

BEACH REAL ESTATE GUIDE

Sunset Beach ■ Ocean Isle Beach ■ Calabash ■ Carolina Shores

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

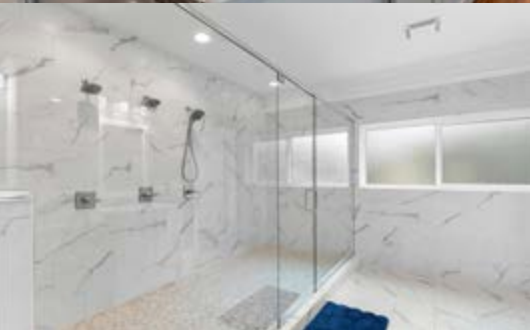
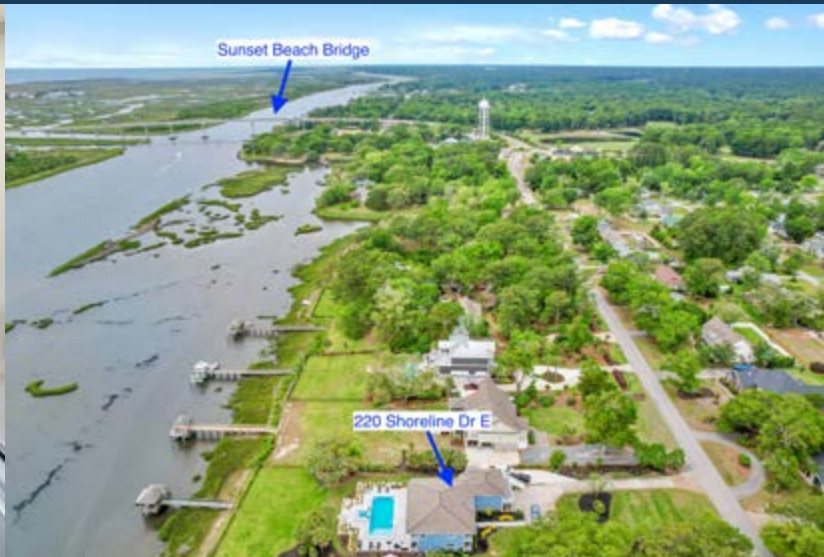


New Listing



Seaside Splendor

220 SHORELINE DRIVE E ❁ SUNSET BEACH ❁ WWW.220SHORELINE.COM



SILVER COAST PROPERTIES TEAM



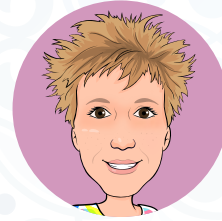
Bill Anderson



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

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
2024 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
2024 Annual HOA Fee: \$900 (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
Approx. Total Acreage: 2,800	Real Estate Offered: Homes, Lots
Website: www.OceanRidgePlantationHomes.com	Starting Home Prices: Mid \$500s
2024 Annual HOA Fee: \$2,465	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
2024 Annual HOA Fee: \$1050	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
2024 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
2024 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

APRIL 2024 SALES DATA

VERSUS

APRIL 2023 SALES DATA

	# of Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
Carolina Shores				
Homes	14	\$188	\$398,000	52
Condo	0	\$0	\$0	0
Townhouse	4	\$178	\$283,000	137
Lot	3	\$85,205	\$55,333	47
Sunset Beach				
Homes	13	\$265	\$545,000	43
Condo	7	\$239	\$266,000	19
Townhouse	6	\$230	\$438,000	62
Lot	2	\$323,000	\$116,000	30
Ocean Isle Beach				
Homes	25	\$363	\$772,000	61
Condo	4	\$383	\$728,750	38
Townhouse	8	\$201	\$337,500	25
Lot	17	\$637,143	\$108,000	170
Calabash				
Homes	50	\$187	\$387,000	65
Condo	10	\$226	\$247,000	60
Townhouse	4	\$170	\$298,000	35
Lot	30	\$139,327	\$48,500	243

