

REAL ESTATE GUIDE

SILVER COAST PROPERTIES • REAL ESTATE BROKERAGE
TOP COMMUNITY INFORMATION • FEATURED REAL ESTATE
UPCOMING EVENTS & ACTIVITIES



213 KINGS TRAIL DRIVE #1003
SEA TRAIL PLANTATION
PRICE: \$295,000



1215 N Middleton Drive NW Apt 2409
Price: \$259,000 • Bedrooms: 2
Bathrooms: 2



1097 Edenton Drive Nw
Price: \$579,900
Bedrooms: 4 • Bathrooms: 2.5



133 Avian Drive Apt 3403
Price: \$305,000
Bedrooms: 2 • Bathrooms: 2



213 Kings Trail, #1005
Price: \$299,000
Bedrooms: 2 • Bathrooms: 2



8966 Smithfield Dr NW Apt 3
Price: \$334,900
Bedrooms: 3 • Bathrooms: 3



1089 Captains Court
Price: \$249,900
Bedrooms: 2 • Bathrooms: 2



SILVER COAST PROPERTIES TEAM



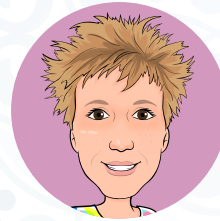
Bill Anderson



Kimberly Lank



Darren Bouley



Colleen Teifer



Makayla Lyles

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

SELLER SERVICES

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

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

development for each home.

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

Our boutique-style brokerage provides the individualized service that our clients expect from a business partner. Silver Coast Properties possesses the knowledge and

market acumen to communicate the benefits of your home to would-be buyers.

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

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

BUYER SERVICES

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

New Home Construction

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

builder to help both parties achieve their desired goals.

Custom Home Building Lots

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

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

Our professional support includes, but is not limited to:

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

chitect

- 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

FEATURED COASTAL COMMUNITIES

SUNSET RIDGE

Ocean Isle Beach, North Carolina

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



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

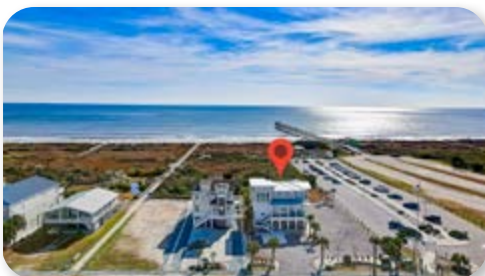
All Residents & Public:

27-holes of golf
Golf clubhouse with dining

KINGFISH BAY

Calabash, North Carolina

www.silvercoastnc.com



- 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



- 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



- 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

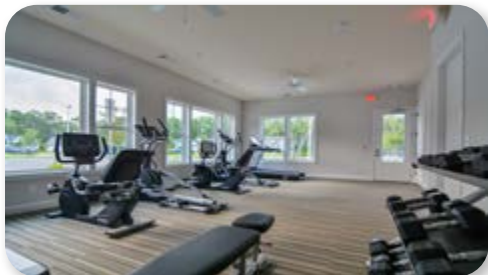
CAMERON WOODS

Ocean Isle Beach, North Carolina

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



- 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 SANTUARY AT SUNSET BEACH

Sunset Beach, North Carolina

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



- 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 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
makaylalylesrealtor@gmail.com

DID YOU KNOW?

SMALL MAINTENANCE TASKS CAN MAKE A BIG DIFFERENCE



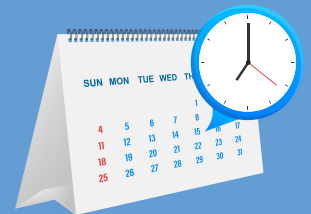
Your home is one of your biggest investments. A little routine maintenance can help prevent costly repairs, keep your home running efficiently, and protect its value.

Once a Year

- Flush your water heater to help remove sediment and maintain efficiency.
- Have your HVAC system serviced before the heavy-use seasons.
- Service your garage door and inspect springs, rollers, and hardware.
- Inspect your roof for damaged or missing shingles and worn flashing.
- Clean your dryer vent to improve efficiency and reduce fire risk.

