

BEACH REAL ESTATE GUIDE

Sunset Beach ▪ Ocean Isle Beach ▪ Calabash ▪ Carolina Shores

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



2677 JESSICA LANE SW
SUPPLY NC 28462

PRICE:
\$419,900



COMING SOON!
SHOWINGS START FEBRUARY 27, 2025



1129 SKYLAR COVE LANE
KINGFISH BAY

PRICE:
\$699,900



SILVER COAST PROPERTIES TEAM



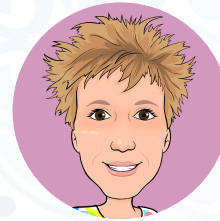
Bill Anderson



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: Mid \$400s
2025 Annual HOA Fee: \$2,040 (Homes)	Starting Lot Prices: N/A
County Taxes (per \$100k): \$342	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
2025 Annual HOA Fee: \$900 (Homes)	Starting Lot Prices: N/A
County Taxes (per \$100k): \$342	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: 2,300	Local Beach: Sunset Beach
Completed Homes: 1,400-1,450	Time to Beach: 5 Minutes
Approx. Total Acreage: 2,500-2,600	Real Estate Offered: Homes, Lots
Website: www.OceanRidgePlantationHomes.com	Starting Home Prices: High \$500s
2025 Annual HOA Fee: \$2,573	Starting Lot Prices: \$40s
County Taxes (per \$100k): \$342	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: 2,000	Time to Beach: 5 Minutes
Total Acreage: 2,000	Real Estate Offered: Homes, Townhouses, Building Lots, Condominiums
Website: www.seatrailhomes.com	Starting Home Prices: High \$400s
2025 Annual HOA Fee: \$1,100 (Homes)	Starting Lot Prices: \$60s
County Taxes (per \$100k): \$342	Starting Price Condo: Mid \$200s
City Taxes (per \$100k): \$160	Starting Price Townhouse: Mid \$400s
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: 220	Local Beach: Ocean Isle Beach
Completed Homes: 220	Time to Beach: 3-4 Miles
Estimate Acreage: 90	Real Estate Offered: New Construction, Townhouses, Pre-Owned Homes
Website: www.cameronwoodsnc.com	Starting Home Prices: High \$300s
2025 Annual HOA Fee: \$1,464 (Homes)	Golf Cart Friendly: Yes
County Taxes (per \$100k): \$342	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: 600	Local Beach: Sunset Beach
Completed Homes: 400	Time to Beach: 5 Minutes
Total Acreage: 300	Real Estate Offered: Homes and Building Lots
Website: www.devaunparkrealestate.com	Starting Home Prices: Mid \$500s
2025 Annual HOA Fee: \$1,320	Starting Lot Prices: \$80s
County Taxes (per \$100k): \$342	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

MEET THE JOYFUL BROKER TEAM



We are Bill and Joy Anderson, and like you, we once dreamed of a place where each day felt like a vacation. From our very first touch of the North Carolina sands, we knew it was here in Brunswick County that we would make our dream a reality. We turned our annual

family getaways into a full-time, exhilarating coastal life, and now, we're here to empower you to seize that same transformation for yourself.

With a combined force of over 15 years in real estate and business leadership, we bring to the table not just skills, but a legacy of client satisfaction and trust. Whether you're seeking to relocate, buy your first home, or secure that idyllic beach house, we're with you every single step. Our promise? To guide, to support, and to inspire.

Joy's rich background in social services has endowed her with unparalleled empathy and a keen insight into individual needs—traits that she now channels into real estate to help each client envision and reach their future goals. Together, we don't just present properties; we open doors to new possibilities and craft environments where your decisions come alive with potential.

Every interaction with us is more than a transaction—it's a step closer to where you belong, wrapped in a joyful and uplifting experience. We are here to connect, to build, to provide, and most importantly, to celebrate every milestone with you on your journey to living the coastal dream.

Let's make your aspirations a living, breathing reality. Join us, and let's start this incredible journey together!

