

# SCP

## REAL ESTATE GUIDE

*Roses are red, violets are blue your dream property is waiting, and we'll help you find it too!*

**FOR SALE**



**6482 KIRKWALL POINT SW  
PRICE: \$939,900**



**1535 HARBOUR PLACE DRIVE  
PRICE: \$498,500**



**881 GREAT ERGRET CIR SW #5  
PRICE: \$199,900**



**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



Kimberly Lank



Darren Bouley



Colleen Teifer



Makayla Fenske

**S**ilver Coast Properties is a full-service real estate brokerage providing sales and marketing support to southeastern North Carolina residents, as well as comprehensive buyer support including property evaluation, negotiations, and acquisition. Our commitment to clients has resulted in a sterling reputation with thousands of satisfied real estate buyers and sellers.

## SELLER SERVICES

Silver Coast Properties is more than a real estate company, we are your technology and marketing partner. We provide our real estate listing clients with access to the latest in cutting-edge technology to make their property stand out from the competition.

More than 98% of would-be buyers begin by investigating communities and real estate online. We capitalize on this trend for our clients by employing the latest 3-D virtual tour technology, professional photography, aerial photography and custom website development for each home.

Many large national brokerages flout their size as the reason you should list your property with them. The reality is the Internet has given the advantage to small dynamic companies. In fact, the data indicates that less than 10% of the time, properties are sold by the same listing company.

Our boutique-style brokerage provides the individualized service that our clients expect from a business partner. Silver Coast Properties possesses the knowledge and market acumen to communicate the benefits of your home to would-be buyers.

Many firms will enter your home in the MLS and wait for a buyer. We are actively engaged in the process of marketing your home online and through a network of marketing channels. Boasting more than 20 top ranking websites, we are uniquely poised to market and sell your property.

*Call us at (800) 975-6024 for a confidential, no-pressure discussion about our services and market conditions.*

## BUYER SERVICES

Our area offers a diverse collection of real estate options appealing to individuals and families interested in a full-time residence, second home or beach getaway. The real estate products support a variety of needs and budgets. We are here to help you understand the myriad of options and advise you which is the best choice based on your needs.

### New Home Construction

Sunset Beach is a desirable seaside location and continues to offer new home construction on both privately owned and developer owned lots. We are here to support you throughout the new home construction process. Building a home can be a very rewarding experience, allowing the homeowner the ability to tailor the home to their tastes and lifestyle. Our team is here to offer as much or as little assistance as you need based on your knowledge, experience comfort level with building a home. The Silver Coast Properties team provides the same assistance as if the owner were purchasing a pre-owned home. And, like a pre-owned home, our agency is compensated by the seller/

builder to help both parties achieve their desired goals.

### Custom Home Building Lots

Silver Coast Properties provides essential services to help our clients identify, evaluate, and purchase a building lot. Our experienced team will help you identify the best fit for your needs and budget, as well as avoid those areas that are more susceptible to flooding, have disadvantaged locations or may require higher lot preparation and construction costs.

We support our clients with reputable builder recommendations and hold your hand through the building process. With more than a decade of experience helping with new construction our team is here to be a pivotal ally in turning your custom dream home into a reality.

Our professional support includes, but is not limited to:

- Identifying the perfect lot
- Sourcing a qualified home designer/architect

- Evaluating and selecting a local builder
- Providing recommendations for home features based on our years of experience
- Coordinating a transition rental while you build—depending on your needs

### Pre-owned Homes, Townhouses and Condominiums

Pre-owned homes are a convenient option for our clients that don't have the time to build or don't wish to go through the building process. The availability of pre-owned homes varies through the year with the spring and fall historically being the more active real estate markets. However, the expectation of a busy season has changed in the last few years because of a steady stream of new residents investigating and falling in love with our desirable seaside location.

