

BEACH REAL ESTATE GUIDE

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



**Tour one, stroll
to the other - it's
an open house
double feature in
Kingfish Bay!**

**OPEN HOUSE: SUNDAY,
SEPT. 7, 2025 1:00 - 3:00 PM**

**Featured Properties:
1515 & 1535 Harbour
Place Drive, Calabash NC**

**394 SEA TRAIL DRIVE W
SUNSET BEACH, NC
PRICE: \$694,500 • 4 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 |

HOME • 948 BOURNE DRIVE SW • CHATHAM GLENN

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



Price: \$395,000
Approx. Sq/ft: 1,787
Bedrooms: 4
Baths: 2
Year Built: 2023

This better than new home in the community of Chatham Glenn is ready to go for a new set of residents! These conscientious owners have maintained this home extremely well so it is practically like new, but also has some nice additions. The open and airy floor plan welcomes you as you enter. This home is light and bright, with plenty of natural light streaming through the windows. The gracious kitchen, with island and pantry, has more than enough counterspace. If you are in need of a fourth bedroom to designate as an office, then you are in luck! There are three guest bedrooms,

so there is plenty of room for everyone's needs. The generous primary suite will comfortably fit any traditional bedroom set. The closet is a fantastic size and the ensuite is complete with walk-in shower, dual vanities and updated fixtures. Imagine yourself enjoying your morning coffee or evening beverage on your screened porch, overlooking your spacious backyard complete with shed. With no home behind you, you can enjoy your privacy on this wooded lot.

Learn More at www.Carolinacolleen.com

CONDO • 881 GREAT EGRET CIRCLE SW #5 • SANDPIPER BAY

CONTACT: KIM LANK • CELL: 910.209.2342 • EMAIL: KIMLANKNCREALTOR@GMAIL.COM



Price: \$232,500
Beds: 2
Baths: 2
Year Built: 2000
Approx. Sq Ft: 1,030

Welcome to your dream getaway or forever home! This fully furnished, two bedroom/two bathroom condo is nestled in the highly sought-after golf course community of Sandpiper Bay. Located just minutes from the white sands of award winning island of Sunset Beach. Enjoy relaxing on your private balcony, overlooking a sparkling pond with a beautiful water fountain. This condo offers

an open concept with an abundance of natural light. Whether you are golfing in the morning or enjoying the sunset overlooking the ocean in the evening, this condo offers so much with close proximity to activities and relaxation.

Learn more at www.sandpiperbayrealestate.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 • 620 EASTWOOD PARK ROAD 11D • SEA TRAIL PLANTATION

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



Price: \$635,000
Approx. Sq/ft: 2,582
Bedrooms: 3
Baths: 3.5
Year Built: 2023
Elevator

Welcome to easy living in this luxurious Eastwood Bluffs townhouse in the conveniently located and vibrant resort community of Sea Trail! You will not need to do a thing to this home except pack your bags, as these meticulous owners have taken excellent care of this property and are selling it furnished with everything you see. All three bedrooms have

their own ensuite with walk-in closets and tiled showers. Carrying groceries? The elevator, with stops at all three floors, will make your life easy. This floor plan is fantastic for additional family members or guests, as the ground floor can be its own entire private suite.

Learn more at www.CarolinaColleen.com

HOME • 9262 MEETING STREET SW • DEVAUN PARK

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



Price: \$539,900
Approx. Sq/ft: 2,049
Bedrooms: 3
Baths: 3
Year Built: 2022

If you love the low country feel then you do not want to miss this newer (2022) home in Devaun Park! Set amongst the live oak trees of Charleston inspired Devaun Park the first thing you notice as you drive up to the beautiful home is the full length front porch. Just perfect for rocking chairs and evening sunsets. As you enter the home the cool, beachy colors welcome you in and remind you that you are just a few short miles to award winning Sunset Beach. The focal point of the home is the oversized kitchen where you will find stainless steel appliances, granite countertops and

a huge bar area for extra seatings not to mention an abundance of soft close cabinets for storage. The main bedroom suite has plenty of space and includes a large walk in closet. While the guest bedroom provides ample room for visitors and the front flex room doubles as your 3rd bedroom. And for those warmer evenings there is an enclosed sunroom just off of the large living room area. Outside you will find wonderful landscaping as well as a fenced in back yard that leads to your detached garage which has an alleyway entrance..

