

# SCP

## REAL ESTATE GUIDE

TOP COMMUNITY INFORMATION • FEATURED REAL ESTATE  
UPCOMING EVENTS & ACTIVITIES



**1215 N MIDDLETON  
DR NW APT 2409**

**PRICE: \$259,000**



**LEARN MORE**



**213 KINGS TRAIL  
#1005**

**PRICE: \$299,000**



**LEARN MORE**

**139 Clubhosue Road, #3615**  
Price: \$319,000  
Bedrooms: 2 • Bathrooms: 2



**208 Brookwood Park Ct**  
Price: \$539,900  
Bedrooms: 3 • Bathrooms: 2.5



**949 Forest Pointe Drive**  
Price: \$665,000  
Bedrooms: 3 • Bathrooms: 3



**620 Eastwood Park Unit 3C**  
Price: \$585,000 • Bedrooms: 4  
Bathrooms: 3.5 • Elevator



**7821 High Market St Unit 7**  
Price: \$294,000 • Bedrooms: 3  
Bathrooms: 2



**1327 Tilapia Way**  
Price: \$625,000  
Bedrooms: 3 • Bathrooms: 2



# SILVER COAST PROPERTIES TEAM



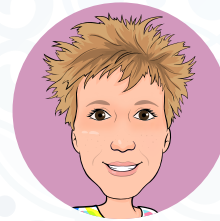
Bill Anderson



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

## 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/

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

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/ar-

chitect

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.

- 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.



**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)

# FEATURED COASTAL COMMUNITIES

## SUNSET RIDGE

Ocean Isle Beach, North Carolina

[www.sunsetridgenhomes.com](http://www.sunsetridgenhomes.com)



- Walking trail
- Sidewalks
- Outdoor pool



- Fitness center
- Owners' clubhouse
- Owners' lounge



- Clubs & organizations
- Activity room

## SANDPIPER BAY

Sunset Beach, North Carolina

[www.sandpiperbayrealestate.com](http://www.sandpiperbayrealestate.com)



### 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



- Picnic area

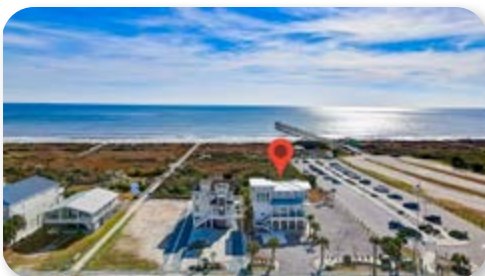
### All Residents & Public:

27-holes of golf  
Golf clubhouse with dining

## KINGFISH BAY

Calabash, North Carolina

[www.silvercoastnc.com](http://www.silvercoastnc.com)



- Private residents center
- Ocean front beach club
- Outdoor pool
- Residents' lounge
- Cinema room
- Full kitchen
- Outdoor spa



- Fitness room
- Riverfront park
- Fishing pier
- Kayak launch & storage
- Gated entrance
- Sidewalks
- Clubs & organizations



- Community gardens
- Putting green
- Tiki huts
- Poolside lounge
- Natural trails

# FEATURED COASTAL COMMUNITIES

## OCEAN RIDGE PLANTATION

Ocean Isle Beach & Sunset Beach, North Carolina

[www.oceanridgeplantationhomes.com](http://www.oceanridgeplantationhomes.com)



- 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

## SEA TRAIL PLANTATION

Sunset Beach, North Carolina

[www.seatrailhomes.com](http://www.seatrailhomes.com)



- 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 chapel

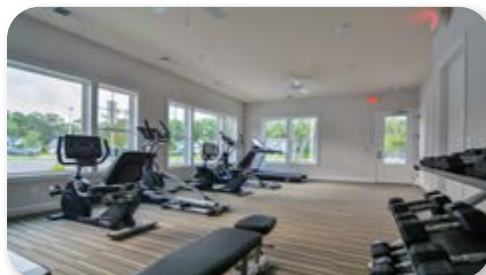
## CAMERONWOODS

Ocean Isle Beach, North Carolina

[www.cameronwoods.com](http://www.cameronwoods.com)