*Call us at (800) 975-6024 for a confidential, no-pressure discussion about our services and market conditions.*

# TOP LOCAL COMMUNITIES

## SUNSET RIDGE

Ocean Isle Beach, North Carolina



### COMMUNITY AMENITIES

- Walking trail
- Sidewalks
- Outdoor pool
- Fitness center
- Owners' clubhouse
- Owners' lounge
- Clubs & organizations
- Activity room

### COMMUNITY PROFILE

<b>Total Build-Out:</b> 400	<b>Local Beach:</b> Sunset Beach
<b>Completed Homes:</b> 400	<b>Time to Beach:</b> 5 Minutes
<b>Total Acreage:</b> 300	<b>Real Estate Offered:</b> Homes, Townhouse
<b>Website:</b> <a href="http://www.sunsetridgenchomes.com">www.sunsetridgenchomes.com</a>	<b>Starting Home Prices:</b> Mid \$400s
<b>2025 Annual HOA Fee:</b> \$2,040 (Homes)	<b>Starting Lot Prices:</b> N/A
<b>County Taxes</b> (per \$100k): \$342	<b>Golf Carts Permitted</b> Yes (public roads)
<b>City Taxes</b> (per \$100k): N/A	<b>Starting Price Townhouse:</b> High \$200s
<b>Local Hospital:</b> Novant/Brunswick Hospital	<b>Hospital Distance:</b> 12 Miles
<b>Gated Neighborhood:</b> No	<b>HOA Includes Landscaping:</b> Yes

## SANDPIPER BAY

Sunset Beach, North Carolina



### COMMUNITY AMENITIES

#### Single Family Homeowner Amenities:

- Private residents center
- 2 tennis/pickleball courts
- Outdoor pool
- Residents' lounge
- Clubs & organizations
- Outdoor spa
- Fitness room

#### Condominium Owner Amenities:

- 2 outdoor pools
- Bocce courts
- Tennis court
- Screened Lanai
- Picnic area

#### All Residents & Public:

27-holes of golf  
Golf clubhouse with dining

### COMMUNITY PROFILE

<b>Total Build-Out:</b> 300 Homes   150 Condos	<b>Local Beach:</b> Sunset Beach
<b>Completed Homes:</b> 100% Complete	<b>Time to Beach:</b> 10 Minutes
<b>Total Acreage:</b> 250	<b>Real Estate Offered:</b> Homes, Condominiums
<b>Website:</b> <a href="http://www.SandPiperBayRealEstate.com">www.SandPiperBayRealEstate.com</a>	<b>Starting Home Prices:</b> High \$300s
<b>2025 Annual HOA Fee:</b> \$900 (Homes)	<b>Starting Lot Prices:</b> N/A
<b>County Taxes</b> (per \$100k): \$342	<b>Starting Price Condo:</b> Low \$200s
<b>City Taxes</b> (per \$100k): \$160	<b>Water/Sewer:</b> Public/Public
<b>Local Hospital:</b> McLeod Seacoast Hospital	<b>Hospital Distance:</b> 15 minutes
<b>Gated Neighborhood:</b> No	<b>HOA Includes Landscaping:</b> No



# TOP LOCAL COMMUNITIES

## OCEAN RIDGE PLANTATION

Ocean Isle Beach & Sunset Beach, North Carolina



- 72 holes of golf
- Oceanfront beach club
- New Community Center Planned
- Indoor pool
- Fitness center
- Outdoor pool with lap lanes
- Owners' clubhouse
- 65 Clubs & organizations
- Walking & biking trails
- Poolside grilling pavilion
- Nature park & pavilion
- Owners' lounge
- Horseshoe pits
- Bocce ball court
- Tennis/pickle ball courts
- RV/Boat storage
- Activity rooms
- Fishing lake
- Steam room & dry Sauna
- Outdoor whirlpool

### COMMUNITY PROFILE

<b>Total Home Build-Out:</b> 2,300	<b>Local Beach:</b> Sunset Beach
<b>Completed Homes:</b> 1,400-1,450	<b>Time to Beach:</b> 5 Minutes
<b>Approx. Total Acreage:</b> 2,500-2,600	<b>Real Estate Offered:</b> Homes, Lots
<b>Website:</b> <a href="http://www.OceanRidgePlantationHomes.com">www.OceanRidgePlantationHomes.com</a>	<b>Starting Home Prices:</b> High \$500s
<b>2025 Annual HOA Fee:</b> \$2,573	<b>Starting Lot Prices:</b> \$40s
<b>County Taxes (per \$100k):</b> \$342	<b>Utilities:</b> Public
<b>City Taxes (per \$100k):</b> N/A	<b>Pools Allowed:</b> Yes
<b>Local Hospital:</b> Novant/Brunswick Hospital	<b>Hospital Distance:</b> 12 Miles
<b>Set Builder List:</b> No	<b>Required Time to Build:</b> No
<b>Golf Cart Friendly:</b> No	<b>HOA Includes Lawn Care:</b> No

