

# BEACH REAL ESTATE GUIDE

Sunset Beach ▪ Ocean Isle Beach ▪ Calabash ▪ Carolina Shores

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

**FOR SALE IN  
BRUNSWICK PLANTATION**

**8958 SMITHFIELD DRIVE NW | CALABASH | \$459,000 | 3 BEDS | 2 BATHS**



**10168 BEACH DRIVE SW UNIT 4303**

**CALABASH | \$172,500 | 2 BEDS | 2 BATHS**





# SILVER COAST PROPERTIES TEAM



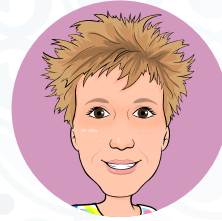
Bill Anderson



Joy Anderson



Darren Bouley



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 (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

## MAY 2024 SALES DATA

## VERSUS

## MAY 2023 SALES DATA

	# of Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Carolina Shores</b>				
Homes	13	\$191	\$400,000	60
Condo	0	\$0	\$0	0
Townhouse	1	\$197	\$278,000	8
Lot	0	\$0	\$0	0
<b>Sunset Beach</b>				
Homes	33	\$232	\$484,000	59
Condo	8	\$241	\$298,500	58
Townhouse	1	\$239	\$310,000	19
Lot	7	\$277,500	\$97,000	75
<b>Ocean Isle Beach</b>				
Homes	21	\$340	\$667,000	57
Condo	3	\$373	\$441,500	55
Townhouse	5	\$213	\$405,000	21
Lot	21	\$391,000	\$99,000	178
<b>Calabash</b>				
Homes	60	\$189	\$382,000	41
Condo	10	\$222	\$228,500	74
Townhouse	1	\$171	\$330,000	99
Lot	7	\$124,500	\$38,700	91

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
<b>Carolina Shores</b>				
Homes	13	\$175	\$366,000	91
Condo	0	\$0	\$0	0
Townhouse	2	\$213	\$310,000	55
Lots	0	\$0	\$0	0
<b>Sunset Beach</b>				
Homes	12	\$343	\$591,000	74
Condo	12	\$224	\$275,000	26
Townhouse	9	\$189	\$394,500	32
Lots	2	\$167,000	\$51,000	159
<b>Ocean Isle Beach</b>				
Homes	23	\$356	\$798,000	57
Condo	7	\$376	\$522,000	92
Townhouse	2	\$293	\$307,500	37
Lots	28	\$387,500	\$94,000	181
<b>Calabash</b>				
Homes	35	\$195	\$403,500	48
Condo	4	\$199	\$291,000	120
Townhouse	11	\$178	\$300,500	58
Lots	23	\$101,000	\$33,500	174

## 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](mailto:DARREN@SILVERCOASTNC.COM)



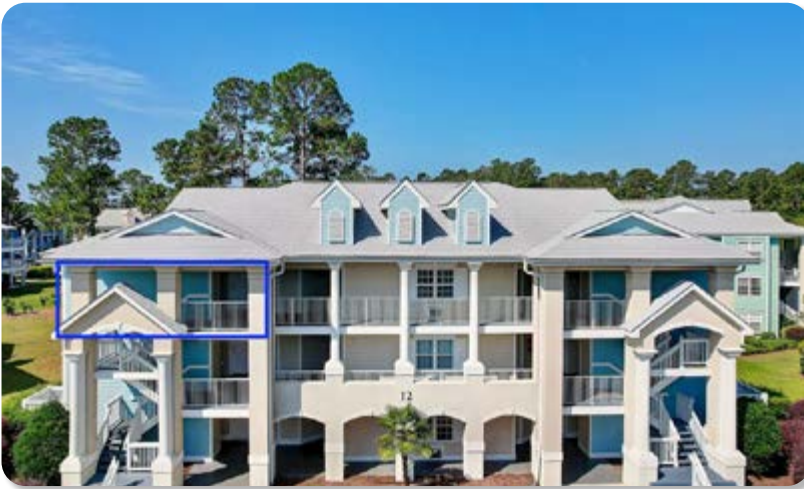
**Price: \$662,500**  
**Bedrooms: 3**  
**Baths: 2.5**  
**Approx Sq.Ft: 2,900**  
**Lot Size: .28**  
**Setting: Golf Course**

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](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: \$209,000**  
**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 | 220 SHORELINE DRIVE E | SUNSET BEACH

**CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 • EMAIL: [CAROLINACOLLEEN@GMAIL.COM](mailto: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](http://www.220Shoreline.com)**

## HOME | 6996 ASCENSION DRIVE SW | SUNSET RIDGE

**CONTACT: DARREN BOULEY • CELL: 910.431.7692 • EMAIL: [DARREN@SILVERCOASTNC.COM](mailto: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.SunsetRidgenHomes.com](http://www.SunsetRidgenHomes.com)**



## CONDO | 10168 BEACH DRIVE SW UNIT 4303 | CAROLINA SHORES RESORT

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



**Price: \$172,500**  
**Approx. Sq Ft: 860**  
**Beds: 2**  
**Baths: 2**

This fully furnished 2 bedroom, 2 bath condominium located in the heart of Calabash is ready for a new owner. Just minutes to pristine Sunset Beach and Calabash's restaurants, this 3rd-floor condominium delivers a great location at an excellent value. The efficient space features a fully appointed kitchen, including a stainless steel dishwasher, refrigerator, and oven, as well as desirable quartz countertops. The spacious family room is ideal for relaxing, and the private screened porch is a welcome retreat after a day at the beach. Carolina Shores Resort residents enjoy a private community pool, picnic, and grilling stations. This is a great opportunity to have a your own slice of heaven at the beach.