- Community outdoor pool
- Community clubhouse
- Spacious screened lanai
- Two pickleball courts



- Fitness room
- Lounge area with seating & Fireplace
- Clubhouse kitchen



- Gated entrance
- 3 Miles to area beaches
- Golf cart friendly

# FEATURED COASTAL COMMUNITIES

## DEVAUN PARK CALABASH, NORTH CAROLINA

[www.devaunparkrealestate.com](http://www.devaunparkrealestate.com)



- Community clubhouse
- Billiards table & came tables
- Outdoor pool
- Fitness room
- Clubs & organizations



- Owners' lounge
- Walking & biking trails
- Community park
- Activity lawn
- Convenient to area beach



- Convenient to restaurants & shopping

## THE SANCTUARY AT SUNSET BEACH Sunset Beach, North Carolina

[www.silvercoastnc.com](http://www.silvercoastnc.com)



- Community clubhouse
- Resort style outdoor pool
- Fitness room
- Clubs & organizations
- Grilling stations



- Sidewalks and paths
- Outdoor lounge area
- Cabana
- Pool house and showers
- Golf cart friendly



- Walk to restaurants & shopping
- 2 miles to beach

## THE THISTLE Calabash, North Carolina

[www.thistlerealestate.com](http://www.thistlerealestate.com)



- 27 holes of golf
- Community clubhouse
- Outdoor pool
- Fitness room
- Fitness studio



- Member's lounge
- Outdoor kitchen
- Clubs & organizations
- On-site dining & pub
- Gated community



- Beautiful Scottish inspired golf clubhouse design
- Minutes to Sunset Beach

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

## MAKAYLA LYLES • 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 busi-

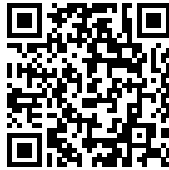
nesses, I take pride in the customer service and interpersonal skills I have developed over the years. My role in managing operations for the family businesses has instilled a roll-up-sleeves commitment to execution, which I will bring to my clients.

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**  
**makaylalylesrealtor@gmail.com**

### HOME • 6921 PEARL STREET • PINE ACRES

**CONTACT:** MAKAYLA LYLES • **CELL:** 908.783.9070 • **EMAIL:** Makaylalylesrealtor@gmail.com



Price: \$199,900 Approx. Sq/ft: 650 • Beds: 2 • Baths: 1



Welcome to this charming and conveniently located coastal cottage, situated less than four miles from both Sunset Beach and Ocean Isle Beach. Nestled on a quiet dead-end street, this home offers the perfect blend of privacy and accessibility. Recently refreshed, the property features new luxury vinyl plank flooring, fresh interior paint, and updated light fixtures, creating a bright and inviting atmosphere

throughout. This 2-bedroom, 1-bath home also offers a spacious front porch is ideal for relaxing after a day at the beach. Washer and dryer are like new and will convey with the home. Whether you're searching for a smart investment opportunity or the perfect weekend getaway, this home delivers.

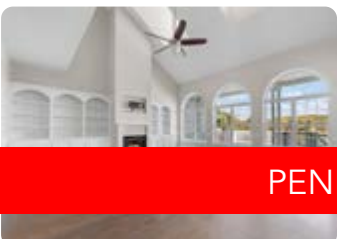
**Learn more:**  
[www.silvercoastnc.com](http://www.silvercoastnc.com)

### HOME • 51 CRAVEN STREET • ICW FRONTAGE

**CONTACT:** MAKAYLA LYLES • **CELL:** 908.783.9070 • **EMAIL:** Makaylalylesrealtor@gmail.com



Price: \$2,999,999 Approx. Sq/ft: 3,498 • Beds: 5 • Baths: 5.5



PENDING

Welcome to your dream coastal retreat at 51 Craven Street, ideally positioned along the ICW in beautiful Ocean Isle Beach. This stunning 5-bedroom, 5.5-bathroom home offers 3,498 heated square feet of thoughtfully designed living space, combining comfort, elegance, and the ultimate waterfront lifestyle. Every bedroom features its own private en-suite bathroom, providing exceptional privacy and convenience for family and guests.