Multiple Times a Year

- Clean gutters and downspouts to prevent water damage.
- Replace HVAC filters every 1–3 months, depending on use and filter type.
- Check smoke and carbon monoxide detectors and replace batteries as needed.
- Inspect caulking around windows, doors, tubs, and showers to keep moisture out.
- Trim trees and branches away from your roof and home.
- Inspect your attic/ crawl space for signs of moisture, mold, or pests.
- Reverse ceiling fans seasonally — clockwise in winter and counterclockwise in summer.
- Inspect weather stripping



A little time spent maintaining your home today can help prevent a much bigger expense tomorrow.

HOME • 1105 SUNRIDGE DRIVE • SEA TRAIL PLANTATION

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



Price: \$709,999

This newer, well maintained home with golf-front lot and stunning finishes is truly move-in ready! These conscientious owners have done several upgrades so you won't have to! You will love the feel of this open and airy home, with split floor plan for maximum privacy. Both the exterior and interior boast an attractive, modern, coastal craftsman style. Trim detail in the main area of the home includes wainscoting in the foyer, dining area and office, a vaulted ceiling in the living room with faux beams, 36" ventless gas fireplace with shiplap surround and built-ins with floating shelves. Engineered hardwood flooring adorns the living areas and first floor bedrooms, with tile in

laundry and bathrooms and new carpet with upgraded padding in the bonus room. The gourmet kitchen includes soft-close cabinetry, a large island, quartz counters, fire clay farmhouse sink, and under and over-cabinet lighting. You will love the appliance suite, consisting of a wall/convection microwave oven combo, 5 burner gas cooktop, dish-washer, and vented hood. The primary suite is your retreat at the end of the day, with its luxurious spa-like feel. Features include a tray ceiling with rope lighting, double glass doors to the porch, walk-in closet with melamine shelving, dual sink vanity with additional make-up vanity, zero-entry tiled shower with LED lit wall niche, and a

freestanding soaking tub. Imagine yourself enjoying mornings and evenings on your graciously sized, tiled, screened porch with patio, watching the wildlife and the golfers pass by. Visiting guests? No problem! They can have the bonus room with its own bathroom as their private quarters, which contains a closet and additional walk-in storage. Exterior features of this home include James Hardie siding, lush landscaping, and zoned irrigation with drip lines. Other desirable features of this home include a zoned HVAC system, tankless propane water heater and pest control utilizing tubing in the walls.