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

## HOME | 1117 ENDEAVOUR WAY SW | SUNSET RIDGE

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



**Price: \$425,000**  
**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](http://www.SunsetRidgeHomes.com)**



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

**CONTACT: MAKAYLA FENSKE • CELL: 908.783.9070 • EMAIL: [MAKAYLA.FENSKE@GMAIL.COM](mailto:MAKAYLA.FENSKE@GMAIL.COM)**



**OPEN HOUSE JUNE 8TH  
11:00 AM - 2:00 PM**



**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 | 8958 SMITHFIELD DR NW | BRUNSWICK PLANTATION

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



**Price: \$459,000  
3 Beds | 2 Baths  
Year Built: 2022  
Approx. Sq Ft: 2,030**



Welcome to 8958 Smithfield Drive NW in the beautiful and amenity-rich community of Brunswick Plantation. This open and airy floor plan is the perfect amount of space for daily living and entertaining. The vaulted ceiling in the living room contributes to the spacious feel of this home. All windows are adorned with Plantation Shutters, and shiplap accents grace the kitchen island, a feature wall in the office, and the primary bathroom. There is no carpet in this home, as the laminate flooring runs throughout. With the light and neutral color palette, you will literally not need to do a thing to this home other than bring your belongings. Imagine yourself entertaining with the gourmet kitchen complete with massive island, designated dining room and breakfast nook. There is plenty of room for friends and family to gather here!

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

# LAND FOR SALE

## LAND • OCEAN RIDGE PLANTATION

7130 Pennywhistle Lane SW, Ocean Isle Beach



**Price:** \$79,000  
**Acres:** .33  
**MLS ID:** 100437873  
**Status:** Active  
**Contact:** Darren Bouley  
**Cell:** (910) 431-7692  
darren@silvercoastnc.com

## LAND • RIVERS EDGE

389 River Crest Drive, Shallotte, NC



**Price:** \$99,900  
**Acres:** 1.03  
**MLS ID:** 100448635  
**Status:** Active  
**Contact:** Colleen Teifer  
**Cell:** (609) 868-2393  
carolinacolleen@gmail.com

## LAND • OCEAN RIDGE PLANTATION

7136 Pennywhistle Lane SW, Ocean Isle Beach



**Price:** \$79,000  
**Acres:** .32  
**MLS ID:** 100437870  
**Status:** Active  
**Contact:** Darren Bouley  
**Cell:** (910) 431-7692  
darren@silvercoastnc.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

## LAND • OCEAN RIDGE PLANTATION

7146 Pennywhistle Lane SW, Ocean Isle Beach



**Price:** \$74,900  
**Acres:** .32  
**MLS ID:** 100437869  
**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

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

**Call: 800.975.6024**



# EVENTS & ACTIVITIES

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

## ARCHERY CLINIC FOR NEW ARCHERS

Date: Sunday, June 8, 2024

Time: 3:00 PM - 4:00 PM

Location: Coastal Carolina Outreach

Address: 1986 Big Neck Rd., Asht, NC 28420

Want to learn how to shoot a bow and arrow? Join us for an introduction to the fundamentals of archery.

## TOUCH TANK FEEDING

Date: Monday, June 10 2024

Time: 11:00 AM - 12:00 PM

Location: Museum of Coastal Carolina

Address: 21 E 2nd Street, OIB, NC

With staff and trained volunteer assistance, gently touch sea stars, urchins, anemones, conchs, horseshoe crabs, and hermit crabs; watch trained volunteers feed the animals; and learn more about the sea creatures that call the Museum home.

## SCAVENGER HUNT

Date: Wednesday, June 12, 2024

Time: 10:00 AM - 12:00 PM

Location: Town of Ocean Isle Beach

Recreation Department

Address: 111 Causeway Drive, OIB, NC 28469

Come join the fun with the Town of Ocean Isle Beach's Scavenger Hunt! Our Scavenger Hunt Series takes place on Wednesdays from June 5th - June 26th and July 10th - August 7th at the Amphitheater at Town Center Park (11 E 2nd St). Registration is from 10:00 - 10:30 am. Kids will be given a bag and clue sheet to search for prizes around the island. All children must have a responsible party to accompany them. This event is FREE!

