

BEACH REAL ESTATE GUIDE

SUNSET BEACH • OCEAN ISLE BEACH • CALABASH • CAROLINA SHORES
TOP COMMUNITY INFORMATION • FEATURED REAL ESTATE • TIDE CHART
UPCOMING EVENTS • ACTIVITIES • CONCERT SCHEDULES • MARKET INFO



8322 BREAKERS TRACE COURT • CAPE SIDE
PRICE: \$799,900 • 4 BEDS • 4 BATHS



172 CLUBHOUSE ROAD APT 1 • SEA TRAIL
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

SILVER COAST PROPERTIES TEAM



Bill Anderson



Kimberly Lank



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 • www.thejoyfulbrokers.com

HOME • 561 SLIPPERY ROCK WAY • THE FARM AT BRUNSWICK

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



PENDING

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



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

CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 • EMAIL: 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

HOME • 188 EDGEWATER CIRCLE • SEA TRAIL PLANTATION

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



Price: \$795,000
Approx. Sq/ft: 3,153
Bedrooms: 3
Baths: 2.5
Year Built: 1993
Setting: Water & Golf Views

These conscientious owners have made many thoughtful and aesthetically pleasing updates. This 3 bedroom 2 ½ bathroom beauty sits on a gracious lot with a 180 degree view of the Calabash Creek and Jones hole #4. The light just pours into this open and airy home, giving it a cheery and pleasant feel. Imagine yourself lounging in your sunroom or on your deck, taking in the view. There is plenty of room to

stretch out here, with the primary bedroom downstairs along with the kitchen, living room, dining room, sunroom, powder room and a den. Upstairs are two additional bedrooms, a bonus room and a full bathroom so guests can have their own space, and you can maintain your privacy.

Learn more at www.CarolinaColleen.com



MARKET COMPARISON

JUNE 2025 SALES DATA

VERSUS

JUNE 2024 SALES DATA

	# Sold	Price Sq/Ft,	Avg Price	Avg. DOM
Carolina Shores				
Homes	21	\$187	\$355,000	46
Condo	0	\$0	\$0	0
Townhouse	1	\$213	\$325,000	26
Lot	1	\$177,500	\$55,000	22
Sunset Beach				
Homes	38	\$248	\$553,500	68
Condo	2	\$298	\$319,500	37
Townhouse	1	\$240	\$620,000	6
Lot	3	\$265,500	\$95,000	224
Ocean Isle Beach				
Homes	27	\$315	\$731,500	80
Condo	4	\$404	\$620,000	87
Townhouse	4	\$141	\$292,000	54
Lot	7	\$831,500	\$234,500	48
Calabash				
Homes	45	\$204	\$430,500	68
Condo	6	\$169	\$218,000	128
Townhouse	12	\$166	\$263,500	31
Lot	7	\$153,000	\$93,200	189

	# Sold	Price Sq/Ft,	Avg Price	Avg. DOM
Carolina Shores				
Homes	9	\$193	\$355,500	115
Condo	0	\$0	\$0	0
Townhouse	0	\$0	\$00	0
Lots	0	0	0	0
Sunset Beach				
Homes	30	\$205	\$392,000	71
Condo	8	\$243	\$346,000	50
Townhouse	2	\$248	\$542,500	4
Lots	4	\$169,000	\$57,000	82
Ocean Isle Beach				
Homes	32	\$380	\$849,000	104
Condo	3	\$388	\$595,000	116
Townhouse	6	\$171	\$299,000	36
Lots	20	\$629,500	\$139,500	227
Calabash				
Homes	67	\$198	\$384,500	55
Condo	10	\$206	\$268,500	60
Townhouse	7	\$176	\$281,500	26
Lots	8	\$176,500	\$67,500	34

HOME • 1515 HARBOUR PLACE DRIVE • CALABASH • KINGFISH BAY

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



Price: \$596,000
Approx. Sq/ft: 2,043
Bedrooms: 3
Baths: 2.5
Year Built: 2020

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. The eastern exposure to the rear 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 and an inviting living area. Luxury vinyl plank flooring flows seamlessly

throughout the main living spaces and primary suite, adding both style and durability. The chef's kitchen is equipped with stainless steel appliances, and a large island, making it ideal for both cooking and entertaining. Retreat to the first-floor owner's suite, complete with a spa-like ensuite bath and walk-in closet, offering a perfect sanctuary for relaxation.