The Joyful Brokers Team
Bill and Joy Anderson
Tel: 910-880-9475
Email: livecoastalnc@gmail.com

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



MARKET WATCH

JANUARY 2025 SALES DATA

VERSUS

JANUARY 2024 SALES DATA

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
Carolina Shores				
Homes	12	\$195	\$442,500	49
Condo	0	\$0	\$0	0
Townhouse	0	\$0	\$0	0
Lot	3	\$272,500	\$225,500	178
Sunset Beach				
Homes	19	\$245	\$489,000	54
Condo	5	\$196	\$256,500	141
Townhouse	0	\$0	\$0	0
Lot	2	\$242,100	\$57,500	131
Ocean Isle Beach				
Homes	14	\$485	\$1,100,000	94
Condo	3	\$422	\$605,000	27
Townhouse	3	\$204	\$468,500	103
Lot	4	\$213,500	\$99,500	23
Calabash				
Homes	34	\$200	\$389,000	47
Condo	2	\$179	\$237,500	117
Townhouse	2	\$162	\$249,000	42
Lot	5	\$140,500	\$51,000	125

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
Carolina Shores				
Homes	10	\$175	\$339,000	72
Condo	0	\$0	\$0	0
Townhouse	0	\$0	\$00	0
Lots	2	\$64,000	\$81,000	90
Sunset Beach				
Homes	10	\$259	\$500,000	45
Condo	6	\$239	\$330,000	62
Townhouse	3	\$250	\$647,500	33
Lots	1	\$197,500	\$85,000	41
Ocean Isle Beach				
Homes	20	\$304	\$654,000	42
Condo	1	\$373	\$645,000	4
Townhouse	0	\$0	\$0	0
Lots	14	\$551,500	\$112,500	190
Calabash				
Homes	31	\$194	\$377,500	40
Condo	3	\$210	\$277,000	40
Townhouse	4	\$163	\$359,000	198
Lots	11	\$158,000	\$54,000	332

FEATURED REAL ESTATE

HOME | 111 GULLEY COURT | SEA TRAIL PLANTATION

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



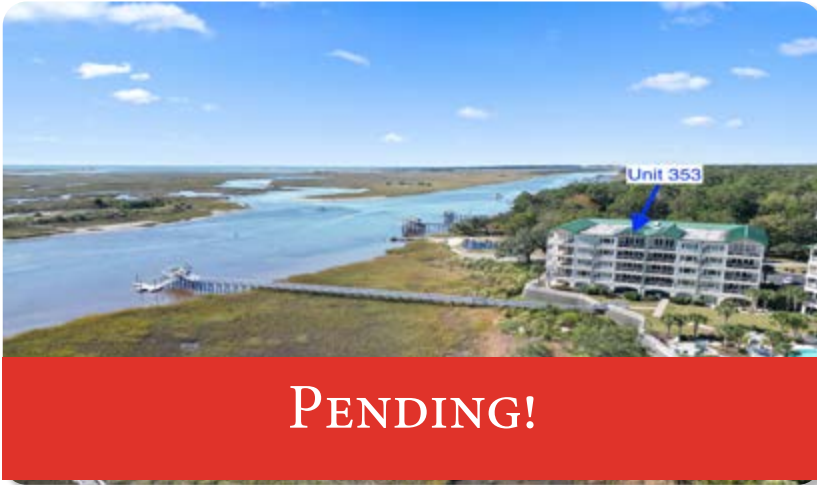
Price: \$559,900
3 Beds | 3 Baths
Year Built: 2019
Approx. Sq Ft: 2,010

This stunning, custom-built home in the amenity-rich community of Sea Trail is ready to go for new owners! With higher end features such as detailed trim work, coffered ceilings, wood flooring throughout, a fantastic stone fireplace and balconette, this home is sure to impress. Custom cabinetry with gas cooktop, stainless steel appliances, pantry, and granite counters make this kitchen a pleasure in which to spend time. Y Surround sound is installed on the first floor, and the laundry room features custom cabinets as well. This home receives plenty of natural light with its Palladian windows and tall sliders that lead to the screened porch. The primary suite is very comfortably sized, complete with bump-out and gracious ensuite with beautiful tiled shower and walk-in closet.

Learn more at www.SeaTrailHomes.com

CONDOMINIUM | 915 SHORELINE DRIVE W, UNIT 353 | THE REGENCY

CONTACT: BILL ANDERSON • CELL: 910-880-9475 • EMAIL: LIVECOASTALNC@GMAIL.COM



PENDING!

Price: \$698,000
Approx. Sq/ft: 2,003
Bedrooms: 3
Baths: 3
Year Built: 2007
Setting: Intracoastal Waterway & Ocean View

Absolutely incredible views from both the front door and back porch await in this top floor Regency condo in Sunset Beach. Truly a unique property where you can enjoy overlooks of the Intracoastal waterway, the Little River inlet, Sunset Beach, Bird Island, Bonaparte's Creek and Ocean Isle Beach ALL in one unit. This fully furnished condo is immaculately maintained with hardwood floors in the main areas, granite counter tops and much more! Take a ride in the

elevator up to the 5th floor where you will find a convenient front porch with area for seating (to enjoy the views of Bird Island, the Little River inlet of course!) As you enter the condo you notice that you can see right through to the Intracoastal waterway on the other side. Two guest bedrooms with attached baths offer ample sleeping space for visitors and a full laundry room also makes household chores a breeze.

