

# BEACH REAL ESTATE GUIDE

SUNSET BEACH • OCEAN ISLE BEACH • CALABASH • CAROLINA SHORES  
COMMUNITY INFORMATION • ACTIVITIES • FEATURED REAL ESTATE  
UPCOMING EVENTS • REAL ESTATE MARKET INFO



**561 SLIPPERY ROCK WAY • GROVE AT THE FARM**  
**PRICE: \$384,900 • 3 BEDS • 3 BATHS**



**SILVER COAST  
PROPERTIES**

**BEACH & COMMUNITY EXPERTS**

7199 Beach Drive SW, Suite 5  
Ocean Isle Beach, NC 28469

800.975.6024 • [www.silvercoasnc.com](http://www.silvercoasnc.com)



# SILVER COAST PROPERTIES TEAM



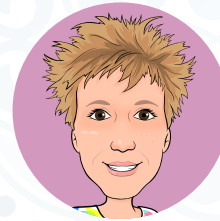
Bill Anderson



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

# 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](mailto:livecoastalnc@gmail.com) • [www.thejoyfulbrokers.com](http://www.thejoyfulbrokers.com)

## HOME • 561 SLIPPERY ROCK WAY • THE FARM AT BRUNSWICK

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



**Price: \$384,900**  
**Beds: 3 • Baths: 3**  
**Year Built: 2017**  
**Approx. Sq Ft: 2,486**

This spacious, open concept home has been extremely well kept by its conscientious owners, and is ready to be YOUR home! The downstairs consists of the primary bedroom, one guest bedroom, two bathrooms, an office/flex room, laundry room, kitchen, dining area, and a very nicely sized living room. There is a second guest bedroom upstairs along with the bonus room and additional storage

closets. This is a very efficient and comfortable floor plan with plenty of space. The kitchen, dining area and living room are all adjacent to each other, offering plenty of space for entertaining or spending time with family. Plantation shutters adorn the windows, and even the slider that leads to the screened porch.

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



HOME • 9442 OLD SALEM WAY NW • CALABASH • CROW CREEK

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



**Price: \$948,000**  
**3 Beds**  
**5 Baths**  
**Year Built: 2023**  
**Approx. Sq Ft: 3,286**

This stunning home with two primary suites and an oversized 3-car garage is loaded with high-end finishes. When you enter the double doors, you will be impressed with the open and airy living space with high, vaulted ceilings, linear fireplace with stone surround to the ceiling and grand sliding doors leading to the rear patio area. These very special doors can be opened completely, folded to the side, or left as-is to allow for a single

door egress. Graced with engineered hardwood throughout and a modern color palette, this home is move-in ready for a new set of owners. The kitchen is ideal for those who love to prepare meals and/or entertain, with its massive island and plenty of counter space. The island contains additional storage with cabinets on the front side as well.

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

CONDOMINIUM • 155 ROYAL POSTE ROAD • UNIT 3005 • SEA TRAIL PLANTATION

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

**PENDING**



**Price: \$239,900**  
**Approx. Sq/ft: 867**  
**Bedrooms: 2**  
**Baths: 2**  
**Year Built: 1999**  
**Setting: Golf Course**

This third floor Royal Poste golf front condo in the vibrant community of Sea Trail is ready for a new owner! Freshly painted and with new LVP flooring, this unit is ready for your furnishings and decor. This is a very efficient floor plan, with a Villa and mini-suite side. The Villa side boasts a living room, dining area, kitchen, primary bedroom,

primary bathroom and closet and a stackable washer and dryer. There is a lockout door between the two sides should you choose to either rent one side or allow your guests to use their own entrance. The mini suite side contains the guest bedroom and bathroom.