Learn More at www.Thejoyfulbroker.com

HOME • 1515 HARBOUR PLACE DRIVE • CALABASH • KINGFISH BAY

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



OPEN HOUSE

WHEN: SUNDAY, SEPTEMBER 7, 2025

TIME: 1:00 PM TO 3:00 PM

Stop by and learn more about Kingfish Bay!

Price: \$584,900
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

HOME • 85 EAGLE CLAW DRIVE • EAGLE RUN

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



Price: \$524,000
Approx. Sq/ft: 2,325
Bedrooms: 3
Baths: 3
Year Built: 2022

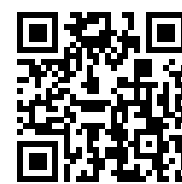
If you have been waiting for a better than new home that is ready to go for a new set of owners, then you are in luck! This Dunwoody Way floor plan is perhaps the most sought-after plan in this community. With its gracious living area, large kitchen with extended island, generous room sizes, dedicated 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

HOME • 8777 NASHVILLE DRIVE • BRUNSWICK PLANTATION

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



Price: \$389,900
Approx. Sq Ft: 1,692
Beds: 3
Baths: 2
Year Build: 2022

This stunning 3-bedroom, 2-bath home in the desirable Hampton neighborhood of Brunswick Plantation delivers the perfect mix of style, privacy, and a vibrant coastal lifestyle. Backing up to a peaceful wooded area, it offers a rare sense of seclusion while keeping you close to everything this amenity-rich community has to offer. Inside, the open floor plan is bright and welcoming, with luxury vinyl flooring throughout and thoughtful design details that make

everyday living special. The spacious living area features a cozy gas fireplace with an attractive mantle, perfect for cool evenings or creating a warm and inviting atmosphere year-round. The kitchen is a chef's dream, with granite countertops, stainless steel appliances, a gas cooktop, wall oven, built-in microwave, and an oversized island ideal for entertaining.

Learn More at www.CalabashHomes.com

HOME • 9875 TRANQUILITY LANE SW • SUNSET BEACH

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: \$529,900
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

HOME • 167 VIA OLD SOUND BOULEVARD • OCEAN ISLE WEST

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



Price: \$2,099,900
Approx. Sq/ft: 3,837
Bedrooms: 8
Baths: 9
Year Built: 2023
Private Elevator

This just might be the perfect vacation rental beach house on the West End of Ocean Isle Beach! With over 3,800 square feet of space to sleep 20+ guests (8 bedrooms) this newer (2023) home is ideal as a generationally owned family beach house that accommodates the entire extended family OR as a rental asset that generates significant income annually. There is simply too much to list every stellar aspect of this home but some of

the great attributes are... an elevator that services all floors, a 10X35 private in ground pool, parking for 6 vehicles, fenced back yard with bar areas, multiple decks with water/pool views, oversized family room, 9 bathrooms (7 full and 2 half baths), an oversized kitchen that includes 2 full size refrigerators PLUS it is only a quick 5 minute walk to beautiful Ocean Isle Beach.

Learn More at www.TheJoyfulBrokers.com

HOME • 8322 BREAKS TRACE COURT • CAPE SIDE

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



Price: \$799,900
Bedrooms: 4
Bathrooms: 4
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



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much more.