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
Carolina Shores				
Homes	13	\$196	\$352,000	36
Condo	1	\$153	\$278,000	18
Townhouse	0	\$0	\$0	0
Lots	2	\$52,800	\$64,000	4
Sunset Beach				
Homes	10	\$258	\$492,000	27
Condo	9	\$271	\$282,500	49
Townhouse	9	\$189	\$394,500	32
Lots	5	\$115,500	\$37,400	111
Ocean Isle Beach				
Homes	24	\$308	\$792,000	57
Condo	2	\$372	\$527,500	17
Townhouse	2	\$245	\$386,500	20
Lots	16	\$981,000	\$232,000	187
Calabash				
Homes	19	\$203	\$398,000	66
Condo	9	\$198	\$209,500	26
Townhouse	6	\$166	\$291,000	101
Lots	11	\$133,500	\$64,000	189

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

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

FEATURED REAL ESTATE

HOME | 601 DARTMOOR WAY SW | OCEAN RIDGE PLANTATION

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



**OPEN HOUSE MAY 18TH
11:00 AM - 2:00 PM**



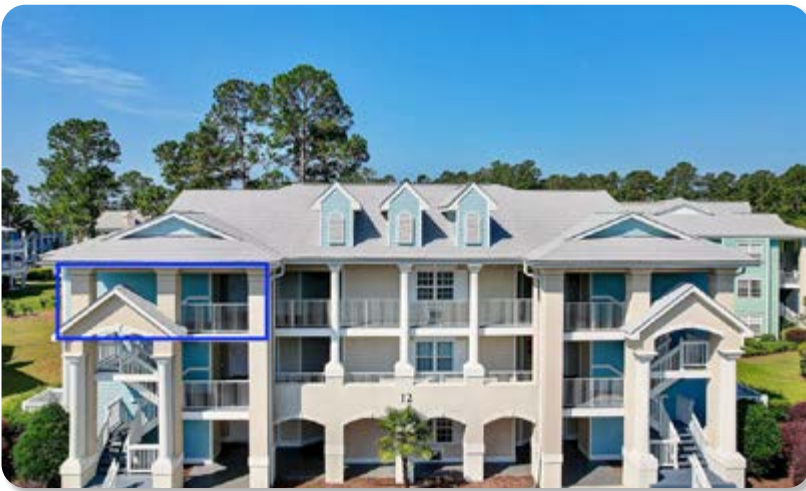
**Price: \$662,500
Bedrooms: 3
Baths: 2.5
Approx Sq.Ft: 2,900
Lot Size: .28
Setting: Golf Course**

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 its 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 at www.OceanRidgePlantationHomes.com

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

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



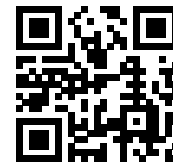
**Price: \$215,000
Heated Sq Ft: 1,076
Beds: 2 | Baths: 2**

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

HOME | 220 SHORELINE DRIVE E | SUNSET BEACH

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



Price: \$1,999,900
Approx. Sq/ft: 4,361
Bedrooms: 5
Baths: 5.5
Year Built: 1990
Setting: ICW Front
**Special: Pool, Golf Green,
Pier, Dock, Hot Tub**

Between leisurely swims, you can practice your golf game on the adjacent putting green. If that's not enough, the pier, pergola and dock offer the opportunity to cast a line in the water or go for a boat ride along the scenic waterway. The panoramic views of the island of Sunset Beach and Intracoastal Waterway will have you feeling like you are in Paradise. This is one of the prettiest neighborhoods in the area, and the location is extremely convenient. Less than a mile down the road is the Sunset Beach Town Park with boat ramp and trailer parking. There are ten golf courses within a ten-minute drive, and plenty of options for groceries, stores, healthcare, and dining nearby. And, of course, the pristine sands of Sunset Beach are about a five-minute drive over the bridge.