Learn more at www.TheJoyfulBrokers.com



HOME | 565 SLIPPERY ROCK WAY | THE FARM AT BRUNSWICK

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



PENDING!

Price: \$384,000
Approx. Sq/ft: 2,246
Bedrooms: 4
Baths: 3
Year Built: 2018

This extremely well-kept home is ready to go for a new set of owners! With 3 bedrooms and 2 bathrooms downstairs, and a bonus room, 4th bedroom and additional bathroom upstairs, this home has plenty of space to suit your needs. The kitchen offers plenty of counter and cabinet space, a pantry, large island, and adjacent dining area that is large enough to accommodate a table of your choice. The primary bedroom will be your retreat at the end of the day with its private ensuite bathroom with walk-in shower, double vanity and large closet. With a living room downstairs, and bonus room upstairs, there is a choice of lounging areas and the opportunity for a recreation room, "man cave," or separate guest area.

Learn more at www.CarolinaColleen.com



HOME | 1193 CLARIDAY ROAD SW | CALABASH

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



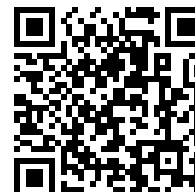
Price: \$182,000
Approx. Sq/ft: 1,064
Bedrooms: 3
Baths: 2
Year Built: 2019

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.CalabashHomes.com

HOME | 208 BROOKWOOD PARK COURT | SEA TRAIL PLANTATION

CONTACT: BILL ANDERSON • CELL: 910-880-9475 • EMAIL: LIVECOASTALNC@GMAIL.COM



Price: \$639,900
Approx. Sq Ft: 2,485
Beds: 3
Baths: 3
Year Build: 2016

This like new home (built in 2016) is waiting for you in Sea Trail just minutes to Sunset Beach! An open floor plan and almost 2,500 square feet of space give this Sea Trail home a warm and inviting vibe while having ample room for day to day activities. Custom touches throughout such as crown moulding, tray ceilings, and even bullnose drywall corners lend a high end feel to this home and with a first floor primary suite you can enjoy one floor living while still having two large bedrooms and a full bath upstairs for guests as needed. Stepping further into the home you enter the main living area which is wide open and spacious. The extra large kitchen island and ample cabinets are great to the cook in the house. While the living room features built in cabinetry, a fireplace and plenty of room for any number of seating configurations. Just off the living room is the fully enclosed and heated/cooled porch.

Learn more at www.SeaTrailHomes.com

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



Price: \$307,467
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 sun room. This seller has made some nice updates and improvements so you won't have to! Freshly painted with the addition of a sun room, 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

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



Price: \$419,900
Approx. Sq/ft: 2,158
Bedrooms: 3
Baths: 3
Built: 2005
Lot Size: .39

This bright and airy, one-floor home offers plenty of space with a gracious living room, 3 bedrooms, 3 full bathrooms, an eat-in kitchen, a generous screened porch and patio, and sizable, fenced yard with shed. Vaulted ceilings in the living room and an abundance of windows allow light to pour into this home. All of the bedrooms are spacious and allow for traditional bedroom furniture. There is no carpet in this home, as all floors are either tile or LVP. The HVAC system was just replaced in January 2025 and a Rinnai tankless propane water heater was installed in 2023. Many of the appliances have also been recently replaced within the past 3 years. For an additional sense of security, there is a whole home warranty good through July 2025 that will transfer to the new owner. Community amenities include a clubhouse with fitness room, outdoor pool, basketball court and dog park.

Learn more at www.CarolinaColleen.com

HOME | 932 CHARLOTTE AVENUE SW | CALABASH

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



Price: \$251,000
Approx. Sq/ft: 1,539
Bedrooms: 3
Baths: 2
Year Built: 1999
Lot Size: .37

Here is your chance at a very well maintained home on a generously sized, double lot in an extremely convenient area with no HOA! This home has been lovingly cared for by its original owners, and some extra precautions were taken during its construction. There is plenty of space and storage in this 3 bedroom, 2 bathroom home with covered front porch and sunroom. The property also features an additional workshop/lean to building with two covered parking places, a workshop area, and an upstairs storage loft area. The home is connected to county water and sewer, and there is also a well for irrigation. This is a fantastic and quiet neighborhood, literally around the corner from the town area of Calabash and about 10 minutes from the pristine sands of Sunset Beach. This property is move-in ready and ready for a new set of owners.