## LASER MUSIC SHOW-LASER COUNTRY

Date: Thursday, June 13, 2024

Time: 6:00 PM - 6:50 PM

Location: Ingram Planetarium

Address: 7625 High Market St, Sunset Beach

Country fans won't want to miss this new laser music show with hits by a broad spectrum of stars and styles, including Garth Brooks, Shania Twain, Willie Nelson, Patsy Cline, and more!

## MILES ATLAS @ SMOKE'D

Date: Friday, June 14, 2024

Time: 6:00 PM - 9:00 PM

Location: Smoke'd

Address: 4810 Main St, Shallotte, NC 28470

Join us for a night of live music, good food, and great company! Smoke'd is a casual restaurant along the Shallotte River serving delicious smoked meats, fun appetizers, steamed seafood and a full bar.

## FAUX STAINED GLASS RESIN WORKSHOP

Date: Thursday, June 13, 2024

Time: 6:00 PM - 8:00 PM

Location: Makai Brewing Company

Price: \$70.00

Address: 5850 Ocean Hwy W, OIB

There is nothing like a beautiful stained glass panel! In this workshop you will choose your frame and create your own resin stained glass panel. All materials are included, you just need to bring yourself. The workshop begins at 6:00, but come early and grab dinner from the food truck and drinks from the brewery.

## FARM FEST 2024

Date: Saturday, June 29, 2024

Time: 1:00 PM - 6:00 PM

Location: Silver Coast Winery

Address: 6680 Barbeque Rd NW OIB

Grab a drink and some food, set up a lawn chair or towel, and vibe. Farm Fest will have live music, farm vendors, raffles, food trucks, wine, beer, and more. Our Farm Vendors are the heart of Farm Fest from fresh produce to shelf stable products.

## ST. JAMES 25TH ANNIVERSARY CAR SHOW

Date: Sunday, June 30, 2024

Time: 1:00 PM - 4:00 PM

Location: St. James Community Center

Address: 4136 Southport-Supply Road, Southport, NC 28461

Gates open 12:30 pm tour through St James. Free Spectator Parking. Open to all motorcycle, cars and trucks. Best motor vehicle: Pre WWII, post WWII, 1990-2009 era, 2010 + Era, and Foreign.

## BEACH BASH!

Date: Wednesday, July 3, 2024

Time: 10:00 AM - 12:00 PM

Location: Town Center Park

Address: 111 Causeway Drive, OIB

Join us for a Beach Bash at Town Center Park! The Town of Ocean Isle Beach Recreation Department and the Museum of Coastal Carolina are partnering up to host a Beach Bash in the Park. This event is FREE and will include activities, crafts, music, photo booths and tons of fun!

## 25TH ANNUAL SUNSET BEACH SIT-A-THON

Date: Thursday, July 4, 2024

Time: 3:00 PM

Location: Sunset Beach

Address: 5th St Beach, Sunset Beach

Join us for the 2024 Sunset Beach Sit A Thon benefitting the Sunset Beach Turtle Watch! Bring a beach chair, a donation of your choosing, and a good attitude! Prizes for 1st, 2nd, and 3rd place!

# OCEAN ISLE BEACH 2024 CONCERT SERIES

## FRIDAYS

AT TOWN CENTER PARK, 11 E SECOND ST, 6:30 PM TO 8:00 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	CHOCOLATE CHIP & COMPANY
JULY 26	THE CATALINAS
AUGUST 2	JIM QUICK & COASTLINE
AUGUST 9	THE MAIN EVENT BAND
AUGUST 16	CONTINENTAL 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.\*



**SILVER COAST  
PROPERTIES**

Beach & Community Specialists  
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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.\*



**SILVER COAST  
PROPERTIES**

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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



**SILVER COAST  
PROPERTIES**

Residential Real Estate Brokerage  
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www.silvercoastnc.com



Looking to call the beach home,  
give us a call at 800.975.6024 or  
visit [www.silvercoastnc.com](http://www.silvercoastnc.com)



## ***Turtle Time!***

*Presented by Sunset Beach Turtle Watch*

***Sundays***

**7PM at Sunset Properties Parking  
Lot**

**(Weather Permitting)**

**Free & Featuring Sea Turtles!**

**Great fun and Educational**

**[www.sunsetbeachturtles.com](http://www.sunsetbeachturtles.com)**



## **TURTLE TALK!**

Presented by OIB STPO

**Mondays**

**Starting June 3rd 2024**

**5PM at The Isle Beach Club**

**(Weather Permitting)**

**[www.oibseaturtles.org](http://www.oibseaturtles.org)**



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**TEL: 910.579.2256**

## FEATURED LISTING

# Intercoastal Waterway

**Offered at: \$1,999,900 Bedrooms: 5 Baths: 6  
Private Dock**



**220 Shoreline Drive E ♦ Sunset Beach  
Twin Lakes**

**LEARN MORE AT: [WWW.220SHORELINE.COM](http://WWW.220SHORELINE.COM) OR CONTACT:  
COLLEEN TEIFER • CELL: 609.868.2393 EMAIL: [CAROLINACOLLEEN@GMAIL.COM](mailto:CAROLINACOLLEEN@GMAIL.COM)**