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

HOME • 932 CHARLOTTE AVENUE SW • CALABASH

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



**PENDING**



**Price: \$215,000**  
**Approx. Sq/ft: 1,539**  
**Bedrooms: 3**  
**Baths: 2**  
**Year Built: 1999**  
**Lot Size: .37**

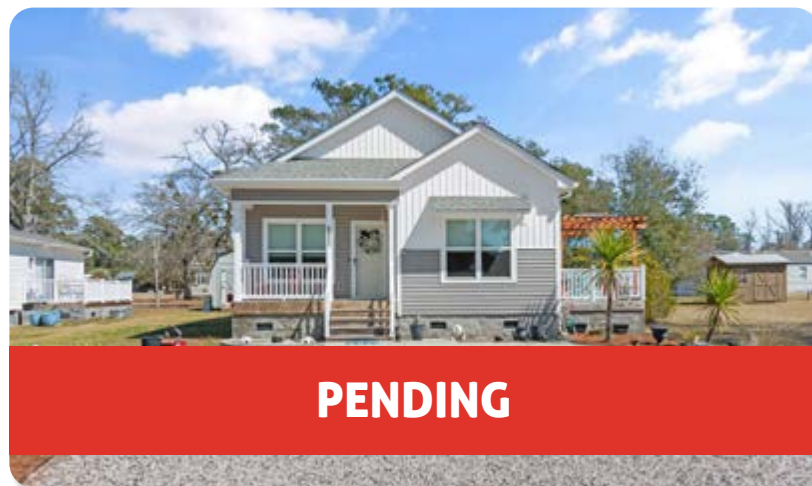
Here is your chance at a very well maintained home on a generously sized, double lot in an extremely convenient area with no HOA! This home has been lovingly cared for by its original owners, and some extra precautions were taken during its construction. There is plenty of space and storage in this 3 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](http://www.CalabashHomes.com)**

HOME • 1653 MOCKINGBIRD LANE SW • OCEAN ISLE BEACH • SHANGRILA

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



**PENDING**



**Price: \$299,000**  
**Approx. Sq/ft: 1,064**  
**Bedrooms: 2**  
**Baths: 2**  
**Year Built: 2020**

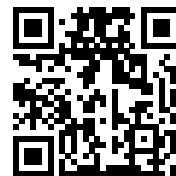
A delightful 2-bedroom, 2-bath modular home nestled in the highly sought-after Shangrila residential community of Ocean Isle Beach, North Carolina. Built in 2020, this well-maintained home offers the perfect blend of modern comfort and coastal charm. Step inside to discover an inviting open floor plan filled with natural light, ideal for both relaxing and entertaining. The spacious

living area seamlessly connects to a stylish kitchen featuring stainless steel appliances, and attractive cabinetry. The home is being offered mostly furnished, making it move-in ready for its new owners. Enjoy your mornings on the welcoming front porch, sipping coffee and soaking in the coastal breeze.

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



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



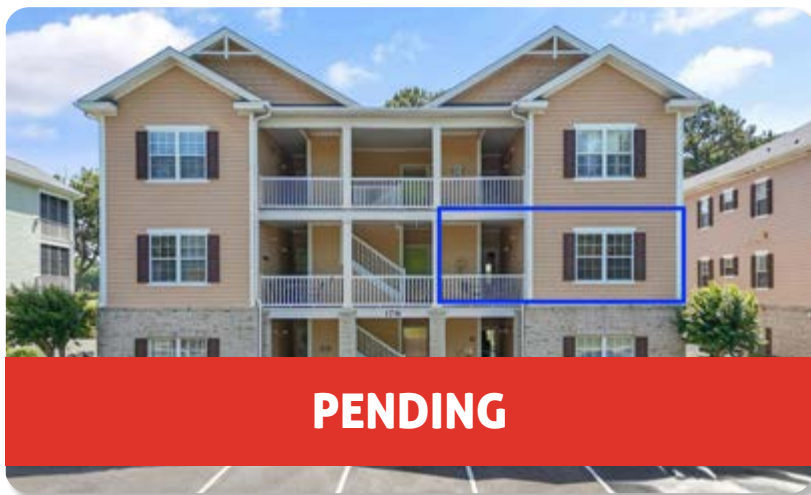
**Price: \$182,000**  
**Approx. Sq/ft: 1,064**  
**Bedrooms: 3**  
**Baths: 2**  
**Year Built: 2019**