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

2025 FARMERS MARKETS

OCEAN ISLE BEACH

BLACK FRIDAY MARKET

NOV. 28, 2025

FRIDAY

10:00 AM - 3:00 PM

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

SUNSET BEACH

MARKET

ENDS OCT 9, 2025

THURSDAYS

9:00 AM - 1:00 PM

206 SUNSET BLVD N. SUNSET BEACH, NC

SHALLOTTE

FALL MARKET

SATURDAY, SEPT. 20, 2025

10:00 AM - 2:00 PM

**123 MULBERRY STREET SHALLOTTE, NC
HOLIDAY MARKETS: 11/15/25, 12/13/25**

SHALLOTTE 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**



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
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**Oceans
HAIR STUDIO**

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: **PENDING**
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



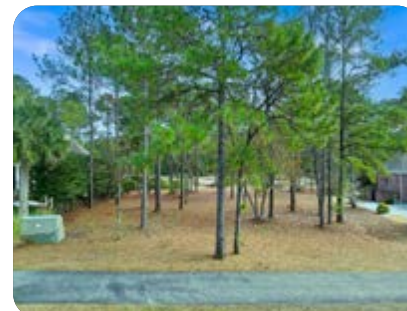
OCEAN RIDGE PLANTATION • OCEAN ISLE BEACH

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.

Jody Lineberry Live @ Salt & Vine

Date: Friday, September 5, 2025

Time: 6:00 PM - 8:00 PM

Location: Salt and Vine

Address: 1780-6 Queen Anne, Sunset Beach

Jody Lineberry brings a wide-ranging catalog of covers and original music to the wine shop, along with a great voice and fun attitude. Come sip, see him play favorites from all eras and enjoy a night of great wine and craft beer in a comfortable setting - inside or out!

Trivia @ Makai

Date: Monday, September 8, 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, September 8, 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!

Line Dancing @ The Dirty Armadillo

Date: Wednesday, September 10, 2025

Time: 7:00 PM

Location: The Dirty Amadillo

Address: 2551 Highway 17, Little River, SC

Line Dancing EVERY Tuesday and Wednesday! Tuesday Class 4-6pm, Open Line Dancing 7-11pm, Wednesday Intermediate Class 7-9pm, Open Line Dancing 9-11pm

HOME • 401 SEA TRAIL DRIVE • SEA TRAIL PLANTATION

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



Price: \$525,000
Approx. Sq/ft: 2,906
Bedrooms: 3
Baths: 3
Year Built: 1989

Built in 1989 and offering roughly 2,900 square feet of living space, the home blends traditional charm with a flexible floor plan and solid construction. The layout includes four spacious bedrooms, a dedicated home office, a versatile bonus room over the garage, and multiple gathering spaces designed for both entertaining and every-

day living. At its heart is a generous family room with vaulted ceilings, a dramatic floor-to-ceiling stone fireplace, and custom built-in shelving—all filled with natural light and views of the private backyard and golf course.

Learn more at www.seatrailhomes.com

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!

OIB 3rd Annual Food Truck Festival

Date: Saturday, Sept 27, 2025

Time: 11:00 AM - 3:00 PM

Location: Town Center Park

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

The Town of Ocean Isle Beach is excited to host our Third Annual Fall Food Truck Festival at Ocean Isle Beach!

(Rain date is Sunday, September 28, 2025) The Sunshine & the Hurricanes Band will take the Amphitheater stage from 11:30 am - 2:30 pm, so make sure to bring your lawn chairs and dancing shoes!

Oktoberfest @ Makai

Date: Sunday, September 28, 2025

Time: 2:00 PM

Location: Makai Brewing Company

Address: 5850 Ocean Highway West, OIB

Break out the lederhosen and dirndls—it's time for Makai's biggest Oktoberfest celebration yet! This year we are partnering up with Real Pro Renovations Inc to make this party the best ever! It's all the music, food, games, and brews you need to make your Sunday ein prosit to remember.

Agricultural Fair & Expo

Date: October 15-19, 2025

Time: 4:00 PM

Location: 2030 Ash-Little River Road

The Brunswick County Agricultural Fair and Expo is coming to your neighborhood!!! We will have Dreamland Amusements for rides and games, Indoor and outdoor Commercial vendors, as well as Food vendors and definitely many animals and art displays.

MEET DAVID SULLIVAN, OWNER OF THE NEW SALT AND VINE



Born out of a passion for wine, craft beer and good eats. Owner David is a sommelier in training, currently completing Level 3 (final level). We will take that expertise in wine, acidity, tannins and pairing to help others relax, and enjoy what can be a complicated topic - the World of Wine.