Learn More at www.CalabashHomes.com

HOME | 877 BOURNE DRIVE | CHATHAM GLENN

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



PENDING!



Price: \$374,900
Approx. Sq/ft: 1,552
Bedrooms: 3
Baths: 2
Year Built: 2021

If you have been waiting for a move-in ready home in an extremely convenient location, with a bright and airy feel, then you are in luck! This 3 bedroom 2 bathroom, single level home boasts an efficient and open floor plan with light, neutral colors. The kitchen arrangement is ideal for everyday usage and also for entertaining, with its large island, ample cabinetry, granite counters, stainless steel appliances and generous pantry. There is a reverse osmosis system installed beneath the sink that services that sink and the water coming from the refrigerator. The living room is adjacent to the kitchen and dining area and LVP flooring adorns this entire area. 9 foot ceilings throughout the home contribute to the spacious feeling of this home as well.

Learn more at www.CarolinaColleen.com

HOME | 215 PLANTERS RIDGE DRIVE, SUNSET BEACH

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



Price: \$620,000
3 Beds | 3 Baths
Year Built: 2020
Approx. Sq Ft: 2,075

If you have been waiting for a pristine, better than new, open floor plan, light and airy home in Sea Trail, then you are in luck! With vaulted ceilings, a fireplace with tiled surround & shiplap and large sliders leading out to the screened porch, the main living area of this home feels extremely open, airy and bright. Engineered hardwood graces the great room. The large kitchen island with adjacent beverage station make this home ideal for entertaining. You will enjoy preparing meals on the granite counters and using the high-end stainless steel appliances including gas cooktop, wall oven and convection microwave. The master bedroom with presidential tray ceiling, can and rope lighting along with walk-in closet and luxurious ensuite bathroom make for a wonderful retreat when you are ready to relax.

Learn more at www.SeaTrailHomes.com

PROPERTY FOR RENT

CONDO | 10168 BEACH DRIVE SW 4303 | CAROLINA SHORES RESORT

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



Rent: \$1,300
Approx. Sq Ft: 860
Beds: 2
Baths: 2
Term: Until end of March

This fully furnished 2 bedroom, 2 bath condominium located in the heart of Calabash is ready for a new tenant. 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

LAND FOR SALE

LAND • OCEAN RIDGE PLANTATION

6604 Cadbury Lane SW, Ocean Isle Beach



Price: \$89,900
Acres: .60
MLS ID: 100485896
Status: PENDING
Contact: Colleen Teifer
Cell: (609) 868.2393
carolinacolleen@gmail.com

6428 Castlebrook Way SW, Ocean Isle Beach



Price: \$124,400
Acres: .32
MLS ID: 100466259
Status: Active
Contact: Bill Anderson
Cell: (910) 880-9475
livecoastalnc@gmail.com

LAND • OYSTER HARBOUR

3440 Eagle Crest Drive SW, Supply, 28462



Price: \$119,000
Acres: 1.03
MLS ID: 100456064
Status: Active
Contact: Bill Anderson
Cell: (910) 880-9475
livecoastalnc@gmail.com

LAND • SEA TRAIL PLANTATION

Lot 43 Kings Trail, Sunset Beach, 28468



Price: \$199,000
Acres: .49
MLS ID: 100485788
Status: Active
Contact: Bill Anderson
Cell: (910) 880-9475
livecoastalnc@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.

LASER MUSIC SHOW - LASER BEATLES

Date: Friday, February 28, 2025

Time: 6:00 PM - 7:00 PM

Location: Ingram Planetarium

Address: 7625 High Market St SW

Join us this winter on Friday and Saturday evenings for a memorable sensory experience! Laser effects are accompanied by popular music played through the area's best sound system.

HOUSE YOGA

Date: Sunday, March 2, 2025

Time: 11:00 AM

Location: Pour House

Address: 24802 Main St, Shallotte, NC 28470

Come as you are! This is a 10-week special of beginner-friendly yoga practice, to bring us together for some gentle movement and mindfulness on the mat.