Amazing opportunity for a 2019 single wide manufactured home just minutes to the beach, the popular Calabash riverfront and across the street from arguably the counties top golf course. This home offers 3-bedrooms, 2 full baths, has a beautiful yard and is in great condition. 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 offers county water and county sewer and gives you peace of mind knowing it doesn't require flood insurance. **Learn more at [www.CalabashHomes.com](http://www.CalabashHomes.com)**

CONDOMINIUM • 178 CLUBHOUSE ROAD APT 4 • SEA TRAIL PLANTATION

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



**PENDING**



**Price: \$415,000**  
**Approx. Sq Ft: 1,429**  
**Beds: 3**  
**Baths: 2.5**  
**Year Build: 2005**

Osprey Ridge end unit condo in the vibrant community of Sea Trail is ready for a new set of owners! With an open and airy floor plan, massive porch with EZ Breeze windows, and panoramic views of the golf course and pond, this unit is sure to impress. These conscientious owners have taken excellent care of the home and made several improvements. The primary suite bathroom was updated in 2021 with

a tiled, walk-in shower, new vanities and new tile flooring. All kitchen appliances, washer, dryer and water heater are newer as well. The fireplace surround, lighting and paint are other thoughtful upgrades. There is no carpet in this home, with a combination of laminate and tile flooring throughout. Two exterior storage closets allow for bicycle or beach gear housing.

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

## HOME • 9875 TRANQUILITY LANE SW • SUNSET BEACH • SEA WALK

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



**Price: \$439,000**  
**Heated Sq Ft: 1,676**  
**Bedrooms: 3**  
**Baths: 2**

This open and airy home boasts high level finishes and a modern color palette. These conscientious owners have taken excellent care of this home and added several custom features. The finishes throughout this home are high end, including LVP in the living areas, upgraded carpet in the bedrooms, tray ceilings in the living room and primary bedroom, customized lights and fans, custom vanities and marble counters in both bathrooms, and plantation shutters. The spacious living room is open to the kitchen and dining

area, offering very usable living and entertaining space. An electric fireplace with shiplap accent wall adorns the living room as well. Those who love to cook will enjoy this kitchen, complete with a large island, plenty of counter and cabinet space, stainless steel appliances, and a pantry. The primary suite is your retreat at the end of the day, offering tray ceilings, an exquisite primary bathroom with large tiled shower, frameless glass doors, and a large custom closet.

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

## HOME • 6814 W LINDLEY LANE SW • OCEAN ISLE BEACH • CAMERON WOODS

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



**Price: \$385,900**  
**Approx. Sq/ft: 1,716**  
**Bedrooms: 3**  
**Baths: 2**  
**Year Built: 2020**

Welcome to 6814 W. Lindley Lane in the gated community of Cameron Woods in beautiful Ocean Isle Beach. There is literally nothing that requires attention here as the home is in excellent condition and offers an extremely livable floor plan with comfortable space. The vaulted ceilings in the living area contribute to the light and airy feel. The kitchen offers plenty of storage with a generous amount of cabinetry and a spacious

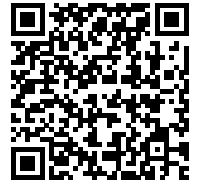
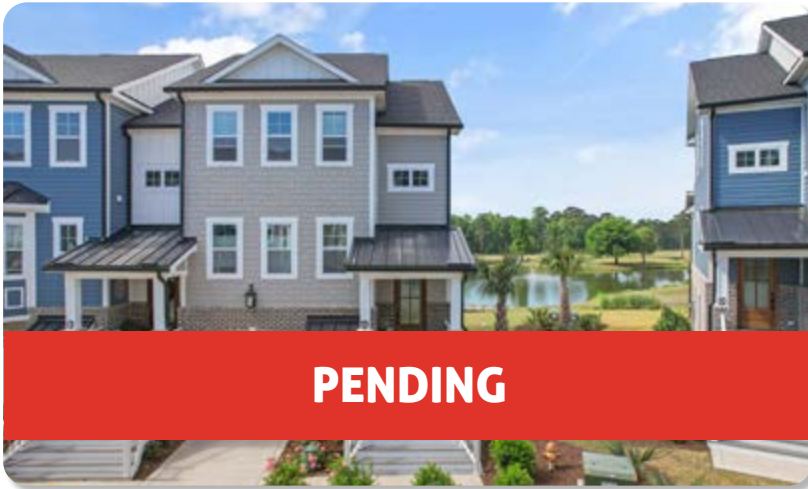
pantry. The large island is perfect for entertaining or providing workspace during meal preparation. With the primary bedroom on one side of the home, and the guest bedrooms on the other, the split floor plan means that guests and owner(s) alike will have their privacy. Imagine enjoying your morning coffee or an adult beverage on the screened porch.