Learn more: www.carolinacolleen.com



Lot size: .30
Approx. Sq/ft: 2,175

Bedrooms: 4
Bathrooms: 3

Year Built: 2022
Golf Views

2026 Tide Chart

August						September						October						November						December																	
Time			Height	Time			Height	Time			Height	Time			Height	Time			Height	Time			Height	Time			Height														
h	m	ft	cm	h	m	ft	cm	h	m	ft	cm	h	m	ft	cm	h	m	ft	cm	h	m	ft	cm	h	m	ft	cm														
1	03:59 AM	0.0	0	16	04:42 AM	-0.4	-12	1	04:41 AM	-0.3	-9	16	05:18 AM	0.4	12	1	05:08 AM	-0.2	-6	16	05:23 AM	0.8	24	1	01:07 AM	4.4	134	16	05:19 AM	1.0	30	12:51 AM	4.7	143	16	05:31 AM	0.9	27			
Sa	04:05 PM	0.3	9	Su	05:02 PM	-0.1	-3	Tu	05:16 PM	0.4	12	W	05:55 PM	0.8	24	Th	06:01 PM	0.4	12	F	06:06 PM	1.0	30	Su	12:30 PM	5.4	165	Mo	06:13 PM	0.9	27	Tu	01:06 PM	5.0	152	W	06:15 PM	0.5	15		
	10:08 PM	4.9	149		11:09 PM	4.7	143		11:15 PM	4.4	134																														
2	04:34 AM	0.0	0	17	05:21 AM	-0.1	-3	2	05:25 AM	-0.2	-6	17	12:04 AM	3.8	116	2	12:06 AM	4.3	131	17	12:19 AM	3.6	110	2	01:10 AM	4.5	137	17	12:29 AM	3.7	113	2	01:47 AM	4.8	146	17	12:35 AM	4.1	125		
Sa	10:30 PM	4.5	137		11:48 AM	5.1	155		11:51 AM	5.2	158	Th	12:49 PM	4.6	140	F	12:39 PM	5.4	165	Sa	01:01 PM	4.4	134	Mo	01:30 PM	5.2	158	Mo	01:30 PM	5.2	158	Mo	01:30 PM	5.2	158	Mo	01:30 PM	5.2	158		
Su	04:47 PM	0.4	12	M	05:48 PM	0.3	9	W	06:09 PM	0.5	15	06:42 PM	1.1	34	06:42 PM	1.1	34	06:42 PM	1.1	34	06:42 PM	1.1	34	06:42 PM	1.1	34	06:42 PM	1.1	34	06:42 PM	1.1	34	06:42 PM	1.1	34	06:42 PM	1.1	34			
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3	05:11 AM	-0.1	-3	18	06:01 AM	0.2	6	3	12:15 AM	4.2	128	18	12:57 AM	3.7	113	3	01:13 AM	4.2	128	18	01:15 AM	3.6	110	3	02:10 AM	4.7	143	18	01:18 AM	3.9	119	3	02:42 AM	5.0	152	18	01:26 AM	4.4	134		
M	05:21 AM	4.7	143	Tu	06:36 PM	0.7	21	06:15 AM	-0.1	-3	06:47 AM	0.9	27	07:07 AM	0.2	6	07:07 AM	0.2	6	07:00 AM	1.2	37	08:24 AM	0.3	9	08:24 AM	0.3	9	08:24 AM	0.3	9	08:24 AM	0.3	9	08:24 AM	0.3	9	08:24 AM	0.3	9	
M	05:31 PM	0.5	15	Tu	06:36 PM	0.7	21	Th	12:52 PM	5.3	162	07:11 PM	0.7	21	07:40 PM	1.3	40	08:21 PM	0.6	18	08:00 PM	1.2	37	09:10 PM	0.1	3	09:10 PM	0.1	3	09:10 PM	0.1	3	09:10 PM	0.1	3	09:10 PM	0.1	3	09:10 PM	0.1	3
11:40 PM	4.5	137																																							
4	05:50 AM	-0.1	-3	19	12:48 AM	4.0	122	4	01:17 AM	4.1	125	19	01:50 AM	3.6	110	4	02:19 AM	4.3	131	19	02:09 AM	3.6	110	4	03:07 AM	4.9	149	19	02:08 AM	4.2	128	4	03:36 AM	5.1	155	19	02:21 AM	4.8	146		
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Th	02:06 PM	5.3	162	F	03:11 PM	4.5	137	Su	03:59 PM	5.4	165	Mo	04:18 PM	4.6	140	11:25 PM	0.0	0	10:48 PM	0.5	15	10:48 PM	0.5	15	10:48 PM	0.5	15	10:48 PM	0.5	15	10:48 PM	0.5	15	10:48 PM	0.5	15	10:48 PM	0.5	15		
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7	02:26 AM	4.2	128	22	03:16 AM	3.6	110	7	04:32 AM	4.4	134	22	04:34 AM	3.9	119	7	05:21 AM	5.0	152	22	04:42 AM	4.4	134	7	05:39 AM	5.6	171	22	04:46 AM	5.6	171	7	06:02 AM	5.3	162	22	05:19 AM	6.0	183		
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F	03:06 PM	5.4	165	Sa	04:04 PM	4.5	137	M	05:02 AM	4.5	137	Tu	05:09 PM	4.7	143	W	05:13 PM	4.4	134	22	05:10 PM	4.7	143	22	05:10 PM	4.7	143	22	05:10 PM	4.7	143	22	05:10 PM	4.7	143	22	05:10 PM	4.7	143		
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8	03:29 AM	4.2	128	23	04:12 AM	3.6	110	8	05:34 AM	4.7	143	23	05:25 AM	4.2	128	8	12:11 AM	-0.2	-6	23	05:31 AM	4.9	149	8	12:05 AM	-0.2	-6	23	05:38 AM	6.0	183	8	12:40 AM	0.0	0	23	06:15 AM	6.3	192		
09:48 AM	-0.2	-6	10:40 AM	0.7	21	11:46 AM	-0.4	-12	11:44 AM	0.5	15	Th	12:26 PM	-0.3	-9	11:58 AM	0.3	9	12:26 PM	-0.3	-9	23	05:31 AM	4.9	149	23	05:31 AM	4.9	149	23	05:31 AM	4.9	149	23	05:31 AM	4.9	149	23	05:31 AM	4.9	149
Sa	04:08 PM	5.6	171	Su	04:58 PM	4.6	140	Tu	06:00 PM	5.7	174	W	05:56 PM	4.9	149	06:13 PM	5.3	162	11:58 AM	0.3	9	12:26 PM	-0.3	-9	11:58 AM	0.3	9	12:26 PM	-0.3	-9	11:58 AM	0.3	9	12:26 PM	-0.3	-9	11:58 AM	0.3	9		
10:58 PM	0.3	9	11:24 PM	0.3	9																																				
9	04:36 AM	4.3	131	24	05:08 AM	3.7	113	9	12:34 AM	-0.3	-9	24	12:13 AM	0.3	9	9	12:52 AM	-0.3	-9	24	12:11 AM	-0.1	-3	9	12:44 AM	-0.1	-3	24	12:11 AM	-0.8	-24	9	01:01 AM	0.0	0	24	12:48 AM	-1.2	-37		
10:53 AM	-0.4	-12	11:29 AM	0.5	15	W 12:40 PM	-0.6	-18	Th 12:29 PM	0.3	9	F 01:15 PM	-0.3	-9	06:19 AM	5.3	162	10:22 AM	5.7	174	Tu 01:07 PM	0.4	12	10:22 AM	5.7	174	Tu 01:07 PM	0.4	12	10:22 AM	5.7	174	Tu 01:07 PM	0.4	12	10:22 AM	5.7	174			
Su	05:12 PM	5.7	174	M 05:49 PM	4.8	146	W 12:40 PM	-0.6	-18	Th 12:29 PM	0.3	9	F 01:15 PM	-0.3	-9	06:19 AM	5.3	162	10:22 AM	5.7	174	Tu 01:07 PM	0.4	12	10:22 AM	5.7	174	Tu 01:07 PM	0.4	12	10:22 AM	5.7	174	Tu 01:07 PM	0.4	12	10:22 AM	5.7	174		
11:57 PM	0.0	0																																							
10	05:42 AM	4.5	137	25	12:09 AM	0.7	21	10	01:21 AM	-0.5	-15	25	12:53 AM	0.1	3	10	01:35 AM	-0.3	-9	25	12:53 AM	-0.4	-12	10	01:23 AM	0.0	0	25	01:09 AM	-1.0	-30	10	01:40 AM	0.1	3	25					