35TH ANNUAL ST. PATRICK'S DAY PARADE AND FESTIVAL

Date: Saturday, March 15, 2025

Time: 9:00 AM - 4:00 PM

Location: North Myrtle Recreation

Address: 781 Main St, NMB, SC 29582

North Myrtle Beach welcomes you to a sea of green! The St. Patrick's Day Parade is the largest on the Grand Strand with over 100 parade entries and a long history of fun. Masses of people line Main Street each year to get a glimpse of this awesome parade. Be sure to set up by 8:30 AM with your friends, family, chairs, blankets, and golf carts. You don't want to miss this two-hour event.

EAT, DRINK & BE IRISH

Date: Saturday, March 15, 2025

Time: 5:00 PM - 7:00 PM

Location: Makai Brewing Co.

Address: 5850 Ocean Highway West, OIB

Come dressed in your best green and bring your gold! Don't miss out on the luck of the Irish! Live Music by the one and only **Dom Wier** Delicious food from **Seaview Crab Company** Green beer will be flowing all day long!

FIBBER MCGEES ST. PATRICK'S DAY CELEBRATION

Date: Saturday, March 15, 2025

Time: 11:30AM - 3:30PM

Location: Fibber McGees

Address: 1780 Queen Anne Unit 1, SB NC

Come celebrate our 16th year @ the best Irish Tavern in Sunset Beach! Come dance,

sing, drink and eat delicious Irish fare with TheFab2 playing your favorites! Slainte

PIRATES, MERMAIDS & FUN, OH MY!

Date: Saturday, March 29, 2025

Time: 5:00 PM - 9:00 PM

Location: Sea Trail Resort Center

Address: 75 Clubhouse Road, Sunset Beach

Join us at the shore party of the season as we embark on a journey of Aces casino games, cigar lounge, food, cocktails/mocktails, dancing, live music by Parlay, and Motley Tones, magic, sword play, aerial & flame twirlers, raffles, laughter, costume contest and endless pirate fun for everyone over age of 18. Cocktail attire or pirate garb welcome!

HERB AND GARDEN FAIR

Date: April 5 & 6, 2025

Time: 9:00 AM - 4:00 PM

Location: Farmers Market at Poplar Grove

Address: 10200 US Highway 17, Wilmington NC

Join us for Poplar Grove's 33rd Annual Herb and Garden Fair! Mark the beginning of Spring with a 2-day event featuring some of our state's best herb and plant vendors, garden art creators and farmers as well as local artisans handcrafting all your essential needs and must haves.

RUN SUNSET BEACH

Date: Saturday, April 12, 2025

Location: Sunset Beach

Website: www.coastalraceproductions.com/race/run-sunset-beach/

Discover some of the prettiest terrain that Sunset Beach has to offer with more than 600 runners from all across the region and the country with this annual running event that puts the small town of Sunset Beach on the map.

SOUTHPORT SPRINGFEST

Date: Saturday, April 19, 2025

Time: 10:00 AM - 6:00 PM

Location: Downtown Southport

Address: 101 W Moore St, Southport, NC 28461

This cherished community tradition, which began in the 90's, has become a cornerstone of Southport's springtime celebrations. Springfest features a vibrant mix of activities for all ages, including live musical entertainment, handmade arts and crafts, children's activities, plants for sale, and delicious food vendors.