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



## TOWNHOME • 620 EASTWOOD PARK ROAD UNIT 18A • SEA TRAIL PLANTATION

**CONTACT: BILL ANDERSON • CELL: 910-880-9475 • EMAIL: [LIVECOASTALNC@GMAIL.COM](mailto:LIVECOASTALNC@GMAIL.COM)**



**Price: \$674,900**  
**Approx. Sq/ft: 2,582**  
**Bedrooms: 4**  
**Baths: 4**  
**Year Built: 2022**  
**Private Elevator**

Are these the best views in Sea Trail? They just might be! Stunning, nearly 180 degree elevated golf and water views await you in this newer (2022) townhome in the Eastwood Bluffs area of Sea Trail in Sunset Beach! In addition to the amazing and peaceful scenery this well maintained townhome comes with lots of EXTRAS including a Tesla charger, hurricane glass enclosed patio, garage cabinets and storage and even an

additional pantry. Ascending to the main living level is a breeze as you have your own elevator that services all 3 floors! On the second level you will find a spacious kitchen with quartz countertops, gas cooktop and a huge island. Shiplap accents bring warmth to the living room which flows nicely out to the hurricane glass enclosed patio.

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

## HOME • 8322 BREAKES TRACE COURT • CAPE SIDE

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



**Price: \$814,900**  
**4 Beds | 4 Baths**  
**Year Built: 2004**  
**Approx. Sq Ft: 5,849**

This is a home that absolutely must be seen to be appreciated. Nestled on a .45 acre cul-de-sac lot in the quaint and quiet community of Cape Side in Sunset Beach, this Whitney Blair custom built beauty is ready for a set of new owners. No detail has been overlooked in this home. With solid oak hardwood floors and 10 foot ceilings on the first floor, this home feels spacious and airy. The custom trim work and oversized crown moldings help create a feeling of luxury. The spacious kitchen, equipped with custom cabinetry, a large

island, walk-in pantry, and upscale appliances make this kitchen a cook's or entertainer's dream. The 48 inch, 6 burner Kitchen Aid gas stove with griddle area is only two years old. There is even a built-in china cabinet around the corner for all of your occasional dishware and serving pieces. The presence of a formal dining room and an eat-in kitchen area, along with bar seating means that there is plenty of room for guests to gather.

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



## UNIQUE MODERN COASTAL HOME DECOR

We have lots to offer,  
furniture, wall art, bedding, home decor & so  
much more.

**WWW.COASTALHOUSEHOMEDECOR.COM**  
**TEL: 910.579.2256**

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

## 2025 WEEKLY FARMERS MARKETS

### OCEAN ISLE BEACH

#### SUMMER MARKET

BEGINS MAY 6  
TUESDAYS

9:00 AM - 1:00 PM

3RD & 5TH WEST THIRD STREET  
OCEAN ISLE BEACH NC

### SUNSET BEACH

#### SUMMER MARKET

BEGINS APRIL 17, 2025  
THURSDAYS

9:00 AM - 1:00 PM

206 SUNSET BLVD N. SUNSET BEACH, NC

### SHALLOTTE

#### MARKET ON MULBERRY

STARTS APRIL 26ND ENDS JUNE 21  
DATES: 4/26, 5/10, 5/24, 6/7, 6/21

9:00 AM - 12:30 PM

123 MULBERRY STREET SHALLOTTE, NC

## SHALLOTTE & SUNSET BEACH CONCERTS

## 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

THE CATALINAS  
TOO MUCH SYLVIA  
CHOCOLATE CHIP & COMPANY  
THE TONEZ  
THOMAS ROAD  
JULIO & THE SALTINES  
THE ENTERTAINERS  
BAND OF OZ  
THE EXTRAORDINAIRES