A veteran owned and operated retail bottle shop serving wine, beer and non-alcoholic beverages. Stay in, or take out. Premium wine and beer selections like nothing else on the NC coast.

Tel: 302.489.9297

Email: saltandvinenc@gmail.com

Website: www.saltandvinenc.com

Address: 1780-6 Queen Anne,
Sunset Beach, NC 28468

NC Oyster Festival in OIB

Date: October 18-19, 2025

Time: 9:00 AM

Location: Ocean Isle Beach NC

The North Carolina Oyster Festival is back for its 44th year, and it's bringing all the food, fun, and festivities you could ask for right to Town Center Park in Ocean Isle Beach, NC From fresh, delicious North Carolina oysters prepared every way imaginable to local craft vendors, seafood dishes, contests, and kid-friendly activities, this coastal festival has something for everyone.

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

1535 HARBOUR PLACE DR. CALABASH • KINGFISH BAY

PRICE: \$505,000 • 2 BEDS • 2 BATHS



OPEN HOUSE
WHEN: SUNDAY, SEPTEMBER 7, 2025
TIME: 1:00 PM TO 3:00 PM
Stop by and learn more about Kingfish Bay!



2025 TIDE CHART

| July | | | August | | | September | | | October | | | November | | | December | | |
|-----------------|------------------|-----|-----------------|------------------|-----|------------------|-----------------|-----------------|------------------|-----------------|-----|------------------|-----------------|-----|------------------|-----------------|-----|
| Time | Height | | Time | Height | | Time | Height | | Time | Height | | Time | Height | | Time | Height | |
| 1 12:39 AM 4.8 | 16 06:08 AM -0.3 | -9 | 1 01:19 AM 3.9 | 16 01:27 AM 4.4 | 134 | 1 02:11 AM 3.5 | 16 02:29 AM 4.2 | 129 | 1 02:33 AM 3.6 | 16 04:12 AM 4.3 | 137 | 1 03:55 AM 4.6 | 16 04:20 AM 4.9 | 140 | 1 03:24 AM 5.3 | 16 04:40 AM 4.8 | 140 |
| W 06:49 AM 0.4 | 12 12:31 PM 5.0 | 152 | W 07:18 AM 0.6 | 16 07:29 AM -0.2 | -6 | W 08:18 AM 1.0 | 16 08:41 AM 0.2 | 6 | W 08:45 AM 1.0 | 16 10:30 AM 0.3 | 9 | W 10:25 AM 0.5 | 16 10:45 AM 0.4 | 12 | W 10:02 AM 0.2 | 16 11:00 AM 0.7 | 21 |
| Tu 01:17 PM 4.8 | 16 03:34 PM 5.5 | 15 | F 02:04 PM 4.6 | 16 03:54 PM 5.4 | 160 | M 02:58 PM 4.5 | 16 03:56 PM 5.2 | 158 | W 03:16 PM 4.7 | 16 04:35 PM 5.0 | 152 | Sa 04:24 PM 5.0 | 16 04:38 PM 4.2 | 126 | M 03:47 PM 4.7 | 16 04:46 PM 3.8 | 116 |
| Th 07:06 PM 0.8 | 24 | | F 08:03 PM 1.1 | 34 | | Sa 09:29 PM 1.2 | 37 | 10:47 PM 0.4 | 12 | | | Sa 10:50 PM -0.1 | 10:58 PM 0.3 | 6 | 10:58 PM -0.6 | 11:03 PM 0.2 | 6 |