Learn more at www.CalabashHomes.com

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



Price: \$529,000
Approx. Sq/ft: 2,325
Bedrooms: 3
Baths: 3
Year Built: 2022

If you have been waiting for a better than new home that is ready to go for a new set of owners, then you are in luck! This Dunwoody Way floor plan is perhaps the most sought-after plan in this community. With its gracious living area, large kitchen with extended island, generous room sizes, dedicated office, golf cart garage, and large screened porch, this home has extremely comfortable living space. When you enter this home, the space is open and airy. If you like to entertain, this layout will give your company plenty of room to

enjoy themselves, whether they choose the living room, huge island, or dining area. The gourmet kitchen is a chef's dream with ample counter and storage space, a separate beverage station, upgraded appliances, farmhouse sink and pantry. A UV/charcoal whole-house water filtration system was also added by the sellers. With plantation shutters throughout the home, and upgraded lighting and fans, this home is sure to impress.

Learn More at www.Carolinacolleen.com

CONDOMINIUM • 172 CLUBHOUSE ROAD APT 1 • SEA TRAIL PLANTATION

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



Price: \$384,900
Approx. Sq Ft: 1,428
Beds: 3
Baths: 2.5
Year Build: 2005

This 3 BR, 2.5 bathroom 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 first floor unit has a fantastic setting. This property is a great blank slate for someone to make it their own. The water heater was replaced in 2023, dishwasher and garbage disposal 2022, and HVAC 2019.

Two exterior storage closets allow for bicycle or beach gear housing. Sea Trail is an amenity-rich community with two owners' amenity centers, two outdoor pools, fitness and exercise rooms, tennis/pickleball courts, a private parking lot on Sunset Beach, multiple meeting rooms and a plethora of organized social groups and activities.

Learn More at www.Carolinacolleen.com

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

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



Price: \$434,000
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

HOME • 7138 SEVILLEEN DRIVE SW • SUNSET RIDGE

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



Price: \$524,900
Approx. Sq/ft: 2,658
Bedrooms: 4
Baths: 4
Year Built: 2010

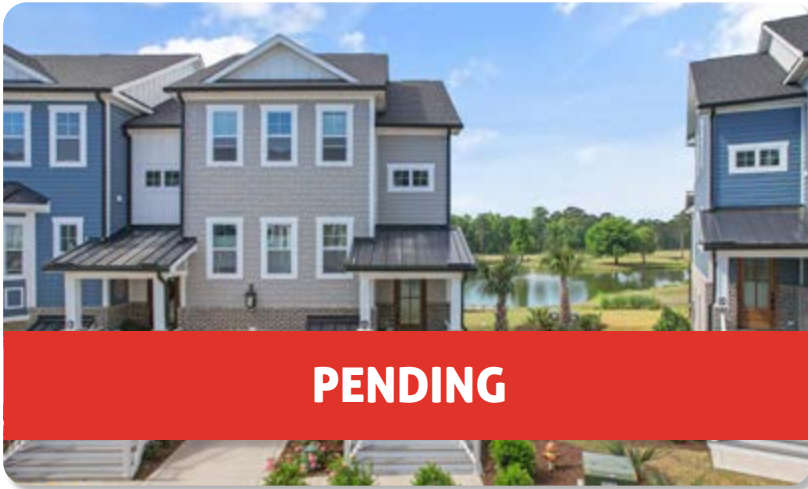
This spacious home in Sunset Ridge is ready for new residents! With 4 bedrooms and 4 bathrooms this house offers over 2,600 square feet of space... Located in the beautiful Sunset Ridge development this home is just one stoplight from award winning Sunset Beach (approximately a 5 minute or less drive) PLUS the Sunset Ridge HOA offers a community pool and clubhouse to enjoy on

the days that you don't head to the beach. As you enter the home you immediately notice the wide open floor plan which leads effortlessly to all your essential spaces. With a dedicated living room, dining area, large kitchen, bonus room and even a true sunroom!.

Learn More at www.TheJoyfulBrokers.com

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

CONTACT: BILL ANDERSON • CELL: 910-880-9475 • EMAIL: 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

HOME • 8322 BREAKES TRACE COURT • CAPE SIDE

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



Price: \$799,900
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



UNIQUE MODERN COASTAL HOME DECOR

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furniture, wall art, bedding, home decor & so
much more.