2025 Tide Chart

January			February			March		
Time	Height		Time	Height		Time	Height	
1 01:50 AM	0.3	16	03:57 AM	0.4	15	05:59 AM	0.4	15
02:07 AM	0.1	15	04:14 AM	0.2	14	06:16 AM	0.2	14
02:24 AM	0.1	14	04:31 AM	0.1	13	06:33 AM	0.1	13
02:41 AM	0.1	13	04:48 AM	0.0	12	06:50 AM	0.0	12
02:58 AM	0.1	12	05:05 AM	-0.1	11	07:07 AM	-0.1	11
03:15 AM	0.2	11	05:22 AM	-0.2	10	07:24 AM	-0.2	10
03:32 AM	0.3	10	05:39 AM	-0.3	9	07:41 AM	-0.3	9
03:49 AM	0.4	9	05:56 AM	-0.4	8	07:58 AM	-0.4	8
04:06 AM	0.5	8	06:13 AM	-0.5	7	08:15 AM	-0.5	7
04:23 AM	0.6	7	06:30 AM	-0.6	6	08:32 AM	-0.6	6
04:40 AM	0.7	6	06:47 AM	-0.7	5	08:49 AM	-0.7	5
04:57 AM	0.8	5	07:04 AM	-0.8	4	09:06 AM	-0.8	4
05:14 AM	0.9	4	07:21 AM	-0.9	3	09:23 AM	-0.9	3
05:31 AM	1.0	3	07:38 AM	-1.0	2	09:40 AM	-1.0	2
05:48 AM	1.1	2	07:55 AM	-1.1	1	09:57 AM	-1.1	1
06:05 AM	1.2	1	08:12 AM	-1.2	0	10:14 AM	-1.2	0
06:22 AM	1.3	0	08:29 AM	-1.3	0	10:31 AM	-1.3	0
06:39 AM	1.4	0	08:46 AM	-1.4	0	10:48 AM	-1.4	0
06:56 AM	1.5	0	09:03 AM	-1.5	0	11:05 AM	-1.5	0
07:13 AM	1.6	0	09:20 AM	-1.6	0	11:22 AM	-1.6	0
07:30 AM	1.7	0	09:37 AM	-1.7	0	11:39 AM	-1.7	0
07:47 AM	1.8	0	09:54 AM	-1.8	0	11:56 AM	-1.8	0
08:04 AM	1.9	0	10:11 AM	-1.9	0	12:13 PM	-1.9	0
08:21 AM	2.0	0	10:28 AM	-2.0	0	12:30 PM	-2.0	0
08:38 AM	2.1	0	10:45 AM	-2.1	0	12:47 PM	-2.1	0
08:55 AM	2.2	0	11:02 AM	-2.2	0	13:04 PM	-2.2	0
09:12 AM	2.3	0	11:19 AM	-2.3	0	13:21 PM	-2.3	0
09:29 AM	2.4	0	11:36 AM	-2.4	0	13:38 PM	-2.4	0
09:46 AM	2.5	0	11:53 AM	-2.5	0	13:55 PM	-2.5	0
10:03 AM	2.6	0	12:10 PM	-2.6	0	14:12 PM	-2.6	0
10:20 AM	2.7	0	12:27 PM	-2.7	0	14:29 PM	-2.7	0
10:37 AM	2.8	0	12:44 PM	-2.8	0	14:46 PM	-2.8	0
10:54 AM	2.9	0	13:01 PM	-2.9	0	15:03 PM	-2.9	0
11:11 AM	3.0	0	13:18 PM	-3.0	0	15:20 PM	-3.0	0
11:28 AM	3.1	0	13:35 PM	-3.1	0	15:37 PM	-3.1	0
11:45 AM	3.2	0	13:52 PM	-3.2	0	15:54 PM	-3.2	0
12:02 PM	3.3	0	14:09 PM	-3.3	0	16:11 PM	-3.3	0
12:19 PM	3.4	0	14:26 PM	-3.4	0	16:28 PM	-3.4	0
12:36 PM	3.5	0	14:43 PM	-3.5	0	16:45 PM	-3.5	0
12:53 PM	3.6	0	15:00 PM	-3.6	0	17:02 PM	-3.6	0
01:10 PM	3.7	0	15:17 PM	-3.7	0	17:19 PM	-3.7	0
01:27 PM	3.8	0	15:34 PM	-3.8	0	17:36 PM	-3.8	0
01:44 PM	3.9	0	15:51 PM	-3.9	0	17:53 PM	-3.9	0
02:01 PM	4.0	0	16:08 PM	-4.0	0	18:10 PM	-4.0	0
02:18 PM	4.1	0	16:25 PM	-4.1	0	18:27 PM	-4.1	0
02:35 PM	4.2	0	16:42 PM	-4.2	0	18:44 PM	-4.2	0
02:52 PM	4.3	0	16:59 PM	-4.3	0	19:01 PM	-4.3	0
03:09 PM	4.4	0	17:16 PM	-4.4	0	19:18 PM	-4.4	0
03:26 PM	4.5	0	17:33 PM	-4.5	0	19:35 PM	-4.5	0
03:43 PM	4.6	0	17:50 PM	-4.6	0	19:52 PM	-4.6	0
04:00 PM	4.7	0	18:07 PM	-4.7	0	20:09 PM	-4.7	0
04:17 PM	4.8	0	18:24 PM	-4.8	0	20:26 PM	-4.8	0