Learn more at www.220Shoreline.com

HOME | 6996 ASCENSION DRIVE SW | SUNSET RIDGE

CONTACT: DARREN BOULEY • CELL: 910.431.7692 • EMAIL: DARREN@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.SunsetRidgeHomes.com

HOME | 600 MAGNOLIA DRIVE | SEASIDE STATION

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



Price: \$220,000
Heated Sq Ft: 1,056
Beds: 3
Baths: 2
Lot Size: .36 Acre
Setting: Pond Front

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

HOME | 1193 CLARIDAY ROAD SW | CALABASH

CONTACT: DARREN BOULEY • CELL: 910.431.7692 • EMAIL: 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

HOME | 2105 CASTLEBRIDGE COURT NW | SPRING MILL PLANTATION

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



Price: \$359,967
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

HOME | 1117 ENDEAVOUR WAY SW | SUNSET RIDGE

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



Price: \$439,000
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.SunsetRidgeHomes.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

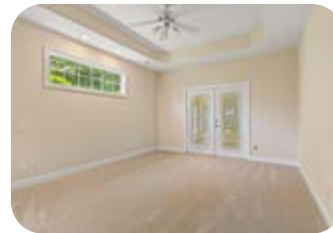
Welcome to this charming 2022-built home nestled on a spacious .47-acre lot, offering a serene retreat with modern comforts. Boasting a generous 1,615 square feet of living space, this inviting residence features four bedrooms and two bathrooms, providing ample room for relaxation. This home is very 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

HOME | 931 GREEN POINTE DRIVE | SEA TRAIL PLANTATION

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



Price: \$575,000
3 Beds | 3 Baths
Year Built: 2006
Approx. Sq Ft: 2,672

Welcome to the Oyster Pointe section of Sea Trail! If you have been waiting for a gracious and comfortably sized home in a beautiful neighborhood, then you are in luck. This custom home built by Homes of Distinction, is rock solid. Its tumbled Charleston style brick exterior is not only aesthetically appealing, but desirable from a maintenance standpoint as well. The cul-de-sac lot provides privacy and space between neighbors. This is a very peaceful neighborhood with an extremely convenient location. The floor plan is efficient and pleasing with three bedrooms and two full bathrooms downstairs, a spacious living room, both a formal dining area and breakfast nook, and a fantastically sized sunroom all on the first floor.

Learn more at www.SeaTrailHomes.com

LAND FOR SALE

LAND • OCEAN RIDGE PLANTATION

6952 Rosebury Ct, Ocean Isle Beach



Price: \$24,999
Acres: .48
MLS ID: 100387276
Status: PENDING

Contact: Bill Anderson
Cell: (910) 880-9475
livecoastalnc@gmail.com

LAND • OCEAN RIDGE PLANTATION

605 Wicklow Square SW, Ocean Isle Beach



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

Contact: Darren Bouley
Cell: (910) 431-7692
darren@silvercoastnc.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 • COBBLESTONE VILLAGE

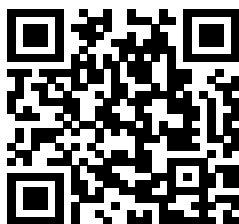
141 McAuley Court, Sunset Beach



Price: \$45,000
Acres: 0.16
MLS ID: 100440249
Status: Active

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

If you are thinking of buying a building lot, then let's talk. We are land experts.
Call: 800.975.6024



Use Your Smart
Phone Camera to
Learn More about
Property for sale

EVENTS & ACTIVITIES

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

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.

INGRAM PLANETARIUM- LASER QUEEN

Date: Saturday, May 18, 2024

Time: 7:00 PM

Location: Ingram Planetarium

Address: 7625 High Makret St, Sunset Beach

Every Saturday evening at 7 p.m. through 5/26, savor a stunning laser light display featuring songs from one of the most legendary rock artists of all time – Queen! The setlist includes We Will Rock You, Another One Bites the Dust, Somebody to Love, Bohemian Rhapsody, We Are the Champions, and more! Please call the Planetarium at 910-575-0033 for day-of-show reservations.