The large primary suite is a true retreat, offering amazing water views that create a serene and luxurious escape. The home has great features like vaulted ceilings, hardwood floors, a fireplace, and a spacious open layout filled with natural light and breathtaking waterfront scenery.

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

## CONDO • 7821 HIGH MARKET STREET SW UNIT 7 • VILLAGE PARK

**Contact:** Darren Bouley • **Cell:** 910.431.7692 • **Email:** darren@silvercoastnc.com



Price: \$294,000  
Approx. Sq/ft: 1,435  
Bedrooms: 3  
Baths: 2  
Year Built: 2007

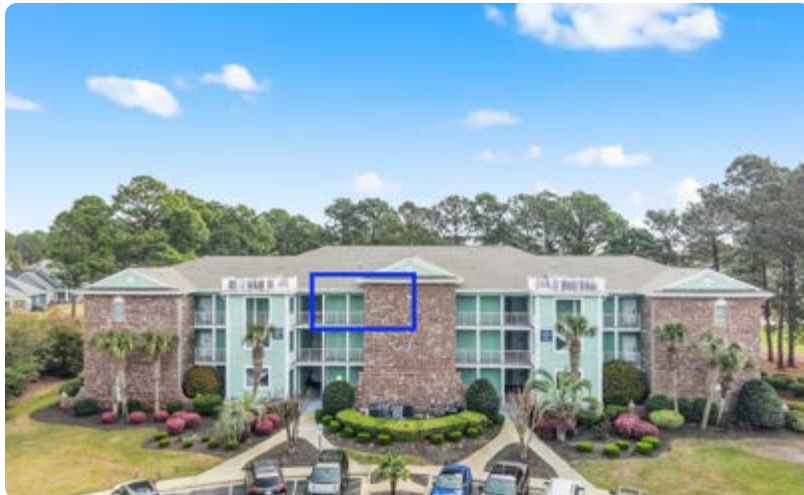
Welcome to easy coastal living in the sought-after Village Park community in Sunset Beach. This well-maintained second-floor condominium offers a comfortable, low-maintenance lifestyle just 2 miles from the silver sands of Sunset Beach. The thoughtfully designed floor plan features 3 bedrooms and 2 full baths, with a spacious living and dining area that flows seamlessly from the kitchen. The kitchen is well-appointed with stainless steel appliances, granite countertops, and a functional island that provides both workspace and casual seating—ideal for everyday living or entertaining. Step outside to the rear balcony overlooking a

peaceful park-like setting, offering a relaxing spot to enjoy coastal breezes. An added bonus is the generous exterior storage closet (approximately 7'10" x 5'10"), perfect for beach gear, bikes, or seasonal items. This unit comes fully furnished, making it a turnkey opportunity for a primary residence, second home, or investment property. One of the standout features is the oversized private garage (21' x 17'), providing ample room for a vehicle, golf cart, or even a small boat—an uncommon and valuable addition in this price point.