04:34 PM	4.9	0	18:41 PM	-4.9	0	20:43 PM	-4.9	0
04:51 PM	5.0	0	18:58 PM	-5.0	0	21:00 PM	-5.0	0
05:08 PM	5.1	0	19:15 PM	-5.1	0	21:17 PM	-5.1	0
05:25 PM	5.2	0	19:32 PM	-5.2	0	21:34 PM	-5.2	0
05:42 PM	5.3	0	19:49 PM	-5.3	0	21:51 PM	-5.3	0
06:00 PM	5.4	0	20:06 PM	-5.4	0	22:08 PM	-5.4	0
06:17 PM	5.5	0	20:23 PM	-5.5	0	22:25 PM	-5.5	0
06:34 PM	5.6	0	20:40 PM	-5.6	0	22:42 PM	-5.6	0
06:51 PM	5.7	0	20:57 PM	-5.7	0	22:59 PM	-5.7	0
07:09 PM	5.8	0	21:14 PM	-5.8	0	23:16 PM	-5.8	0
07:26 PM	5.9	0	21:31 PM	-5.9	0	23:33 PM	-5.9	0
07:43 PM	6.0	0	21:48 PM	-6.0	0	23:50 PM	-6.0	0
08:00 PM	6.1	0	22:05 PM	-6.1	0	24:07 PM	-6.1	0
08:17 PM	6.2	0	22:22 PM	-6.2	0	24:24 PM	-6.2	0
08:34 PM	6.3	0	22:39 PM	-6.3	0	24:41 PM	-6.3	0
08:51 PM	6.4	0	22:56 PM	-6.4	0	24:58 PM	-6.4	0
09:09 PM	6.5	0	23:13 PM	-6.5	0	25:15 PM	-6.5	0
09:26 PM	6.6	0	23:30 PM	-6.6	0	25:32 PM	-6.6	0
09:43 PM	6.7	0	23:47 PM	-6.7	0	25:49 PM	-6.7	0
10:00 PM	6.8	0	24:04 PM	-6.8	0	26:06 PM	-6.8	0
10:17 PM	6.9	0	24:21 PM	-6.9	0	26:23 PM	-6.9	0
10:34 PM	7.0	0	24:38 PM	-7.0	0	26:40 PM	-7.0	0
10:51 PM	7.1	0	24:55 PM	-7.1	0	26:57 PM	-7.1	0
11:09 PM	7.2	0	25:12 PM	-7.2	0	27:14 PM	-7.2	0
11:26 PM	7.3	0	25:29 PM	-7.3	0	27:31 PM	-7.3	0
11:43 PM	7.4	0	25:46 PM	-7.4	0	27:48 PM	-7.4	0
12:00 AM	7.5	0	26:03 PM	-7.5	0	28:05 PM	-7.5	0
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12:34 AM	7.7	0	26:37 PM	-7.7	0	28:39 PM	-7.7	0
12:51 AM	7.8	0	26:54 PM	-7.8	0	28:56 PM	-7.8	0
01:08 AM	7.9	0	27:11 PM	-7.9	0	29:13 PM	-7.9	0
01:25 AM	8.0	0	27:28 PM	-8.0	0	29:30 PM	-8.0	0
01:42 AM	8.1	0	27:45 PM	-8.1	0	29:47 PM	-8.1	0
01:59 AM	8.2	0	28:02 PM	-8.2	0	30:04 PM	-8.2	0
02:16 AM	8.3	0	28:19 PM	-8.3	0	30:21 PM	-8.3	0
02:33 AM	8.4	0	28:36 PM	-8.4	0	30:38 PM	-8.4	0
02:50 AM	8.5	0	28:53 PM	-8.5	0	30:55 PM	-8.5	0
03:07 AM	8.6	0	29:10 PM	-8.6	0	31:12 PM	-8.6	0
03:24 AM	8.7	0	29:27 PM	-8.7	0	31:29 PM	-8.7	0
03:41 AM	8.8	0	29:44 PM	-8.8	0	31:46 PM	-8.8	0
03:58 AM	8.9	0	30:01 PM	-8.9	0	32:03 PM	-8.9	0
04:15 AM	9.0	0	30:18 PM	-9.0	0	32:20 PM	-9.0	0
04:32 AM	9.1	0	30:35 PM	-9.1	0	32:37 PM	-9.1	0
04:49 AM	9.2	0	30:52 PM	-9.2	0	32:54 PM	-9.2	0
05:06 AM	9.3	0	31:09 PM	-9.3	0	33:11 PM	-9.3	0
05:23 AM	9.4	0	31:26 PM	-9.4	0	33:28 PM	-9.4	0
05:40 AM	9.5	0	31:43 PM	-9.5	0	33:45 PM	-9.5	0
05:57 AM	9.6	0	32:00 PM	-9.6	0	34:02 PM	-9.6	0
06:14 AM	9.7	0	32:17 PM	-9.7	0	34:19 PM	-9.7	0
06:31 AM	9.8	0	32:34 PM	-9.8	0	34:36 PM	-9.8	0
06:48 AM	9.9	0	32:51 PM	-9.9	0	34:53 PM	-9.9	0
07:05 AM	10.0	0	33:08 PM	-10.0	0	35:10 PM	-10.0	0
07:22 AM	10.1	0	33:25 PM	-10.1	0	35:27 PM	-10.1	0
07:39 AM	10.2	0	33:42 PM	-10.2	0	35:44 PM	-10.2	0