JULY 3, 2025  
JULY 10, 2025  
JULY 17, 2025  
JULY 24, 2025  
JULY 31, 2025  
AUGUST 7, 2025  
AUGUST 14, 2025  
AUGUST 28, 2025  
SEPTEMBER 4, 2025

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



**SILVER COAST  
PROPERTIES**

BEACH & COMMUNITY SPECIALISTS  
WWW.SILVERCOASTNC.COM • 800.975.6024

## SUNSET BEACH CONCERT SERIES 2025

Weekly concerts scheduled on Wednesdays beginning on May 28th and continuing until August 27th. The  
Concerts will be held at the town park, 206 Sunset Boulevard North from 6:00 PM to 8:00 PM.

Wednesday, May 28, 2025	North Tower Band
Wednesday, June 4, 2025	Rivermist
Wednesday, June 11, 2025	Mercenaires Band
Wednesday, June 18, 2025	Chocolate Chip & Company
Wednesday, June 25, 2025	The Switch
Wednesday, July 2, 2025	The Extraordinaires
Wednesday, July 9, 2025	Band On Fire
Wednesday, July 16, 2025	Devin Dove Band
Wednesday, July 23, 2025	The Entertainers
Wednesday, July 30, 2025	JB & The Get Down Browns
Wednesday, August 6, 2025	Julio & The Saltines
Wednesday, August 13, 2025	Macdaddys
Wednesday, August 20, 2025	Too Much Sylvia
Wednesday, August 27, 2025	52ND Street Band

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



**SILVER COAST  
PROPERTIES**

Beach & Community Specialists  
www.silvercoastnc.com  
800.975.6024



# LAND FOR SALE

## SUNSET BEACH • SEA TRAIL PLANTATION

### 629 Kings Trail, Sunset Beach, 28468



**Price:** \$174,900  
**Acres:** .48  
**MLS ID:** 10049432  
**Status:** Active  
**Contact:** Bill Anderson  
**Cell:** (910) 880-9475  
[livecoastalnc@gmail.com](mailto:livecoastalnc@gmail.com)

### 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](mailto:livecoastalnc@gmail.com)

## 209 PLANTERS RIDGE DRIVE • SUNSET BEACH • SEA TRAIL PLANTATION

**Price:** \$108,000  
**Acres:** .30  
**MLS ID:** 100496774  
**Status:** Active  
**Contact:** Colleen Teifer  
**Cell:** (609) 868-2393  
[Carolinacolleen@gmail.com](mailto:Carolinacolleen@gmail.com)



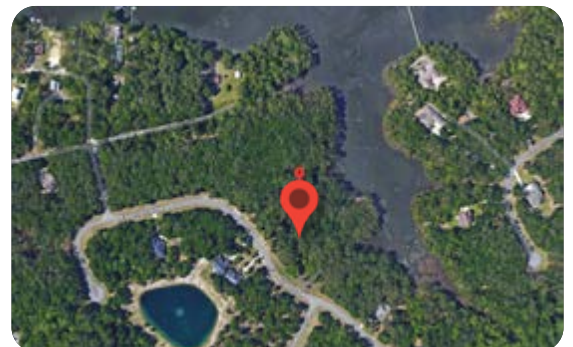
## LOT 21 BAY CREEK DRIVE • SHALLOTTE • RIVERS EDGE

**Price:** \$34,000  
**Acres:** .42  
**MLS ID:** 100506271  
**Status:** Active  
**Contact:** Bill Anderson  
**Cell:** (910) 4317692  
[Darren@silvercoastnc.com](mailto:Darren@silvercoastnc.com)



## 3440 EAGLE CREST DRIVE SW • SUPPLY • OYSTER HARBOUR

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



# EVENTS & ACTIVITIES

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

## 4th Annual "Hot Diggity Dog, It's Summer" Fundraiser

Date: Thursday, June 19, 2025

Time: 3:30 PM - 6:30 PM

Location: The Brunswick Center at Calabash

Address: 10050 Beach Drive SW Calabash, NC 28467

This event has grown and become MORE fun with each passing year. Tickets are \$15 per person & must be purchased in advance (none will be sold at the door). Stop by the Calabash Center today & purchase yours & save your spot! Did we mention all the fun, camaraderie, & entertainment that will be had?! See you all on the 19th!