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

## CONDO • 139 AVIAN DRIVE APT 3615 • SEA TRAIL PLANTATION

**Contact:** Colleen Teifer • **Cell:** 609.868.2393 • **Email:** carolinacolleen@gmail.com



Price: \$319,000  
Approx. Sq/ft: 1,370  
Bedrooms: 2  
Baths: 2  
Year Built: 2002

Welcome to your new beach and golf retreat! This third floor, golf course lockout unit in the Champions condos is ready to go for a new owner. The floor plan of the Villa side is open and comfortable space, with the kitchen adjacent to the dining area and living room. There is a generous screened porch off the living room, overlooking fairway 10 of the Byrd course. LVP flooring graces the living areas and bedrooms, with tile in the bathrooms and kitchen. The primary bedroom is a generous

size, able to fit traditional bedroom furniture easily. A lockout door leads to the mini-suite where there is a kitchenette, large bedroom area, two closets and full bathroom. This unit will be sold partially furnished. HOA dues for this unit include access to all of Sea Trail's amenities, master insurance, exterior maintenance, elevator maintenance, roof maintenance, landscaping, private trash service and pest control.

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

## TOWNHOUSE • 620 EASTWOOD PARK RD UNIT 3C • SEA TRAIL PLANTATION

**Contact:** Bill Anderson • **Cell:** 910.880.9475 • **Email:** livecoastalnc@gmail.com



**Price:** \$585,000  
**Approx. Sq/ft:** 2,598  
**Beds:** 4  
**Baths:** 3.5  
**Year Built:** 2022

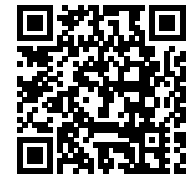
Immaculately maintained pool view townhouse in the Eastwood Bluffs section of Sea Trail is ready for new owners! Built with luxury finishes and trim work and including nearly 2600 square feet this townhome offers huge value. PLUS it is a perfect solution for use as both a full time residence or a vacation property. Now lets talk about the home. The ground level consists of a 1.5 car garage that features epoxy coated floors and plenty of space for beach items. When you enter the home from the garage there is a full suite with a bedroom and bathroom that

connects to a private porch area. Rounding out the ground floor are four (yes 4!) storage closets. Ascending to the main living level is a breeze as you have your own elevator that services all 3 floors! Once on the second level you will find a spacious kitchen with quartz countertops, gas cooktop and a huge island. Built in bench seating adds both storage and space to the dining area. Shiplap accents bring warmth to the living room which flows nicely out to the screened in porch.

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

## HOME • 9007 ISLAND SHORE AVENUE • BEACH WALK

**Contact:** Colleen Teifer • **Cell:** 609.868.2393 • **Email:** carolinacolleen@gmail.com



**Price:** \$369,900  
**Approx. Sq/ft:** 1,752  
**Beds:** 3  
**Baths:** 2  
**Year Built:** 2024

Welcome to your future home at the beach! This pristine and open home is ready for a new set of owners. Situated in the fantastically located community of Beach Walk, this gem is right between the town areas of Sunset Beach and Calabash, and less than five minutes to the pristine sands of Sunset Beach. It is walkable to a kayak launch area and a park that is scheduled for construction along the river in Calabash. This floor plan is very livable, all on one level with 3 bedrooms and 2 full bathrooms. The kitchen is open to the living

room and dining area, and there is a more formal dining room as well which could easily be a den or office. The kitchen boasts plenty of storage space, including a pantry and large island. The primary bedroom is your retreat at the end of the day, with plenty of room for traditional bedroom furniture. The primary bathroom offers dual vanities, a walk-in tiled shower, linen closet and huge clothes closet.

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

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

**Contact:** Colleen Teifer • **Cell:** 609.868.2393 • **Email:** carolinacolleen@gmail.com



Price: \$665,000  
Approx. Sq Ft: 2,090  
Bedrooms: 3  
Bathrooms: 3  
Year Built: 2016

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 liv-

ing and kitchen. The main living space offers warm hard wood floors, a fireplace with tile surround and custom bookshelves with mosaic tile back-splash. 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:** [www.carolinacolleen.com](http://www.carolinacolleen.com)