## SEA TRAIL PLANTATION

Sunset Beach, North Carolina



### COMMUNITY AMENITIES

- 54 Holes of golf
- On-site dining
- Private beach parking
- Tennis/Pickleball courts
- Outdoor pools
- Indoor pool
- Fitness center
- Owners' clubhouse
- Owners' lounge
- Clubs & organizations
- Activity room
- Bocce ball courts
- Exercise studio
- Indoor jacuzzi
- Dry sauna
- Community library

### COMMUNITY PROFILE

<b>Total Build-Out:</b> 2,200	<b>Local Beach:</b> Sunset Beach
<b>Completed Homes:</b> 2,000	<b>Time to Beach:</b> 5 Minutes
<b>Total Acreage:</b> 2,000	<b>Real Estate Offered:</b> Homes, Townhouses, Building Lots, Condominiums
<b>Website:</b> <a href="http://www.seatrailhomes.com">www.seatrailhomes.com</a>	<b>Starting Home Prices:</b> High \$400s
<b>2025 Annual HOA Fee:</b> \$1,100 (Homes)	<b>Starting Lot Prices:</b> \$60s
<b>County Taxes (per \$100k):</b> \$342	<b>Starting Price Condo:</b> Mid \$200s
<b>City Taxes (per \$100k):</b> \$160	<b>Starting Price Townhouse:</b> Mid \$400s
<b>Local Hospital:</b> Novant/Brunswick Hospital	<b>Hospital Distance:</b> 12 Miles
<b>Gated Neighborhood:</b> No	<b>Golf Carts Permitted on Roads:</b> Yes

# TOP LOCAL COMMUNITIES

## CAMERON WOODS

Ocean Isle Beach, North Carolina



### COMMUNITY AMENITIES

- Community Outdoor Pool
- Community Clubhouse
- Spacious Screened Lanai
- Two Pickleball Courts
- Fitness Room
- Lounge Area with Seating and Fireplace
- Clubhouse Kitchen
- Gated Entrance
- Trail (planned)
- 3 Miles to Area Beaches
- Golf Cart Friendly
- Dog Park (planned)

### COMMUNITY PROFILE

<b>Total Build-Out:</b>	220	<b>Local Beach:</b>	Ocean Isle Beach
<b>Completed Homes:</b>	220	<b>Time to Beach:</b>	3-4 Miles
<b>Estimate Acreage:</b>	90	<b>Real Estate Offered:</b>	New Construction, Townhouses, Pre-Owned Homes
<b>Website:</b>	<a href="http://www.cameronwoodsnc.com">www.cameronwoodsnc.com</a>		
<b>2025 Annual HOA Fee:</b>	\$1,464 (Homes)	<b>Starting Home Prices:</b>	High \$300s
<b>County Taxes (per \$100k):</b>	\$342	<b>Golf Cart Friendly:</b>	Yes
<b>City Taxes (per \$100k):</b>	N/A	<b>Water Source:</b>	Municipal
<b>Local Hospital:</b>	Novant/Brunswick Hospital	<b>Sewer Source:</b>	Municipal
<b>Hospital Distance:</b>	12 Miles	<b>HOA Includes Lawn Care:</b>	No
		<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>2025 Annual HOA Fee:</b>	\$1,320	<b>Starting Home Prices:</b>	Mid \$500s
<b>County Taxes (per \$100k):</b>	\$342	<b>Starting Lot Prices:</b>	\$80s
<b>City Taxes (per \$100k):</b>	N/A	<b>Time to Build:</b>	None
<b>Local Hospital:</b>	McLeod Hospital	<b>Hospital Distance:</b>	7 Miles
<b>Gated Neighborhood:</b>	No	<b>Septic/Sewer:</b>	Sewer
		<b>Water Source:</b>	Public

# IF YOU ARE THINKING OF SELLING YOUR HOME, THEN LET'S TALK.

## MAKAYLA FENSKE • REAL ESTATE BROKER



**About Me:** Who wouldn't want sunny days and the smell of the ocean? The inspiring beauty is what drew me to Brunswick County! Moving from New Jersey to North Carolina, I knew I wanted to join a community and connect with members who absolutely love where they live. The opportunity to help people discover this beautiful coastal area is what brought me to a career as a real estate broker.

