patio to keep you cool.

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

## HOME | 100 EAGLE CLAW DRIVE | EAGLE RUN

**CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 • EMAIL: 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: \$225,000**  
**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)



## HOME | 1282 LANDOVER DRIVE | THE RETREAT AT OIB

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



**Price: \$634,000**  
**3 Beds | 3 Baths**  
**Year Built: 2022**  
**Approx. Sq Ft: 2,249**

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.

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

## HOME | 1117 ENDEAVOUR WAY SW | SUNSET RIDGE

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



**Price: \$449,000**  
**3 Beds | 2 Baths**  
**Year Built: 2012**  
**Approx. Sq Ft: 1,953**

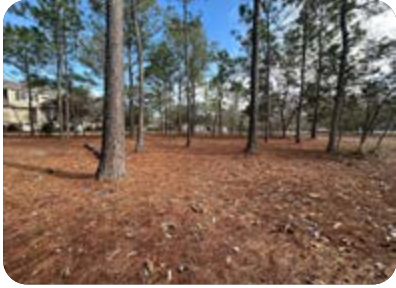
Welcome to 1117 Endeavour Way in the active, social community of Sunset Ridge in Ocean Isle Beach! This home has been well cared for by a conscientious set of owners! With three bedrooms and two bathrooms on the first floor, and a bonus room upstairs, this floor plan is ideal. Imagine yourself sipping 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.SunsetRidgenHomes.com](http://www.SunsetRidgenHomes.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  
livecoastlnc@gmail.com

## LAND • OCEAN RIDGE PLANTATION

132 Windsor Circle SW, Ocean Isle Beach



**Price:** \$67,500  
**Acres:** .33  
**MLS ID:** 100395665  
**Status:** PENDING

---

**Contact:** Bill Anderson  
**Cell:** (910) 880-9475  
livecoastlnc@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 • OCEAN RIDGE PLANTATION

6815 Parnell Place SW, Ocean Isle Beach



**Price:** \$34,900  
**Acres:** .46  
**MLS ID:** 100415245  
**Status:** Active

---

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

## LAND • OCEAN RIDGE PLANTATION

605 Wicklow Square SW, Ocean Isle Beach



**Price:** \$57,900  
**Acres:** .38  
**MLS ID:** 100423148  
**Status:** Active

---

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

## LAND • OCEAN RIDGE PLANTATION

6820 Parnell Place SW, Ocean Isle Beach



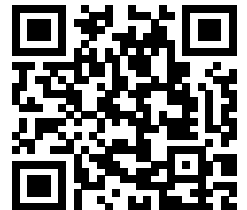
**Price:** \$43,500  
**Acres:** .41  
**MLS ID:** 100415254  
**Status:** Active

---

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



Use Your Smart Phone  
Camera to Learn More  
about Ocean Ridge  
Property





# EVENTS & ACTIVITIES

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

## INGRAM PLANETARIUM- LASER TOM PETTY

Date: Friday, April 19, 2024

Time: 6:00 PM

Location: Ingram Planetarium

Address: 7625 High Makret St, Sunset Beach

EVERY Friday evening at 6 pm through 5/26, enjoy a laser show that "Won't back down!" Laser Tom Petty celebrates the life and work of one of rock's most prolific legends and explores his careers as both a Heartbreaker and a solo artist. Please call the Planetarium at 910-575-0033 for day-of-show reservations.

## SEA, STARS, AND SNACKS

Date: Saturday, April 20, 2024

Time: 6:30 PM - 8:00 PM

Location: OIB Town Center Park

Address: 11 E Second St, OIB

Join the Museum of Coastal Carolina and the Town of Ocean Isle Beach Recreation Department for a night of ocean and star gazing activities along with some ocean and space-themed snacks!

## 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.

## BLUEGRASS BY THE BEACH

Date: Saturday, April 27, 2024

Time: 4:00 PM - 8:00 PM

Location: Sunset Beach Fishing Pier

Address: 1 W Main St, Sunset Beach, NC

Fundraising Event for Supply Demand Internship program focuses on training interns in construction, electrical, plumbing, and HVAC trades, along with interior design, 3D modeling and marketing. Featuring Grammy award winning Ralph Stanley II & the Clinch Mountain Boys, Folkstone Stringband, and General Assembly. Food Trucks: Hot Diggity Dogs & Hogs, Johnny Cheesehead, Capt. John's Seafood, Sunset Slush, Makai Brewing Company, games, auction, and more. Jam

Session with Ralph II and the Boys 5 p.m. Bring your instrument and join in. BRING YOUR OWN CHAIR and buy tickets online!

## 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.

## POUR HOUSE COMEDY NIGHT

Date: Monday, April 29, 2024

Time: 8:00 PM

Location: Pour House

Address: 4802 Main St, Shallotte, NC

Open Mic from 6 pm to 8pm. We've lined up an incredible roster of comedians the pros take the stage at 8pm featuring: Chris O'meara, Lisa Buck, Zack Burke & Steve Melia.

## 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.

## FAMOUS BLUE CRAB 5K

Date: Saturday May 18, 2024

Time: 8:00 AM

Location: Vereen Memorial Historical Gardens

Address: 4263 Highway 1008 Little River, SC 29566

Join us May 18, 2024, for the World Famous Blue Crab 5K at the beautiful Vereen Memorial Gardens! The event will take place among the trails of the beautiful gardens and on the boardwalks over the scenic marsh in Little River, South Carolina. All race participants will receive a custom Blue Crab finisher's medal and a custom swag item.

# FEATURED LISTING

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



## 7130 Pennywhistle Lane SW, OIB Ocean Ridge Plantation

Price: \$79,000 | Lot Size: .33 | Golf Course View

Secluded, cul-de-sac building lot with panoramic views of highly regarded Lion's Paw golf course in prestigious Ocean Ridge Plantation. This beautifully wooded homesite offers its future owner a gorgeous long fairway view down the fairway of hole 14 and pond across fairway. Priced competitively, this golf front building lot won't last long. Living in Ocean Ridge Plantation means access to many amenities and recreational opportunities. A short bike ride, you'll find the new "Ridge Club" amenity center, set to be completed at the beginning of 2025.



## 7136 Pennywhistle Lane SW, OIB Ocean Ridge Plantation

Price: \$79,000 | Lot Size: .32 | Golf Course View

Secluded, cul-de-sac building lot with panoramic views of highly regarded Lion's Paw golf course in prestigious Ocean Ridge Plantation. This partially custom home building lot offers its future owner a gorgeous long view down the fairway of hole 14 and pond across fairway. Priced competitively this golf front building lot won't last long. Building lots to left and right are also available by seller.



## 7146 Pennywhistle Lane SW, OIB Ocean Ridge Plantation

Price: \$74,900 | Lot Size: .32 | Golf Course View

Secluded, cul-de-sac building lot with panoramic views of highly regarded Lion's Paw golf course in prestigious Ocean Ridge Plantation. This partially wooded homesite offers its future owner a gorgeous long fairway view down the fairway of hole 14 and pond across fairway. Priced competitively this golf front building lot won't last long.



VISIT OUR WEBSITE AT [WWW.OCEANRIDGEPLANTATIONHOMES.COM](http://WWW.OCEANRIDGEPLANTATIONHOMES.COM)