

# SCPI

## REAL ESTATE GUIDE

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

**FOR SALE**



**949 FOREST POINTE DRIVE**  
**PRICE: \$679,900**

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



**123 BELLWOOD CIRCLE**  
**PRICE: \$409,900**



**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

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

## SEA TRAIL PLANTATION

Sunset Beach, North Carolina



### COMMUNITY AMENITIES

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

### COMMUNITY PROFILE

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

# TOP LOCAL COMMUNITIES

## CAMERON WOODS Ocean Isle Beach, North Carolina



### COMMUNITY AMENITIES

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

### COMMUNITY PROFILE

<b>Total Build-Out:</b>	220	<b>Local Beach:</b>	Ocean Isle Beach
<b>Completed Homes:</b>	220	<b>Time to Beach:</b>	3-4 Miles
<b>Estimate Acreage:</b>	90	<b>Real Estate Offered:</b>	New Construction, Townhouses, Pre-Owned Homes
<b>Website:</b>	<a href="http://www.cameronwoodsnc.com">www.cameronwoodsnc.com</a>	<b>Starting Home Prices:</b>	High \$300s
<b>2025 Annual HOA Fee:</b>	\$1,464 (Homes)	<b>Golf Cart Friendly:</b>	Yes
<b>County Taxes</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

# 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**

**HOME • 936 WYNDFAIR DRIVE SW • WYNDFAIR**

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



**Price: \$289,500**  
**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)**

# 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 entertain-

ing or cooking out. Storage in the home includes multiple closets, pull-down stairs to access the attic storage above the garage, and a shed in the rear that is attached to the home. Utility bills will be at a minimum as this home has its own well and septic. There is also a whole-house Kinetico water softening system.

**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: \$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)

## HOME • 949 FOREST POINTE DRIVE • SEA TRAIL PLANTATION

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



**Price: \$679,900  
3 Beds | 3 Baths  
Year Built: 2016  
Approx. Sq Ft: 2,090  
Bonus Room**

Welcome to the Oyster Pointe section of sought after Sea Trail Plantation. Community, golf, beach, and so much more are waiting for you! Your Riptide built home offers a beautiful kitchen, gorgeous bathrooms, custom trim, built-ins and low maintenance living. Inside you'll find the grand foyer just off the exquisite dining room. As you continue in, you'll be instantly drawn outside but you won't want to miss all the tasteful finishes in the main living

and kitchen. The main living space offers warm hard wood floors, a fireplace with tile surround and custom bookshelves with mosaic tile backsplash. Tall, telescoping sliding doors open to your spacious screen porch, a perfect place to enjoy the outdoors. Open the sliders and let the breeze blow through on all of our beautiful Carolina days!

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**

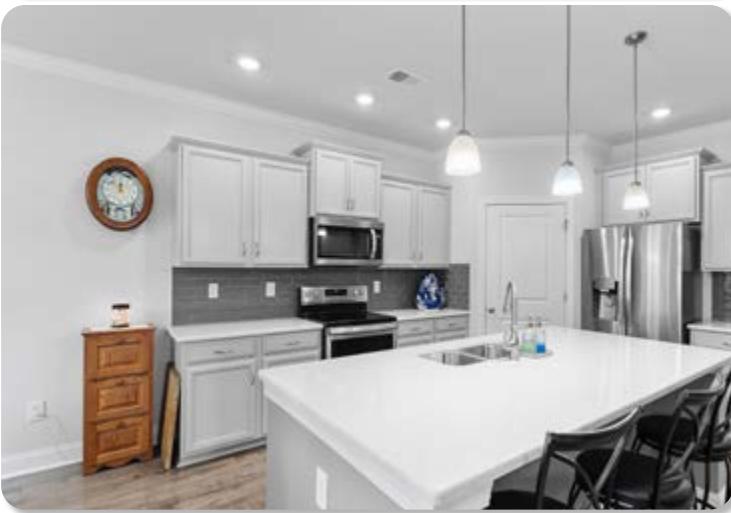
Welcome to the conveniently located and charming community of Cobblestone Village! This one-level, 3 BR, 2 BA home with a fenced yard, sunroom AND a three-season room is ready for a new owner. With an open floor plan and comfortable space, this home is just the right size. The kitchen boasts a large 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**



**Price: \$584,900**  
**Approx. Sq/ft: 2,852**  
**Bedrooms: 5**  
**Baths: 4**  
**Year Built: 2021**



This is your lucky day! Welcome to the charming neighborhood of Cape Side in Sunset Beach, with beautiful custom homes, a wonderfully convenient location and low HOA dues. 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. These conscientious owners have done some very nice "extras" already for you, such as tile backsplash in the kitchen, extra outlets in the garage, irrigation, and custom roller shades in all windows.