CONDO • 133 AVIAN DRIVE UNIT 3403 • SEA TRAIL PLANTATION

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



Price: \$305,000
Approx. Sq Ft: 1,237
Bedrooms: 2
Bathrooms: 2
Year Built: 2001

Welcome to 133 Avian Drive, Unit 3403, a beautifully maintained 2-bedroom, 2-bath condominium nestled in the highly sought-after Sea Trail community of Sunset Beach, North Carolina. Whether you're searching for a full-time residence, vacation getaway, or income-producing investment, this property checks all the boxes with short-term rentals permitted. The open-concept floor plan offers comfortable coastal living with abundant natural light, a spacious living and dining area, and a private

enclosed porch overlooking hole number 10 of the Byrd Course--the perfect place to enjoy your morning coffee or unwind after a day at the beach or on the golf course. The lock-out layout provides privacy for owners and guests alike, making it ideal for entertaining or vacation rentals. The unit is sold fully furnished and has recently been updated with new paint, furnishings, one HVAC (2025) and a new roof (2026).

Learn more: www.thejoyfulbrokers.com

TOWNHOUSE • 8966 SMITHFIELD DRIVE NW APT 3 • BRUNSWICK PLANTATION

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



Price: \$334,900
Approx. Sq/ft: 1,846
Bedrooms: 3
Bathrooms: 2.5
Year Built: 2012

These units do not become available very often, as they have very comfortable space, a pleasant setting AND a garage. As you enter through the foyer, there is a powder room to the left and the hallway leading to the remodeled kitchen and living area. The kitchen boasts new cabinetry, granite counters and newer stainless steel appliances. The space has an open and airy feel with plenty of natural light streaming in, and high ceilings. The kitchen and dining area are adjacent to the living room, so this setup is ideal for entertaining. LVT flooring

adorns the foyer, kitchen and laundry room, wood flooring in the living room and dining room, and LVP flooring upstairs with carpet on the stairs and in the primary bedroom. You will love this sunroom, with its high windows and view of a grassy common area and pond. The primary bedroom is a generous size, with ample room for traditional bedroom furniture. The ensuite contains dual vanities, a walk-in shower and a large closet.