## Touch Tank Feeding

Date: Friday, June 20, 2025

Time: 11:00 AM - 12:00 PM

Location: Museum of Coastal Carolina

Address: 21 East 2nd Street, OIB

Plan to join us, and, with staff and trained volunteer assistance, you can:

- Gently touch some of our resident sea creatures and

learn more about them

- Watch trained volunteers feed the animals

## Floyd Friday: The Wall

Date: Friday, June 20, 2025

Time: 7:00 - 8:00 PM

Location: Ingram Planetarium

Address: 7625 High Market St, Sunset Beach

Pink Floyd's classic 1979 epic about personal struggle weaves its story into one of the most popular laser shows ever produced. In addition to the title track "Another Brick in the Wall," you'll hear other classics like "Mother," "Hey You," "Comfortably Numb" and more..

## Sunset Beach Run/ Walk Group

Date: Monday, June 23, 2025 ( EVERY MONDAY)

Time: 6:00 PM - 7:00 PM

Location: Sea Trail Golf Resort

Address: 75 Clubhouse Rd, Sunset Beach

We want MONDAYS to become your new favorite day of the week! 3-5 Miles at your own pace! We have all levels so

TOWNHOUSE • 228 CLUBHOUSE RD UNIT 16-A • SEA TRAIL PLANTATION

CONTACT: BILL ANDERSON • CELL: 910-880-9475 • EMAIL: [LIVECOASTALNC@GMAIL.COM](mailto:LIVECOASTALNC@GMAIL.COM)



Price: \$419,900  
Approx. Sq/ft: 2,195  
Bedrooms: 3  
Baths: 2  
3 Rent-able Units  
Short Term Rentals allowed

These townhomes do not come up for sale often, and a quick look tells you why. This end-unit property has 3 bedrooms and 3 bathrooms and over 2,100 square feet. There is plenty of space, but the setup is what makes them special. While the entire home can be used together, with a quick

closing of some adjoining doors, this townhouse can actually be used as 3 different units! The top floor is a self-contained one-bedroom unit with a full kitchen, laundry, and living space with vaulted ceilings.

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



someone will be happy to go at your pace with you! Help us hit our record this week of 40 runners and walkers!

### Music Bingo @ Duffer's

Date: Wednesday, June 25, 2025

Time: 5:30 PM

Location: Duffer's Bar & Grill

Address: 5051 Main Street, Shallotte, NC 28470

Come have dinner and drinks while playing music bingo!

Free to play, easy to win!

### Pour one for the pups: Adoption & Fundraising Event

Date: Saturday, June 28, 2025

Time: 12:00 PM - 3:00 PM

Location: Pour House

Address: 4802 Main Street, Shallotte, NC 28470

Stop by and meet the Adoption Ready Puppies and Doggos through Empowering Pawz Rescue! Whether you come for the cold beers or slobbery puppy kisses, we will be ready to see you! Not ready to Adopt, but want to support?

- We need volunteers to assist with walking dogs and entertaining the puppies!

### Permanemt Jewelry & Florals Pop Up @ Blondiez Donuts

Date: Saturday, June 28, 2025

Time: 10:30 AM - 12:30 PM

Location: Blondiez Donuts

Address: 1159 River Road, Calabash NC

Come out and get permanent jewelry and shop florals from Coastal Blooms while you enjoy your favorite donuts and refreshing drinks at Blondiez Donuts Calabash!