My work as a property manager for family-owned properties, first sparked my interest in the real estate profession and helped hone my management skills. Coming from an entrepreneurial family that has local businesses, I take pride in the customer service and interpersonal

skills I have developed over the years. My role in managing operations for the family businesses has instilled a roll-up-sleeves commitment to execution, which I will bring to my clients.

Whether you are looking to sell, buy, or invest, the process should be seamless. I am at your service to deliver the utmost pleasurable experience to you!

**Real Estate Broker Realtor®**  
**Cell: 908.783.9070**  
**[makayla.fenske@gmail.com](mailto:makayla.fenske@gmail.com)**

## HOME • 936 WYNDFALL DRIVE SW • WYNDFALL

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



**Price: \$297,000**  
**Approx. Sq/ft: 1,727**  
**Bedrooms: 3**  
**Baths: 2**  
**Year Built: 2002**

This one-story, 3 bedroom, 2 bathroom home with BOTH sunroom and screened porch and located on a pond is ready for a new owner! This floor plan is extremely convenient, with the kitchen and dining area open to the living area and sunroom located directly beyond the living room. With the primary bedroom located on the opposite side of the home from the two guest bedrooms, everyone will have their privacy. This location could not be more convenient, very near the beaches of

both Sunset Beach and Ocean Isle, down the road from the town area of Calabash with its shopping and seafood restaurants, and near grocery stores, healthcare and professional services. If you are a golfer, there are 10 golf courses within less than 10 minutes. For boaters or kayakers, the ICW is also nearby, so it is literally impossible to be bored here. This community is very reasonable, with low HOA dues of \$595/year.

**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



Located in Sandpiper Bay at Sunset Beach, welcome to your dream getaway or forever home. This fully furnished two-bedroom, two-bathroom condo is nestled within the highly sought-after golf course community of Sandpiper Bay, offering scenic views and a relaxed coastal lifestyle. Just minutes from the white sands of the award-winning Sunset Beach, this condo features a private balcony

overlooking a sparkling pond with a beautiful water fountain—perfect for morning coffee or evening unwinding. Inside, you'll find an open-concept layout filled with an abundance of natural light, creating a bright and welcoming atmosphere. Sandpiper Bay is centered around a picturesque golf course, making it ideal for both avid golfers and those who simply enjoy peaceful, well-maintained sur-

roundings. Whether you're teeing off in the morning or watching the sunset over the ocean in the evening, this condo offers the perfect balance of activity and relaxation with close proximity to beaches, dining, and local attractions. Don't miss this opportunity—schedule your private showing today!

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

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



Price: \$498,500  
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. The primary suite is a private haven, boasting a tray ceiling and a spa-like en suite bath with dual vanities and a tiled walk-in shower. A second bedroom offers a cozy space for guests or a home office. Enjoy your mornings

on the covered patio overlooking a lush, fenced backyard—perfect for sipping coffee or grilling out on summer evenings. Living in Kingfish Bay means enjoying a resort-style lifestyle. The community offers a riverfront park on the Calabash River, walking trails, a clubhouse with a fitness center, and an exclusive oceanfront clubhouse on Sunset Beach—just a short drive away.

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



## CONDO • 139 AVAIA DRIVE UNIT 3608 • SEA TRAIL PLANTATION

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



**Price: \$312,000**  
**2 Beds | 2 Baths**  
**Year Built: 2002**  
**Approx. Sq Ft: 1,284**

This Champions condo in the vibrant golf community of Sea Trail is ready for a new owner! With LVP flooring throughout and newer HVAC units, there is little to do in this fully furnished unit. This conscientious seller has kept everything neat and tidy and this unit has not been rented. The floor plan is ideal for a vacation home, investment property, and many people live in these units full-time

as well. The Villa side offers a full kitchen, dining area, living room, full bathroom, primary bedroom and laundry closet. The mini-suite contains a bedroom area, kitchenette, sitting area and another full bathroom. Each building has its own elevator, and these condos have their own pool, deck and recreation area in addition to all of the amenities available in Sea Trail.

