

# 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



**606 CAMELLIA LANE**  
**SUNSET BEACH, NC**  
**PRICE: \$399,900 • 2 BEDS • 2 BATHS**



**1068 SEA BOURNE WAY**  
**SUNSET BEACH, NC**  
**PRICE: \$614,500 • 5 BEDS • 4 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



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**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>2025 Annual HOA Fee:</b>	\$2,573	<b>Starting Home Prices:</b>	High \$500s
<b>County Taxes (per \$100k):</b>	\$342	<b>Starting Lot Prices:</b>	\$40s
<b>City Taxes (per \$100k):</b>	N/A	<b>Utilities:</b>	Public
<b>Local Hospital:</b>	Novant/Brunswick Hospital	<b>Pools Allowed:</b>	Yes
<b>Set Builder List:</b>	No	<b>Hospital Distance:</b>	12 Miles
<b>Golf Cart Friendly:</b>	No	<b>Required Time to Build:</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>2025 Annual HOA Fee:</b>	\$1,100 (Homes)	<b>Starting Home Prices:</b>	High \$400s
<b>County Taxes (per \$100k):</b>	\$342	<b>Starting Lot Prices:</b>	\$60s
<b>City Taxes (per \$100k):</b>	\$160	<b>Starting Price Condo:</b>	Mid \$200s
<b>Local Hospital:</b>	Novant/Brunswick Hospital	<b>Starting Price Townhouse:</b>	Mid \$400s
<b>Gated Neighborhood:</b>	No	<b>Hospital Distance:</b>	12 Miles
		<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</b> (per \$100k): \$342	<b>Water Source:</b> Municipal
<b>City Taxes</b> (per \$100k): 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</b> (per \$100k): \$342	<b>Time to Build:</b> None
<b>City Taxes</b> (per \$100k): 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

## HOME • 948 BOURNE DRIVE SW • CHATHAM GLENN

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



**Price: \$385,000**  
**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](http://www.Carolinacolleen.com)**

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

**CONTACT: KIM LANK • CELL: 910.209.2342 • EMAIL: [KIMLANKNCREALTOR@GMAIL.COM](mailto:KIMLANKNCREALTOR@GMAIL.COM)**



**Price: \$199,900**  
**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](http://www.sandpiperbayrealestate.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)**

HOME • 620 EASTWOOD PARK ROAD 11D • SEA TRAIL PLANTATION

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

## HOME • 9262 MEETING STREET SW • DEVAUN PARK

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



**Price: \$539,900**  
**Approx. Sq/ft: 2,049**  
**Bedrooms: 3**  
**Baths: 2**  
**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](http://www.Thejoyfulbroker.com)**

## HOME • 1515 HARBOUR PLACE DRIVE • KINGFISH BAY

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



**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](http://www.CalabashHomes.com)**



## HOME • 1068 SEA BOURNE WAY • CAPE SIDE

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



**Price: \$614,900**  
**Approx. Sq/ft: 2,852**  
**Bedrooms: 5**  
**Baths: 4**  
**Year Built: 2021**

This lovingly cared for home is ready for a new set of owners. With its open floor plan, generous kitchen with upgraded cabinetry, pantry, and quartz counters, high-end laminate flooring throughout the first floor, high ceilings, fenced yard, and three-car garage, this home is sure to please. Five bedrooms and four bathrooms means there is plenty of room for visitors and even a home office in addition. The upstairs would serve as a wonderful suite for guests as the bedroom

has an adjacent bathroom and the bonus room is suitable for a separate sitting or living area. There is more than ample storage in this home, with ten closets and additional walk-in storage accessible from the bonus room. The main floor living area boasts very comfortable space and would easily accommodate a generous amount of furniture. The sizable screened porch and enlarged patio offer very pleasant outdoor space as well.