CAPE FEAR DISTILLERY TAKEOVER AT SEA TRAIL

Date: Saturday, May 18, 2024

Time: 4:00 PM - 8:00 PM

Location: Sea Trail Golf Resort

Address: 75 Clubhouse Road, Sunset Beach

Join us on May 18th from 4 pm to 8 pm as Cape Fear Distillery takes over our Convention Center! Cape Fear Distillery will be onsite with their mobile cocktail bar and additional bars and seating will be placed around the convention center.

Try out their newest sensation, Calcutta Big Bite Rum, along with other handcrafted cocktails!

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.

DRESS UP PERMANENT JEWELRY @ NMB!

Date: Saturday May 18, 2024

Time: 10:00 AM - 12:00 PM

Location: Hope Taylor Boutique

Address: 312 Main St, NMB, SC

We will be set up inside of Hope Taylor Boutique from 10am-12pm & then our setup will move over to Club Pilates from 1pm- until I'm over beyond excited for this event and to meet all of y'all!

OIB MOVIES IN THE PARK

Date: Wednesday, May 22, 2024

Time: 8:00 PM - 10:00 PM

Location: Town Center Park

Address: 111 Causeway Drive, OIB

Come out with friends and family this Summer to Ocean Isle Beach Movies in the Park! Movies will be hosted every Wednesday evening from May 22nd to August 14th at the Town Center Park and will begin at sunset. Food vendors will be available and admission is free. Don't forget a chair or blanket to enjoy this open air cinema! The May 22nd Movie in the Park will be: Tangled (2010)

MILLIKEN'S FLEA MARKET

Date: May 24-26, 2024

Time: 10:00 AM - 4:00 PM

Location: Milliken's Seafood

Address: 4462 Main Street, Shallotte, NC

Looking for weekend plans? We are excited to announce our newest Summer Series - Milliken's Flea Market! We will be welcoming business vendors to set up every Friday through Sunday for our guests to shop 'til they drop! #ShopSmall and #EatLocal all in one place at Milliken's Seafood

ART IN THE PARK

Date: Thursday, May 30, 2024

Time: 10:00 AM - 11:00 AM

Location: Town Center Park

Address: 111 Causeway Drive, OIB

Let kids explore their creative side at this FREE craft-making activity at Town Center Park THURSDAYS during the summer from 10:00 am - 11:00 am! Each week will feature a NEW craft!

BANDFEST 2024 WITH PAWS-ABILITY

Date: Sunday, June 2, 2024

Time: 12:00 PM - 5:00 PM

Location: Sunset Beach Waterfront Park

Address: 206 Sunset Blvd N., Sunset Beach

Join us and support animal welfare in our area! Enjoy an afternoon with live music by Sea and Sand Band followed by Julio and the Saltines! Animals will be available to adopt. Your \$5 donation is appreciated. Can't wait to spend the day in Sunset Beach Park with you all!!!!

OCEAN ISLE BEACH 2024 CONCERT SERIES

FRIDAYS

AT TOWN CENTER PARK, 11 E SECOND ST, 6:30 PM

In the case of inclement weather, concerts on that date may be cancelled.

MAY 24	BAND OF OZ
MAY 31	BAILOUT
JUNE 7	SPECIAL OCCASION BAND
JUNE 14	LUNASEA
JUNE 21	TOO MUCH SYLVIA
JUNE 28	BLACKWATER BAND
JULY 5	THE EXTRAORDINAIRES
JULY 12	THE ENTERTAINERS
JULY 19	CHOCILATE CHIP & COMPANY
JULY 26	THE CATALINAS
AUGUST 2	JIM QUICK & COASTLINE
AUGUST 9	THE MAIN EVENT BAND
AUGUST 16	CONTINETNAL DIVIDE
AUGUST 23	THE MAGNIFICENTS
AUGUST 30	GARY LOWDER & SMOKIN HOT

BEACH AND COMMUNITY SPECIALIST



www.silvercoastnc.com
info@silvercoastnc.com
Tel: 800.975.6024

SUNSET BEACH CONCERT SERIES 2024

Weekly concerts scheduled on **Wednesdays** beginning on **May 29th** and continuing until **August 28th**. The Concerts will be held at the town park, 206 Sunset Boulevard North from 6:00 PM to 8:00 PM.