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

## HOME • 123 BELLWOOD CIRCLE • COBBLESTONE VILLAGE

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



**Price: \$409,900**  
**Approx. Sq/ft: 1,675**  
**Beds: 3**  
**Baths: 2**  
**Year Built: 2016**

Welcome to the conveniently located and charming community of Cobblestone Village! This one-level, 3 BR, 2 BA home with a fenced yard, sunroom AND a three-season room is ready for a new owner. With an open floor plan and comfortable space, this home is just the right size. The kitchen boasts a large island, reverse-osmosis system beneath the sink, granite counters, tiled backsplash, a pantry and stainless steel appliances. Open to the living room and dining area, this plan

offers terrific space in which to entertain or just enjoy quiet dinners at home. Porcelain tile flooring runs throughout the home, so there is no carpet here! All windows have custom shades as well. The primary bedroom will accommodate traditional bedroom furniture with ease, and contains a large walk-in closet with extra shelving. Dual vanities, a soaking tub and a tiled shower make the ensuite bathroom attractive and comfortable

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

## HOME • 1068 SEA BOURNE WAY • CAPE SIDE

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



**Price: \$599,900**  
**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 • 580 BOUNDARYLINE DRIVE NW • CAROLINA SHORES NORTH

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



**Price: \$315,000**  
**Approx. Sq/ft: 1,710**  
**Bedrooms: 3**  
**Baths: 2**  
**Year Built: 1989**

This well-built home, situated on a private .63 acres in the conveniently located and charming neighborhood of Carolina Shores North is ready for a new owner! If you are searching for some elbow room where you may have a little more freedom than most HOA communities, then this gem is for you! This single-story home offers three bedrooms, two separate dining areas, and a large additional room that would be a fantastic office, exercise room, or large utility room. The split floor

plan allows privacy for the primary bedroom, with the additional bedrooms on the other side of the home. The centrally-located kitchen boasts a breakfast bar, and is adjacent to both dining areas. The spacious deck is accessible through sliding doors both in the living room and dining room, creating great space for entertaining or cooking out.

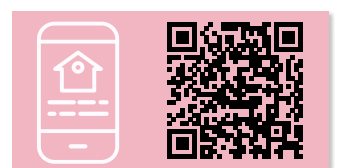
**Learn More at [www.Carolinacolleen.com](http://www.Carolinacolleen.com)**



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



Price: \$939,900  
Approx. Sq/ft: 2,721  
Bedrooms: 3  
Baths: 3.5  
Year Built: 2023



This stunning, custom-built home by Douglas Builders is ready for a new set of owners. With extremely comfortable living space and several nice extras, this is a well thought out floor plan. The spacious living room is open to the dining room and kitchen, making this a fantastic house for entertaining. A designated wet bar area with beverage cooler is adjacent to the living and dining area also. The living room boasts double crown molding, coffered ceiling and a stone fireplace wall with built-ins. The kitchen is a cook's dream with large island, wall oven/microwave combo,

pantry, gas cooktop and custom vented hood. A powder room off the living room for guests is another thoughtful touch. The primary suite offers plenty of space for traditional bedroom furniture. The primary bathroom and closet are also generously sized with custom closets, double vanities and a tiled, walk-in shower. With LVP throughout the first floor, cleaning is a breeze. The split floor plan means that guests have their own privacy on the other side of the home. The bonus room offers another possible guest suite option, office, or man cave. The fact that it has its own full bath-

room makes it a versatile space. There is also a closet and access to the massive walk-in storage from the bonus room. This home offers an abundance of storage space! The garage is oversized with a bump-out, providing additional storage. Other nice extras in this home are an encapsulated crawlspace, gutter guards, tankless water heater and an invisible fence. This location could not be any more convenient, literally right between the beaches of Ocean Isle and Sunset Beach, close to multiple grocery stores, healthcare, shopping & so much more.

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](http://www.oceanshairstudio.com)



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  
4 Beds | 3 Baths  
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 vaulted 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:** \$165,900  
**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

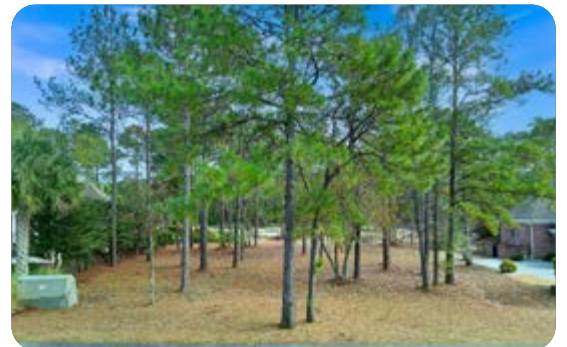
## LOT 21 BAY CREEK DRIVE, SHALLOTTE • RIVERS EDGE