## HOME • 606 CAMELLIA LANE • SEA TRAIL PLANTATION

**Contact:** Colleen Teifer • **Cell:** 609.868.2393 • **Email:** carolinacolleen@gmail.com



Price: \$399,900  
Approx. Sq/ft: 1,425  
Beds: 2  
Baths: 2  
Year Built: 1987

This 2 bedroom, 2 bathroom home has been thoughtfully updated and is ready for a new owner. Sugar Sands is a section in Sea Trail where the homes are very conveniently located, extremely near the beach and town areas of Sunset Beach. It's almost as if you have your own private entrance into the community. You will feel the curb appeal as soon as you approach the home, with its shade tree canopy and lush landscaping. The large and well-appointed kitchen has been updated with new

cabinetry, granite countertops, and stainless steel appliances. LVP flooring runs throughout the home, so there is no carpet to worry about here. The living room offers comfortable space with plenty of natural light streaming in and even boasts a wood-burning fireplace. Sliders lead out to the immense covered deck, and the sunroom is adjacent as well, giving plenty of room to entertain guests.

**Learn more:** [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: \$564,900  
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.

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

## HOME • 1327 TILAPIA WAY • KINGFISH BAY

**Contact:** Colleen Teifer • **Cell:** 609.868.2393 • **Email:** carolinacolleen@gmail.com



Price: \$625,000  
Approx. Sq/ft: 1,828  
Bedrooms: 3  
Baths: 2.5  
Year Built: 2019

Welcome to your own private oasis, conveniently located near the beach, golf, shopping and dining! This beautiful 3 BR, 2 ½ bathroom home with one-car garage possesses perhaps the best outdoor space you have ever seen. With an open and airy floor plan, you will enjoy the well thought-out space in this home. The kitchen boasts an island with tiled face and bar-height seating. Quartz countertops, stone backsplash, and stainless steel appliances create a polished look. The dining area

is adjacent to both the kitchen and living room, making it an excellent setup for entertaining. The living room boasts a vaulted ceiling and fireplace with stone surround. LVP adorns most of the home, with tile in the bathrooms and laundry room. The massive sliders offer a fantastic view of the lush, and resort-like backyard. A generous covered porch looks out on a pool with hot tub, gracious paver patio and firepit area.

**Learn more:** [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



Price: \$850,000  
Approx. Sq/ft: 2,721  
Bedrooms: 3  
Baths: 3.5  
Year Built: 2023

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.

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

## CONDO • 1215 N. MIDDLETON NW UNIT 2409 • BRUNSWICK PLANTATION

**Contact:** Bill Anderson • **Cell:** 910.880.9475 • **Email:** livecoastalnc@gmail.com



Price: \$259,000  
Approx. Sq/ft: 1,178  
Bedrooms: 2  
Bathrooms: 2

Offering the perfect blend of comfort, flexibility, and resort-style living, this 2-bedroom, 2-bath residence is ideal as a primary home, vacation retreat, or income-producing investment property. Both spacious bedrooms are thoughtfully furnished with two beds, providing ample accommodations for family, guests, or renters. One bedroom features a private lockout design with its own entrance and convenient kitchenette, allowing for separate rental opportunities or added privacy for visitors

and golf groups. Adjoining access between the units creates exceptional versatility to fit a variety of lifestyle needs. Residents enjoy access to an impressive array of amenities including three outdoor pools, a heated indoor pool, fitness center, on-site restaurant, tennis and pickleball courts, and a vibrant calendar of recreational and social activities.

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

## HOME • 208 BROOKWOOD PARK COURT

## CONDO • 213 KINGS TRAIL UNIT 1005

**Contact:** Bill Anderson • **Cell:** 910.880.9475 • **Email:** livecoastalnc@gmail.com

Price: \$539,900 • Sq/ft: 2,485 • Beds: 3 • Baths: 2.5



Custom touches throughout such as crown moulding, tray ceilings, and even bullnose drywall corners lend a high end feel to this home. With a first floor primary suite you can enjoy one floor living while still having two large bedrooms and a full bath upstairs for guests as

needed. The flex room area at the front of the home could also double as an office area or lends itself to many creative uses. Stepping further into the home you enter the main living area which is wide open and spacious.