WWW.COASTALHOUSEHOMEDECOR.COM

TEL: 910.579.2256

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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

SEA TRAIL PLANTATION • SUNSET BEACH

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

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

209 Planters Ridge Dr, Sunset Beach, 28468



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

426 Lakeshore Drive, Sunset Beach, 28468



Price: \$149,900
Acres: .40
MLS ID: 100520204
Status: Active
Contact: Bill Anderson
Cell: (910) 880-9475
livecoastalnc@gmail.com

LOT 21 BAY CREEK DRIVE • SHALLOTTE • RIVERS EDGE

Price: \$34,000
Acres: .42
MLS ID: 100506271
Status: Active
Contact: Darren Bouley
Cell: (910) 431-7692
Darren@silvercoastnc.com



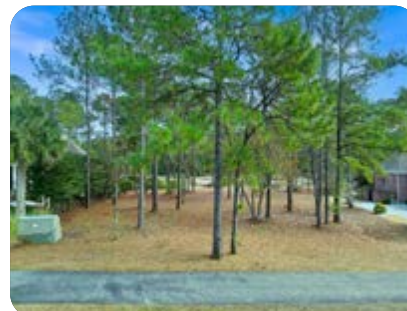
OCEAN RIDGE PLANTATION • OCEAN ISLE BEACH

6673 Lisburn Terrace SW, OIB, NC 28469



Price: \$75,000
Acres: .23
MLS ID: 100513951
Status: Active
Contact: Darren Bouley
Cell: (910) 431-7692
Darren@silvercoastnc.com

6428 Castlebrook Way, OIB, NC 28469



Price: \$126,900
Acres: .32
MLS ID: 100504879
Status: Active
Contact: Bill Anderson
Cell: (910) 880-9475
livecoastalnc@gmail.com

EVENTS & ACTIVITIES

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

Scavenger Hunt

Date: Wednesday, July 30, 2025

Time: 10:00 AM - 12:00 PM

Location: Town Center Park

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

The Scavenger Hunt Series begins on Wednesday, June 4th at the Amphitheater at Town Center Park (11 E 2nd St) and will continue to Wednesday, August 6th. Registration is from 10:00 AM - 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.

Snakes Alive!

Date: Thursday, July 31, 2025

Time: 6:00 PM - 7:00 PM

Location: Museum of Coastal Carolina

Address: 21 East 2nd Street, OIB

Meet a variety of snakes up close and personal in one of our longest-running programs.

Touch Tank Feeding

Date: Friday, August 1, 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, August 1, 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.

HOME • 1193 CLARIDAY ROAD SW • CALABASH

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



Price: \$183,000
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 county's 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. Listing is owned by a NC licensed real estate agent.

Learn more at www.Calabashhomes.com

Cornhole Tournament

Date: Saturday, August 2, 2025

Time: 4:30 PM

Location: Loyal Order of Moose

Address: 253 Holdne Beach Rd SW, Shallotte, NC

Cornhole Tournament. Double elimination. Open to all skill levels. Doors open at 4:30pm; bags fly at 5:30pm

Trivia @ Makai

Date: Monday, August 4, 2025

Time: 6:00 PM

Location: Makai Brewing Company

Address: 5850 Ocean Highway West, OIB

Kick off your week with cold brews, good eats, and some friendly competition! Trivia Night with Brent is your Monday night excuse to gather the crew, flex those brain cells, and maybe even win a prize.

Sunset Beach Run/ Walk Group

Date: Monday, August 4, 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 someone will be happy to go at your pace with you! Help us hit our record this week of 40 runners and walkers!

Pilates & Prosecco

Date: Friday, August 15, 2025

Time: 5:30 PM - 7:30 PM

Location: Coastal Pilates Sunset Beach

Price: \$15.00

Address: 7495-3 High Market St, Sunset Beach

Boutique reformer Pilates Studio located in beautiful Sunset Beach, NC. We'll be offering Pilates, Prosecco and charcuterie! So come and mingle. Or come and play around on the reformers. Intuitive Massage Therapy by Kim will be offering seated massage for \$1/minute!



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



Coastal Wine & Tap

Date: Thursday, August 28, 2025

Time: 5:30 PM

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 performing at Coastal Wine and tap. They are an acoustic duo based in Coastal NC playing classic rock and soul.

Southport Oktoberfest

Date: Saturday, September 27, 2025

Time: 1:00 PM - 6:00 PM

Location: Southport Tap and Cellar

Address: 827 N Howe St, Southport NC

Save The Date! Oktoberfest plans are underway for this year's beer, food, fun, games, and Live Oompah Band!

Run Ocean Isle Beach 2025

Date: Saturday, October 25, 2025

Time: 7:00 AM

Location: Ocean Isle Beach NC

Ride the wave to health, happiness, and community! Visit www.CoastalRaceProductions.com to explore upcoming races, workshops, and weekly events. And don't forget to use code DUNWELL15 for 15% OFF your race registration!



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

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



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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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