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

## HOME • 1535 HARBOUR PLACE DRIVE • KINGFISH BAY

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



**Price: \$505,000**  
**Approx. Sq Ft: 1,375**  
**Beds: 2**  
**Baths: 2**  
**Year Build: 2021**

Welcome to this charming coastal cottage in the sought-after community of Kingfish Bay—where relaxed coastal living meets modern convenience. This 2-bedroom, 2-bathroom home blends thoughtful design with elegant finishes, creating a serene retreat just minutes from the sun, sand, and charm of downtown Calabash. Step inside and be greeted by a bright, open floor plan featuring luxury plank

flooring, vaulted ceilings, and an abundance of natural light. The spacious living area seamlessly flows into the dining space, and a beautifully appointed kitchen is complete with white cabinetry, quartz countertops, a tile backsplash, and stainless-steel appliances—perfect for both casual meals and entertaining friends.

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

## HOME • 9875 TRANQUILITY LANE SW • SUNSET BEACH

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

## HOME • 7138 SEVILLEEN DRIVE SW • SUNSET RIDGE

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



## HOME • 272 CROOKED GULLEY CIRCLE • SEA TRAIL

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



**Price: \$694,500**  
**Approx. Sq/ft: 2,095**  
**Bedrooms: 4**  
**Baths: 3**  
**Year Build: 2025**

This brand new Riptide home with stunning setting and finishes is move-in ready! This home site offers serene pond and golf views, with a mature canopy of trees at the perimeter of the backyard. Both the exterior and interior boast an attractive, modern, coastal craftsman style. Trim detail in the main area of the home includes wainscoting in the foyer and dining area, a vaulted ceiling in the living room with faux beams, 36" ventless gas fire-

place surround with shiplap. The telescoping sliding glass doors to the porch add to the open and airy feel of this home. High-end laminate flooring adorns the living, dining and kitchen areas, with tile in laundry and bathrooms and carpet in bedrooms. The gourmet kitchen includes soft-close cabinetry, a large island, quartz counters, stainless steel apron sink, and under-cabinet lighting..

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

## HOME • 619 WISTERIA LANE • SEA TRAIL PLANTATION

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



**Price: \$716,500**  
**Bedrooms: 4**  
**Bathrooms: 3**  
**Year Built: 2025**  
**Approx. Sq Ft: 2,214**

With beautiful golf course views from the front and rear of the home, and a stand of trees providing shade and screening in the backyard, this home site is a gem. Both the exterior and interior boast a modern, appealing, coastal craftsman style. Trim detail in the main area of the home includes wainscoting in the foyer and dining area, a high ceiling in the living room with faux wood beams in doorways, and a 36" ventless gas fireplace with shiplap surround. The 4-panel telescoping sliding glass doors to the porch add

to the open and airy feel of this home. High-end laminate flooring adorns the living, dining and kitchen areas. The gourmet kitchen includes soft-close cabinetry, a large island, quartz counters, stainless steel apron sink, and under-cabinet lighting. Those who enjoy cooking and entertaining will love the LG appliance suite, consisting of a wall/microwave oven combo, 5 burner gas cooktop, dishwasher, and vented hood.

**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**



## 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



## 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

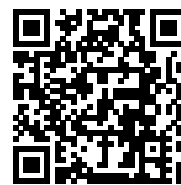
**SATURDAY, SEPT. 20, 2025**

**10:00 AM - 2:00 PM**

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

## HOME • 394 SEA TRAIL DRIVE W • SEA TRAIL PLANTATION

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



**Price: \$694,500**  
**Bedrooms: 4**  
**Bathrooms: 3**  
**Year Built: 2025**  
**Approx. Sq Ft: 2,090**

This brand new Riptide home with stunning setting and finishes is move-in ready! This home site could not be any prettier, lined by majestic oak trees along the front with generous space on each side and golf fairway views from the rear. Both the exterior and interior boast a modern, coastal craftsman style that is quite attractive. Trim detail in the main area of the home includes wainscoting in the foyer and dining area, a vault-

ed ceiling in the living room with faux beams, 36" ventless gas fireplace surround with shiplap and built-ins on both sides. The telescoping sliding glass doors to the porch add to the open and airy feel of this home. High-end laminate flooring adorns the living, dining and kitchen areas, with tile in laundry and bathrooms and carpet in bedrooms.