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

Price: \$299,000 • Sq/ft: 1,281 • Beds: 2 • Baths: 2



Only a short golf cart ride to beautiful Sunset Beach this 3rd floor condo in Sea Trail has beautiful golf and water views. Inside, there are two large bedrooms and two full baths that await the new owners of this hidden gem. Other bonuses in this condo include an updated kitchen and appliances,

washer and dryer in unit, and lots of storage closets! For anyone looking for an investment property...this unit has a lockout setup that allows it to be rented out as either a two bedroom unit or two, one bedroom units AND short term rentals are allowed!

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

## HOME • 1335 SUNNY SLOPE CIRCLE • GROVE AT THE FARM AT BRUNSWICK

**Contact:** Colleen Teifer • **Cell:** 609.868.2393 • **Email:** carolinacolleen@gmail.com



Price: \$382,000  
Approx. Sq Ft: 2,387  
Bedrooms: 4  
Baths: 3  
Year Built: 2019

This spacious, open concept home has been extremely well kept by its conscientious owners, and is ready to be your home! The downstairs consists of the primary bedroom, two guest bedrooms, two bathrooms, laundry room, kitchen, dining area, and a nicely sized living room. There is a second guest bedroom upstairs along with the bonus room and additional storage closets. This is a very efficient and comfortable floor plan with plenty of space. The

kitchen, dining area and living room are all adjacent to each other, offering plenty of space for entertaining or spending time with family. Imagine yourself enjoying your morning coffee or an evening beverage on your huge screened porch with patio and fenced yard. If you envision guests coming to stay, the upstairs allows them their own sitting area in the bonus room along with a private bedroom and bathroom.

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

# FEATURED LAND FOR SALE

## OCEAN RIDGE PLANTATION

### 6523 Stonley Circle SW, Ocean Isle Beach



Price: \$99,000  
Acres: .44  
MLS ID: 100569587  
Status: Active  
  
Contact: Kim Lank  
Cell: 910-209-2342  
kimlankncreator@gmail.com

### 1017 Fynn Notch SW, Sunset Beach NC



Price: \$119,000  
Acres: .38  
MLS ID: 100568211  
Status: Active  
  
Contact: Darren Bouley  
Cell: (910) 431-7692  
Darren@silvercoastnc.com

### 6428 Castlebrook Way SW, Ocean Isle Beach NC



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

### 1018 Fynn Notch SW, Sunset Beach NC NC



Price: \$125,000  
Acres: .41  
MLS ID: 100568210  
Status: Active  
  
Contact: Darren Bouley  
Cell: (910) 431-7692  
Darren@silvercoastnc.com

## LOCKWOOD FOLLY

### 93147 Fairway 3 Court Way SW, Supply NC



Price: \$84,500  
Acres: .29  
MLS ID: 100525851  
Status: Active  
  
Contact: Colleen Teifer  
Cell: (609) 868-2393  
carolinacolleen@gmail.com

## DEVAUN PARK

### 9195 Hutton Heights Way SW, Calabash



Price: \$69,900  
Acres: 0.08  
MLS ID: 100564094  
Status: Active  
  
Contact: Bill Anderson  
Cell: (910) 880-9475  
livecoastalnc@gmail.com

## RIVERS EDGE • SHALLOTTE

### 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

## 1145 INDIGO CIRCLE, SUNSET BEACH



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

# AREA EVENTS & ACTIVITIES

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

## Touch Tank Feeding

Date: Friday, May 15, 2026

Time: 11:00 AM - 12:00 PM

Location: Museum of Coastal Carolina

Address: 21 E 2nd St, Ocean Isle Beach, NC

With staff and trained volunteer assistance, gently touch the sea creatures living in the Museum's Touch Tank and watch trained volunteers feed the animals.