| 2 01:24 AM 4.5 | 17 12:48 AM 4.8 | 146 | 2 02:02 AM 3.8 | 17 02:29 AM 4.3 | 131 | 2 03:05 AM 3.5 | 17 03:29 AM 4.3 | 131 | 2 03:30 AM 3.8 | 17 05:06 AM 4.7 | 143 | 2 05:52 AM 5.1 | 17 05:12 AM 5.1 | 150 | 2 04:29 AM 5.8 | 17 05:27 AM 4.9 | 149 |
| W 07:33 AM 0.6 | 18 06:59 AM -0.3 | -9 | W 08:09 AM 0.7 | 17 08:37 AM -0.1 | -3 | W 09:30 AM 0.9 | 17 10:44 AM 0.1 | 3 | W 09:56 AM 0.8 | 17 11:29 AM 0.2 | 6 | W 10:29 AM 0.1 | 17 11:28 AM 0.4 | 12 | W 10:58 AM 0.8 | 17 11:44 AM 0.8 | 18 |
| Th 02:03 PM 4.8 | 18 07:37 PM 0.6 | 18 | Sa 02:50 PM 4.6 | 18 03:39 PM 4.6 | 140 | Sa 03:54 PM 4.8 | 18 04:06 PM 4.8 | 140 | Th 04:10 PM 4.9 | 18 05:27 PM 4.9 | 149 | Sa 04:18 PM 5.1 | 18 05:23 PM 4.2 | 126 | Th 04:46 PM 4.8 | 18 05:35 PM 3.9 | 119 |
| F 06:52 PM 1.0 | 30 | | F 06:57 PM 1.2 | 37 | | F 09:54 PM 1.8 | 30 | 11:38 PM 0.3 | 9 | | | F 10:38 PM -0.3 | 11:33 PM 0.1 | 3 | F 11:05 PM -0.9 | 11:44 PM 0.2 | 6 |
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| Th 06:19 AM 0.6 | 18 | | Th 06:10 AM 0.8 | 24 | | Th 06:47 AM -0.1 | 3 | 11:38 PM 0.0 | 9 | | | Th 06:12 PM 5.2 | 18 06:18 PM 5.3 | 126 | Th 06:42 PM 6.2 | 18 06:49 PM 5.3 | 119 |
| Th 02:48 PM 4.9 | 143 | | Sa 02:39 PM 4.6 | 18 | | M 04:06 PM 5.4 | 165 | Th 05:53 PM 5.3 | 162 | | | Th 06:03 PM 4.2 | 18 06:08 PM 3.9 | 119 | Th 06:18 PM 5.1 | 18 06:25 PM 4.4 | 120 |
| F 09:01 PM 1.1 | 34 | | F 06:57 PM 1.1 | 34 | | F 10:57 PM 0.4 | 12 | 11:21 PM 0.7 | 21 | | | F 11:26 PM -0.8 | -24 | | F 11:54 PM -1.1 | -34 | |
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| Th 02:32 PM 4.9 | 149 | | Sa 03:24 PM 4.7 | 143 | | M 04:51 PM 5.4 | 160 | Th 05:42 PM 5.1 | 150 | | | Th 06:05 PM 5.3 | 162 | | Th 06:40 PM 6.2 | 126 | |
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| 5 03:32 AM 3.9 | 119 | | 5 04:36 AM 3.6 | 19 04:36 AM 4.3 | 131 | 5 05:00 AM 4.2 | 19 06:25 AM 5.0 | 157 | 5 05:23 AM 4.2 | 20 01:08 AM 0.1 | 3 | 5 12:15 AM -1.0 | -30 | | 5 12:48 AM -1.2 | -37 | |
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| 6 04:26 AM 3.8 | 119 | | 6 05:33 AM 3.7 | 19 05:33 AM 4.3 | 131 | 6 06:31 AM 4.0 | 19 07:24 PM 5.0 | 158 | 6 12:36 AM -0.6 | -18 | | 6 01:06 AM -1.1 | -34 | | 6 01:42 AM -1.6 | -38 | |
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| Th 06:44 PM 5.2 | 158 | | Th 07:14 PM 5.9 | 180 | | Th 01:27 PM 0.2 | 6 | 08:25 AM 5.2 | 162 | | | Th 02:16 AM -0.5 | -18 | | Th 03:02 AM -0.7 | -18 | |
| 8 06:06 AM 3.8 | 116 | | 8 07:21 AM 3.6 | 19 07:21 AM 4.3 | 131 | 8 08:16 AM 3.9 | 19 09:26 AM 5.0 | 157 | 8 02:51 AM -1.0 | -30 | | 8 02:50 AM -0.9 | -27 | | 8 03:27 AM -0.7 | -21 | |
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