07:56 AM	10.3	0	33:59 PM	-10.3	0	36:01 PM	-10.3	0
08:13 AM	10.4	0	34:16 PM	-10.4	0	36:18 PM	-10.4	0
08:30 AM	10.5	0	34:33 PM	-10.5	0	36:35 PM	-10.5	0
08:47 AM	10.6	0	34:50 PM	-10.6	0	36:52 PM	-10.6	0
09:04 AM	10.7	0	35:07 PM	-10.7	0	37:09 PM	-10.7	0
09:21 AM	10.8	0	35:24 PM	-10.8	0	37:26 PM	-10.8	0
09:38 AM	10.9	0	35:41 PM	-10.9	0	37:43 PM	-10.9	0
09:55 AM	11.0	0	35:58 PM	-11.0	0	38:00 PM	-11.0	0
10:12 AM	11.1	0	36:15 PM	-11.1	0	38:17 PM	-11.1	0
10:29 AM	11.2	0	36:32 PM	-11.2	0	38:34 PM	-11.2	0
10:46 AM	11.3	0	36:49 PM	-11.3	0	38:51 PM	-11.3	0
11:03 AM	11.4	0	37:06 PM	-11.4	0	39:08 PM	-11.4	0
11:20 AM	11.5	0	37:23 PM	-11.5	0	39:25 PM	-11.5	0
11:37 AM	11.6	0	37:40 PM	-11.6	0	39:42 PM	-11.6	0
11:54 AM	11.7	0	37:57 PM	-11.7	0	39:59 PM	-11.7	0
12:11 PM	11.8	0	38:14 PM	-11.8	0	40:16 PM	-11.8	0
12:28 PM	11.9	0	38:31 PM	-11.9	0	40:33 PM	-11.9	0
12:45 PM	12.0	0	38:48 PM	-12.0	0	40:50 PM	-12.0	0
01:02 PM	12.1	0	39:05 PM	-12.1	0	41:07 PM	-12.1	0
01:19 PM	12.2	0	39:22 PM	-12.2	0	41:24 PM	-12.2	0
01:36 PM	12.3	0	39:39 PM	-12.3	0	41:41 PM	-12.3	0
01:53 PM	12.4	0	39:56 PM	-12.4	0	41:58 PM	-12.4	0
02:10 PM	12.5	0	40:13 PM	-12.5	0	42:15 PM	-12.5	0
02:27 PM	12.6	0	40:30 PM	-12.6	0	42:32 PM	-12.6	0
02:44 PM	12.7	0	40:47 PM	-12.7	0	42:49 PM	-12.7	0
03:01 PM	12.8	0	41:04 PM	-12.8	0	43:06 PM	-12.8	0

COMING SOON!
SHOWINGS START FEBRUARY 27, 2025



1129 SKYLAR COVE LANE

FOR MORE INFORMATION CONTACT
DARREN BOULEY • TEL: 910-431-7692 • DARREN@SILVERCOASTNC.COM

3 BED
2.5 BATH
APPROX. SQ FT: 2,048
LOT SIZE: 0.09
YEAR BUILT: 2019

SCREENED PORCH
PRIVATE POOL
FENCED YARD
POND VIEW
CLOSE TO AMEITY CENTER

A stunning 3-bedroom, 2.5-bath home nestled in the highly sought-after gated community of Kingfish Bay. Designed with island-inspired architecture and a coastal color palette, this home captures the essence of relaxed waterfront living while offering modern conveniences and luxury finishes. Situated on a premium homesite, this property is uniquely positioned with pond views on both the rear and right side, creating a serene, private

oasis. The eastern exposure ensures that morning sunlight gracefully illuminates the screened porch, dining area, primary suite, and kitchen, filling the home with warmth and natural light. Step inside to find an open-concept layout with vaulted ceilings and an inviting living area. Luxury vinyl plank flooring flows seamlessly throughout the main living spaces and primary suite, adding both style and durability.



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