**Price:** \$32,000  
**Acres:** .42  
**MLS ID:** 100506271  
**Status:** Active  
**Contact:** Darren Bouley  
**Cell:** (910) 431-7692  
Darren@silvercoastnc.com



## 6428 CASTLEBROOK WAY SW, OIB, • OCEAN RIDGE PLANTATION

**Price:** \$125,000  
**Acres:** .31  
**MLS ID:** 100541802  
**Status:** Active  
**Contact:** Bill Anderson  
**Cell:** (910) 880-9475  
livecoastalnc@gmail.com



## 1145 INDIGO CIRCLE, SUNSET BEACH, • WATERWAY LOT

**Price:** \$639,000  
**Acres:** .27  
**MLS ID:** 100529797  
**Status:** Active  
**Contact:** Colleen Teifer  
**Cell:** (609) 868-2393  
carolinacolleen@gmail.com



# EVENTS & ACTIVITIES

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

## Line Dancing @ The Dirty Armadillo

Date: EVERY Monday, Tuesday and Wednesday!

Time: 7:00 PM -11:00 PM

Address: 2551 US-17, Little River, SC 29566

Line Dancing EVERY Monday, Tuesday and Wednesday! For more events and live music visit our Facebook page.

## River Rock Winter Wonderland Palooza

Date: Friday, January 30, 2026

Time: 4:00 PM

Location: River Rock

Address: 31 Quaker Ridge Drive, Calabash

Get ready to celebrate the season with warmth, laughter, and great company! You're invited to our Winter Wonderland Palooza — a festive community gathering where you can relax, mingle, and enjoy the best of winter at River Rock at Shingletree.

## Myrtle Beach Polar Plunge 2026

Date: Saturday, January 31, 2026

Time: 9:45 AM

Location: Sands Ocean Club

Address: 9950 Shore Dr, Myrtle Beach, SC 29572

Join us on Saturday, January 31, 2026, at Sands Ocean Club as we celebrate more than two decades of plunging into the icy Atlantic—all to support Special Olympics South Carolina.

## CCBC 5th Annual Chili Cook-Off

Date: Sunday, February 1, 2026

Time: 2:00 PM - 5:00 PM

Location: Coastal Craft Beverage Company

Address: 10080 beach Drive SW, Calabash

Competition spots are FREE but limited and will be filled on a first-come, first-served basis. To secure your spot, sign up in person at Coastal Craft before February 1st. Once all slots are filled, registration will close. Bring your best homemade chili and feel free to get creative with your ingredients. Please prepare enough to share—guests will be sampling and voting for their favorites!

## 8 Years of Beers Anniversary Party!

Date: Sunday, February 1, 2026

Time: 1:00 PM - 7:00 PM

Location: Makai Brewery

Address: 5850 Ocean Highway West, OIB

We're turning 8, and it's time to celebrate the only way we know how great beer, great music, and great people! If you've

never been to a Makai anniversary party, this is your sign to join us. We're hosting a full day of live music, delicious food, and craft beer brewed right here in Ocean Isle Beach.

## Unseen Earth

Date: Thursday, February 5, 2026

Time: 2:00 PM - 3:00 PM

Location: Ingram Planetarium

Address: 7625 High Market St, Sunset Beach

This show presents the story of how satellite technologies have revolutionized our understanding of our home. We witness Earth not merely as a static blue marble but as a dynamic, ever-changing ecosystem.

## Love Your Local Business Networking Event

Date: Friday, February 6, 2026

Time: 5:00 PM - 7:00 PM

Location: OIB Super Track & The axe Shack

Address: 6428 Beach Drive SW

This event serves as the community send-off and final push for Baskets of Love — thoughtfully assembled care baskets filled with comfort items like cozy non-slip socks, lotions, puzzle and activity books, soft blankets, treats, and personal care items. These baskets are delivered to residents at Autumn Care to remind them they are seen, remembered, and loved, especially during Valentine's season.

## Super Bowl Watch Party

Date: Sunday, February 8, 2026

Time: 4:00 PM

Location: Pelican's Perch Bar & Grill

Address: 8 E Second St, OIB

Join us for the Super Bowl! We will open at 4pm on Super Bowl Sunday & will offer our full menu until 8pm. Bar will be open through the end of the game! Make plans to attend!