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



# 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

## 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

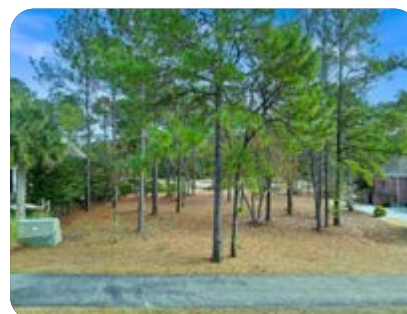
### 6544 Stonley Circle SW, OIB, NC 28469



**Price:** \$149,900  
**Acres:** .36  
**MLS ID:** 100529724  
**Status:** Active  
**Contact:** Bill Anderson  
**Cell:** (910) 880-9475  
livecoastalnc@gmail.com

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

### 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.

## Tuesday Trivia @ No Name Lounge

Date: Tuesday, September 23, 2025

Time: 6:30 PM - 8:30 PM

Location: No Name Lounge

Address: 1113 Causeway Dr, OIB, NC 28469

And this isn't just any trivia... it's Trivia with Kris Negaard (The man, the legend) Mark your calendars, bring your friends, and put your brain to the test.

## Jody Lineberry Live @ Salt & Vine

Date: Friday, September 26, 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!

## 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!

HOME • 401 SEA TRAIL DRIVE • SEA TRAIL PLANTATION

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



**Price: \$515,000**  
**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](http://www.seatrailhomes.com)**



## 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.

## Sunset at Sunset

Date: Saturday, October 4, 2025

Time: 10:00 AM - 4:00 PM

Location: Sunset Beach Town Park

Address: 200 Sunset Blvd N, Sunset Beach

Head out to the 18th annual "Sunset at Sunset" event for fabulous live music, crafts and food all day. Held at the Sunset Beach Park on Sunset Boulevard, "Sunset at Sunset" features a wide array of vendors and activities of all types including arts and crafts, food, local craft beer and wine, and a Kids Zone with a variety of activities.

## Oktoberfest Bash

Date: Friday, October 10, 2025

Time: 5:30PM

Location: River Rock at Shingletree

Address: 31 Quaker Ridge Dr, Calabash, NC

Get ready to raise your steins and break out your best bratwurst dance moves it's time for our Oktoberfest Bash! Bring your appetite, your neighbors, and your party spirit. Let's make this Oktoberfest one to remember - Prost!

## 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.

## Graveyard Gallop

Date: Saturday, October 18, 2025

Time: 4:00 PM

Location: Grissettown-Longwood Fire Rescue

Address: 758 Longwood Rd NW, OIB NC 28469

GRAVEYARD GALLOP 5K! "IT'S A GRAVEYARD SMASH FOR CHARITY CASH!" Come get spooked and help support the Grissettown Volunteer Fire Department all at the same

## 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 verteran 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

time! Join the SOHO Running Club for a 5k road race featuring costumed volunteers along the course.

## NC Oyster Festival in OIB

Date: October 18-19, 2025

Time: 9:00 AM

Location: Ocean Isle Beach NC

The 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](http://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!

## Brunswick County Fall Festival 2025

Date: Thursday, October 30, 2025

Time: 6:00 PM - 9:00 PM

Location: Brunswick County Gov. Complex

Address: 45 Courthouse Drive, Bolivia

This free, family-friendly event provides a safe alternative to Halloween and is one of Sheriff Chism's favorite events of the year! Bring the whole family and celebrate the season with us—we can't wait to see you there!

# 190 RICE MILL CIRCLE, SUNSET BEACH





**NEW CONSTRUCTION**  
**PRICE: \$719,500**  
**BEDROOMS: 4**  
**BATHROOMS: 3**





# 2025 TIDE CHART

7199 BEACH DRIVE SW, SUITE 5 OIB, NC 28469 • CALL : 800.975.6024 • WWW.SILVERCOASTNC.COM