### Art in the Park

Date: Tuesday, July 15, 2025

Time: 10:00 AM - 11:00 AM

Location: Town Center Park

Address: 11 E 2nd St, Ocean Isle Beach, NC 28469

Let kids explore their creative side at this FREE craft-



### MEET STYLIST RYLEE STYERS

I really enjoy giving haircuts that bring out people's best features. Being a naturally curly girl myself, I enjoy doing perms so others can be curly girls too! I love using my creativity to design event hairstyles for my clients' big days, like prom, family photos, weddings, & more. I want to make my clients feel & look their best. Life isn't perfect, but your hair can be!

**Contact Rylee today to learn more about her services or book an appointment online.**

**10% OFF ANY SERVICE FOR NEW CLIENTS**

**Tel:** 910.690.4263

**Email:** ryleestyers@gmail.com

**Book:** [www.oceanshairstudio.com](http://www.oceanshairstudio.com)



making activity at Town Center Park. Each week will feature a NEW craft! \*Art in the Park is dependent on the weather.

### Battle at the Border 2025

Date: Saturday, July 26, 2025

Time: 9:00 AM

Location: Indigo Farms Market

Address: 1542 Hickman RD NW, Calabash NC

It is time to begin the planning for our annual team competition against the Wilmington Roadrunners. What could possibly be more fun than roaming the woods and fields on a hot July day with hundreds of your friends for 3 1/2ish miles?! More fun than probably legally allowed in both North and South Carolina!!!

### Coastal Wine & Tap

Date: Thursday, August 28, 2025

Time: 5:30 PM

Location: Coastal Wine & Tap

Address: 20 East Second Street, OIB, NC 28469

Excellent wine, craft beer, small plates, great service and interesting conversation on OIB! Never E Nuff will be permorming at Coastal Wine and tap. They are an acoustic duo based in Coastal NC playing classic rock, soul and much more.



## Turtle Time!

*Presented by Sunset Beach Turtle Watch*

## Sundays

**Every Sunday**

**7PM at Sunset Properties Parking Lot  
(Weather Permitting)**

**Free & Featuring Sea Turtles!**

**Great Fun & Educational**

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

# STUNNING CUSTOM HOME



9442 OLD SALEM WAY NW  
CALABASH • CROW CREEK  
PRICE: \$948,000  
3 BEDS • 5 BATHS



## TOWN CONCERTS & MOVIES

### OCEAN ISLE BEACH 2025 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 25	THE MAIN EVENT BAND
JUNE 6	CHRISTINE MARTINEZ
JUNE 13	THE ENTERTAINERS
JUNE 20	THE TONEZ
JUNE 27	BLACKWATER BAND
JUNE 30	THE EXTRAORDINAIRES
JULY 11	THE CATALINAS
JULY 18	CHOCOLATE CHIP & COMPANY
JULY 25	TOO MUCH SYLVIA
AUGUST 1	BAND OF OZ
AUGUST 8	GARY LOWDER & SMOKIN HOT
AUGUST 15	THE EMBERS FT. CRAIG WOODARD
AUGUST 22	SPECIAL OCCASION BAND
AUGUST 31	CONTINENTAL DIVIDE

**BEACH AND COMMUNITY SPECIALIST**



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

### OCEAN ISLE BEACH MOVIES IN THE PARK

**FREE**

**MOVIE  
NIGHT**

\*Weather Permitting

Summer 2025

Wednesdays at the Town Center Park beginning at dusk. 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 21st**  
Adventures of Rufus: The  
Fantastic Pet  
**Wednesday, May 28th**  
Alexander & the Terrible,  
Horrible, No Good, Very  
Bad Day

**Wednesday, June 4th**  
Despicable Me 3  
**Wednesday, June 11th**  
Hotel Transylvania:  
Transformania

**Wednesday, June 18th**  
A Dog's Way Home  
**Wednesday, June 25th**  
Under the Boardwalk  
**Wednesday, July 2nd**  
Playmobil: The Movie  
**Wednesday, July 9th**  
The Pirates! Band of  
Misfits

**Wednesday, July 16th**  
Surf's Up  
**Wednesday, July 23rd**  
The Tiger's Apprentice  
**Wednesday, July 30th**  
Planet 51  
**Wednesday, Aug 6th**  
The Croods  
**Wednesday, Aug 13th**  
Sinbad: Legend



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