## Sweet Leaf debuts at The Dirty Armadillo

Date: Friday, May 15, 2026

Time: 9:00 PM

Address: 2551 Highway 17, Little River SC

Join us in welcoming Sweet Leaf! Come party with us and have a great night.

## Little River Blue Crab Festival 2026

Date: May 15-16, 2026

Time: 9:00 AM - 5:00 PM

Address: 4468 Mineola Ave, Little River, SC

Located at the Historic Little River Waterfront in Little River, SC, the 44th Annual World Famous Blue Crab Festival is one of the largest festivals in the Southeast.

## Laser Bowie @ Ingram Planetarium

Date: Saturday, May 16, 2026

Time: 7:00 PM - 8:00 PM

Location: Ingram Planetarium

Address: 7625 High Market St, Sunset Beach

Laser Bowie celebrates the musical legacy of the enigmatic chameleon of music David Bowie. Enjoy the glam and spectacle of lasers dancing along with the music of one of the most influential artists in music.

## Honeycomb Hair Loft Grand Opening

Date: Sunday, May 17, 2026

Time: 2:00 PM - 8:00 PM

Location: Honeycomb Salon

Address: 15 Causeway Dr, OIB, NC

Join us and celebrate our opening of Honeycomb Hair Loft! You can expect vendors, live music, bar service, a raffle and a huge GIVE AWAY! We'll be offering first come first serve discounted blowouts! Come out and celebrate with us.

## Trivia with Brent

Date: Monday, May 18, 2026

Time: 6:00 PM

Address: 5850 Ocean Hwy West OIB

Location: Makai Brewing Company

Grab your smartest friends and join us tonight starting at 6PM for another fun

night of laughs, cold beer, and friendly competition! The Tamed Beast Craft BBQ Co. will be serving up their incredible BBQ starting at 5PM — so come hungry! Come early to grab a table — it's gonna be a packed house! See you tonight at Makai!

## "Get Down Dog" Yoga on Sunset Beach

Date: Tuesday, May 19, 2026

Time: 6:00 PM - 7:30 PM

Address: 206 Shoreline Drive E, SB

Join Nicole Depauw from Om Sweet Om Yoga for a beach Yoga session to benefit the Unforgotten Souls Rescue. This event is donation based with 100% of the proceeds going to the rescue. All levels welcome. Beginners welcome. Come have wonderful Yoga experience while helping dogs like Lucky have a new start in life.

## Museum 35th Birthday

Date: Monday, May 25, 2026

Time: 10:00 AM - 4:00 PM

Location: Museum of Coastal Carolina

Address: 21 E 2nd St, OIB

Happy Birthday to us!

Join us as we celebrate the Museum of Coastal Carolina's 35th Anniversary! Celebrate by making birthday hats and birthday cards, playing "Pin the Tail on the Shark" and more. Of course, we'll also have cake at noon.

## FLIRT @ The Island Tiki Bar at Le Volte

Date: Friday, May 29, 2026

Time: 5:30 PM - 8:30 PM

Address: 417 W 2nd St, Ocean Isle Beach, NC

Kim and Nancy are back playing your favorites at Le Volte's oceanfront Island Tiki Bar!

## Blueberry Festival

Date: June 6-7, 2026

Time: 12:00 PM - 6:00 PM

Location: Leland Brewing Company

Address: 2115 Ale Ave, Leland

Bring the whole family out and enjoy: Petting Zoo, Local Vendors, Bounce House, Food Trucks, Delicious blueberry themed treats. It's the perfect way to spend your day with great food, shopping, and family fun!

## Paws- Ability Bandfest 2026

Date: Sunday, June 7, 2026

Time: 12:00 PM - 5:00 PM

Location: Sunset Beach Town Park

Address: 206 Sunset Blvd N, Sunset Beach,

NC 28468

Join us for the 9th annual bandfest! Shop with local artisans & vendors, enjoy the music, and help us raise funds to support local animal welfare programs. Adoptable animals, raffle prizes, local vendors, food and drinks, tons of fun!