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

# HOME • 6482 KIKRWALL POINT SW • OCEAN RIDGE PLANTATION

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

### Lot 43 Kings Trail, Sunset Beach, 28468



**Price:** \$199,000  
**Acres:** .49  
**MLS ID:** 100485788  
**Status:** Active

**Contact:** Bill Anderson  
**Cell:** (910) 880-9475  
[livecoastalnc@gmail.com](mailto:livecoastalnc@gmail.com)

## RIVERS EDGE • SHALLOTTE

### Lot 21 Bay Creek Drive, Shallotte NC



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

### 413 River Crest Drive, Shallotte NC



**Price:** \$39,900  
**Acres:** .30  
**MLS ID:** 100553036  
**Status:** Active  
**Contact:** Darren Bouley  
**Cell:** (910) 431-7692  
[Darren@silvercoastnc.com](mailto: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](mailto: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  
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# 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.

## Boutique & Besties Galentine's Day Event

Date: Friday, February 13, 2026

Time: 4:00 PM

Location: Tide & True Boutique

Address: 100 Causeway Dr, OIB, NC 28469-7564

Grab your besties and join us at Tide & True Boutique for a Galentine's Day celebration all about friendship, fun, and fabulous finds. We're bringing together some of our favorite local partners for a sweet, stylish evening you won't want to miss.

## Kind Keeper Animal Resuce Kissing Booth

Date: Friday, February 13, 2026

Time: 10:00 AM to 12:00 PM

Location: Brunswick Senior Resource, INC

Address: 10050 Beach Dr SW, Calabash

Come get a dose of cuteness, along with lots of snuggles, all while benefiting Kind Keeper Animal Rescue!

Donations are being accepted at the Brunswick Center at Calabash from now until Friday, February 13th

## 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.

## Unseen Earth

Date: Saturday, February 14, 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.

## 8 Years of Beers Anniversary Party!

Date: Sunday, February 15, 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.

## 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.

## 3rd Annual Chili Cook Off

Date: Sunday, February 22, 2026

Time: 1:00 PM - 7:00 PM

Location: Makai Brewery

Address: 5850 Ocean Highway West, OIB

It's that time of year again! Join us Sunday, February 22nd from 1:00-5:00 PM at Makai Brewing Company as we once again crown the Makai Chili-Master. Bragging rights are on the line. Cold beer, hot chili, and one champion by the end of the day.

## Shamrocks, Showrooms & Second Chances

### Adoption Event

Date: Saturday, March 7, 2026

Time: 12:00 PM

Location: Community Motors Little River and Empowering Pawz

Address: 2559 US-17, Little River SC

Join Community Motors and Empowering Paws Pet Rescue for a St. Patrick's Day-inspired adoption event as we celebrate 1 YEAR at our new location and second chances for deserving pets. Come meet adoptable pups, celebrate with us, support an amazing rescue, and maybe

leave with a new best friend.

## 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

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

## 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](http://www.saltandvinenc.com)

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

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.

## Family Golf Week Featuring Ultimate Long Drive's XLD Team Series

Date: Friday, July 17, 2026

Time: 5:00 PM

Location: Sea Trail Resort

Address: 75 Clubhouse Road, Sunset Beach, NC 28468

Now entering its 29th year, the event brings together golfers of all ages and abilities for a memorable experience centered around family connections. Featuring the world's largest Father & Son tournament, as well as additional inclusive divisions, Family Golf Week offers something for everyone.

SEA TRAIL PLANTATION  
RIPTIDE NEW CONSTRUCTION  
LEARN MORE: [SEATRAILHOMES.COM](http://SEATRAILHOMES.COM)



394 SEA TRAIL DRIVE  
PRICE: \$694,500  
BEDS: 4 | BATHS: 3