Wednesday, May 29, 2024	The Extraordinaires
Wednesday, June 5, 2024	Chocolate Chip & Company
Wednesday, June 12, 2024	Cat 5 Band
Wednesday, June 19, 2024	100 Grand Band
Wednesday, June 26, 2024	JB & the Get Down Browns
Wednesday, July 3, 2024	Tuesday's Gone
Wednesday, July 10, 2024	The Switch
Wednesday, July 17, 2024	Julio & the Sallines
Wednesday, July 24, 2024	The Entertainers
Wednesday, July 31, 2024	North Tower Band
Wednesday, August 7, 2024	Band on Fire
Wednesday, August 14, 2024	Blackwater Band
Wednesday, August 21, 2024	Too Much Sylvia
Wednesday, August 28, 2024	Southside Saints

Schedule subject to change. Not responsible for inclement weather and cancellations.



Beach & Community Specialists
www.silvercoastnc.com
800.975.6024

SHALLOTTE SUMMER CONCERTS

JOIN US ON THURSDAY NIGHTS FOR OUR SHALLOTTE CONCERTS!

MULBERRY PARK, 123 MULBERRY ST. SHALLOTTE

7:00-9:00 PM

FREE & FAMILY FRIENDLY

MAIN EVENT BAND	JULY 25, 2024
BLACK WATER BAND	AUGUST 1, 2024
THE EXTRAORDINAIRES	AUGUST 8, 2024
CHOCOLATE CHIP AND COMPANY	AUGUST 15, 2024
JIM QUICK AND COASTLINE BAND	AUGUST 22, 2024
RANDY ATWOOD & THE RENEGADES	AUGUST 29, 2024
THE TONEZ	SEPTEMBER 5, 2024
TOO MUCH SYLVIA	SEPTEMBER 12, 2024
DARRELL HARWOOD	SEPTEMBER 19, 2024

Schedule subject to change. Not responsible for inclement weather and cancellations.



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OCEAN ISLE BEACH MOVIES IN THE PARK

FREE

MOVIE
NIGHT

*Weather Permitting

Summer 2024

Wednesdays at the Town Center Park beginning at dusk (8:00 PM). 11 E. 2nd Street, Ocean Isle Beach. Food vendors will be available. Bring a chair and a blanket to enjoy a movie under the stars.

Wednesday, May 22nd Tangled	Wednesday, June 19th Despicable Me	Wednesday, July 17th The Incredibles
Wednesday, May 29th Ratatouille	Wednesday, June 26th The Parent Trap	Wednesday, July 24th Toy Story
Wednesday, June 5th The Little Mermaid (1989)	Wednesday, July 3rd The Emperor's New Groove	Wednesday, July 31st Space Jam
Wednesday, June 12th Mary Poppins (1964)	Wednesday, July 10th Treasure Planet	Wednesday, Aug 7th Monster's Inc.
		Wednesday, Aug 14th Shrek



Residential Real Estate Brokerage
(800) 975-6024
www.silvercoastnc.com

7136 Pennywhistle Lane SW, OIB Ocean Ridge Plantation

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

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

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

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GOLF FRONT LUXURY

601 DARTMOOR WAY SW | OCEAN RIDGE PLANTATION | \$662,500 | 3 BEDS | 3 BATHS



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.



\$475,000 | 3 Beds | 2 Baths
www.SunsetRidgeNCHomes.com

6996 ASCENSION DRIVE SW
SUNSET RIDGE



\$575,000 | 3 Beds | 3 Baths
www.SeaTrailHomes.com

931 GREEN POINTE ROAD
SEA TRAIL PLANTATION