## Bow Ties and Burgers!

Date: Thursday, June 18, 2026

Time: 4:00 PM

Location: Rier Rock at Shingletree

Address: 31 Quaker Ridge Drive, Calabash

We'll have delicious food, refreshing drinks, and plenty of opportunities to kick back and enjoy the day. And the best part? Everyone is welcome! Dress to impress (or just have fun with it!) — feel free to rock your favorite bow tie!

## Sunset Beach July 4th Celebration

Date: Friday, July 3, 2026

Time: 6:00 PM - 8:00 PM

Location: Sunset Beach Gazebo

Invited back to this beautiful stage to celebrate our country's independence! Bring a chair and your dancing shoes! Come early.

## 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.



6931 Beach Dr. SW Ocean Isle Beach, NC 28469

910.393.0028

[www.damiciristorante.com](http://www.damiciristorante.com)

## HOME • 922 OYSTER POINTE DRIVE • SEA TRAIL PLANTATION

**Contact:** Darren Bouley • **Cell:** 910.431.7692 • **Email:** darren@silvercoastnc.com



**Price:** \$789,000  
**Approx. Sq Ft:** 2,659  
**Bedrooms:** 4  
**Baths:** 3  
**Year Built:** 2019

Built in 2019 and presented in immaculate condition, this beautifully maintained 3-bedroom, 3-bath home with a dedicated office or optional 4th bedroom offers an exceptional blend of comfort, craftsmanship, and setting. Perfectly positioned on approximately a half-acre homesite, the property enjoys peaceful water views, golf course views, and the kind of natural backdrop that makes everyday living feel a little more special. From the moment you arrive, the attractive coastal exterior, manicured landscaping, and inviting curb appeal set the tone for

what awaits inside. The home's open floor plan was designed for both easy living and gracious entertaining, with an abundance of natural sunlight pouring through oversized windows and filling the main living areas with warmth. Rich finishes, detailed trim work, and thoughtfully selected materials create a polished yet comfortable interior. The spacious living room is anchored by a handsome fireplace with custom built-ins, while the impressive coffered ceiling adds architectural character and depth.

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

## HOME • 1614 COLONIST SQUARE SW • BRICK LANDING

**Contact:** Colleen Teifer • **Cell:** 609.868.2393 • **Email:** carolinacolleen@gmail.com



**Price:** \$639,900  
**Approx. Sq Ft:** 2,803  
**Bedrooms:** 3  
**Bathrooms:** 2.5  
**Year Built:** 2007

This stunning, former Parade of Homes winner is ready for a new set of owners! In addition to being an extremely attractive home, this home also contains quite comfortable space. With 3 generously sized bedrooms, 2.5 bathrooms, a formal living room and dining room, a family room, kitchen with dining area, dedicated office and sunroom, you will not feel constrained here. All living areas and bedrooms boast high, vaulted ceilings, contributing to a light, airy feel. The

trim work in this home is exquisite, including tall base molding, crown molding, chair rail, upscale casing around windows and elegant casing and transoms above doors. The kitchen is a chef's dream with plenty of prep space, granite counters, a gas cooktop, wall oven, built-in microwave, pantry, dining area and decorative vented hood.

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

**620 EASTWOOD PARK RD UNIT 3C**  
**PRICE: \$585,000**  
**BEDROOMS: 4 | BATHROOMS: 3.5**



**SEA TRAIL PLANTATION  
TOWNHOMES FOR SALE**  
**LEARN MORE: SEATRILHOMES.COM**



**620 EASTWOOD PARK RD UNIT 6D**  
**PRICE: \$619,500**  
**BEDROOMS: 4 | BATHROOMS: 3.5**