## Stupid Cupid Valentines Day Party

Date: Saturday, February 14, 2026

Time: 7:00 PM

Address: 2551 US-17, Little River, SC 29566

Get ready for a wild Valentine's Day with high-energy dancing, killer food, and nonstop fun all night long. No pressure. No sappy stuff. Just loud music, big energy, and a damn good time. Get ready for a wild Valentine's Day with high-energy dancing, killer food, and nonstop fun all night



long. Love it. Hate it. Party through it.

## Mardos Gras @ The Dirty Armadillo

Date: Tuesday, February 17, 2026

Time: 6:00 PM

Address: 2551 US-17, Little River, SC 29566

FAT TUESDAY IS COMING IN HOTTTTT! We're talking a ROCKING DJ, a HUGE dance floor, and an UNHOLY AMOUNT OF BEADS. Yes—BEADS. BEADS. BEADS. Creole food so good it should be illegal, King Cake everywhere, and more! Come hungry. Come thirsty. Come ready to dance. Leave covered in BEADS.

## 36th Annual St. Patrick's Day Parade & Festival

Date: Saturday, March 14, 2026

Time: 9:00 AM - 4:00 PM

Address: Main Street, North Myrtle Beach, SC 29582

North Myrtle Beach welcomes you to a sea of green! The St. Patrick's Day Parade is the largest on the Grand Strand with over 100 parade entries and a long history of fun. Masses of people line Main Street each year to get a glimpse of this awesome parade. The televised parade begins promptly at 9:00 AM. Be sure to set up by 8:30 AM with your friends, family, chairs, blankets, and golf carts. You don't want to miss this two-hour event.

## St. Patricks Day @ The Dirty Armadillo

Date: Tuesday, March 17, 2026

Time: 6:00 PM

Address: 2551 US-17, Little River, SC 29566

We're going full Irish chaos at The Dirty Armadillo with a wild costume contest, stacked Irish food & drink specials, and enough beads and shenanigans to make a leprechaun nervous. Green beer. Bad decisions. Legendary stories.

## St. Paddy's All Clover Again

Date: Tuesday, March 17, 2026

Time: 4:00 PM

Location: River Rock at Shingletree

Address: 37 Quaker Ridge Drive, Calabash NC

Follow the rainbow to refreshments and light bites, plenty of good cheer, and a chance to mingle with neighbors and discover what our community is all about. Whether you're new to the community or a familiar face, it's the perfect way to enjoy the luck of the Irish and see what community life has to offer.

## Run Sunset Beach 2026

Date: Saturday, April 11, 2026

Time: 6:45 AM

Location: Coastal Race Production

Address: 206 Sunset Beach Blvd, Sunset Beach

## 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

The Sunset Beach event includes an incredible half marathon, 10K, 5K & 1 Mile. All finishers receive the beautiful corresponding medal shown above and the soft tri-blend shirt is included for participants of all races except the 1 mile. \*We aim to make the 1 mile as affordable as possible for families so we've reduced the price of the event and made the shirt an optional add-on for only \$10.

## Glow Vibe Night Golf

Date: Saturday, April 11, 2026

Time: 5:00 PM

Location: SeaTrail Golf Resort

Address: 75 Clubhouse Road, Sunset Beach NC

Price: \$119 pp

Play Glow Golf with the Best at it in Glow Vibe with 9 Holes lit up and LED golf balls, enjoy the night before Masters Sunday! Members \$60 - Locals \$75. 9 Holes with 7:00pm Shotgun Start Includes Golf, Glow Materials, 2 LED Golf Balls, Range Warm Up, and Prizes via Raffle. Sign Up in the Pro Shop, Event Closes at 72 Sign Ups.

## Bash at the Beach Car Show

Date: Saturday, April 18, 2026

Time: 8:00 PM

Location: Home Depot

Address: 150-1 Shallotte Crossing Pkwy, Shallotte NC

Goody Bags & Dash Plaques to the 1st, 100 Registrants.

Awards at 2:30, 80 trophies. 50/50 Raffle. Come enjoy a great day filled with classic cars, modern builds, custom rides, and everything in between. Whether you're a car enthusiast, a proud owner, or just looking for a fun community event, there's something for everyone.



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**LEARN MORE: SEATRILHOMES.COM**

**623 WISTERIA LANE PRICE: \$695,000  
BEDS: 4 | BATHS: 3**



**PENDING**

**394 SEA TRAIL DRIVE  
PRICE: \$694,500  
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