Learn more: www.carolinacolleen.com

CONDO • 213 KINGS TRAIL UNIT 1005 • SEA TRAIL PLANTATION

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



Price: \$299,000
Approx. Sq/ft: 1,281
Bedrooms: 2
Baths: 2
Year Built: 1993

Watch the ospreys fly over the Calabash River while enjoying views of the 18th green! 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! Sea Trail offers hard to beat amenities for owners including access to multiple pools, a fitness center, tennis and pickleball courts PLUS a HOA owned parking lot on Sunset Beach Island. Whether you are looking for a vacation home, investment property or a place for full time living you need to schedule a showing for this Sea Trail condo before its too late!

Learn more: www.thejoyfulbrokers.com

HOME • 1097 EDENTON DRIVE NW • BRUNSWICK PLANTATION

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



Price: \$579,900
Approx. Sq/ft: 2,812
Bedrooms: 4
Baths: 2.5
Year Built: 2004

This solidly built custom home with panoramic golf and pond views is ready for a new set of owners! With a spacious and open floor plan, the stunning views can be enjoyed from multiple rooms. Gleaming hardwood floors adorn the living area, with tile in bathrooms and wet areas and brand new carpet in the office and all bedrooms. These conscientious sellers have also had the entire home painted and replaced all of the toilets in the home. The roof, HVAC and water heater are all newer between the

years of 2021 and 2022 as well. As you enter the home, the dining room is adjacent to the living room and kitchen, with an additional dining area on the other side of the generous kitchen, making this home ideal for entertaining. The living room boasts high ceilings, a gas log fireplace surrounded by built-ins and French doors out to the patio. The kitchen offers plenty of space for preparation, an island, a pantry and stainless steel appliances.

Learn more: www.carolinacolleen.com

CONDO • 330 S MIDDLETON DRIVE NW UNIT 312 • BRUNSWICK PLANTATION

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



Price: \$195,000
Approx. Sq/ft: 1,140
Bedrooms: 2
Baths: 2
Year Built: 1996

If you have been waiting for an updated, neat and clean condo that is move-in ready, then you are in luck! This third-floor unit has been overhauled by its conscientious owner. With new oak hardwood flooring throughout, new tile in bathrooms, fresh paint, and other updates, this attractive condo will certainly catch your eye. This is a lockout unit, with two separate sides. The main side boasts an open and airy floor plan with plenty of natural light flowing in. There are two sets of sliders leading to the exterior deck. The kitchen cabinetry has been painted, and new hardware, granite counters, sink

and faucet installed. The primary bedroom is quite spacious and will easily fit traditional bedroom furniture. The design is clever, with the bathroom having access both from the primary bedroom and the hallway. The mini-suite is generously sized also, easily fitting two beds and additional furniture. There is also additional space since the formerly existing garden tub has been removed in favor of space for storage and a new vanity area. Both bathrooms have been updated with new tile, vanities, faucets and toilets also.

Learn more: 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

CONDO • 213 KINGS TRAIL DRIVE UNIT 1003 • SEA TRAIL

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



Price: \$295,000
Approx. Sq Ft: 1,251
Bedrooms: 2
Baths: 2
Golf Views

This second floor lockout unit in the River Creek II section of Sea Trail is ready for a new owner! This conscientious seller has made many updates to this unit so you won't have to. LVP flooring and fresh paint grace the entire unit. Both HVAC units were replaced in 2025 and the water heater was recently replaced in 2026. On the main side, the kitchen boasts new cabinetry, granite counters, and new stainless steel appli-

ances. On the mini-suite side, the kitchenette contains granite counters and a new sink and dishwasher. All toilets and sinks in the bathrooms have also been replaced. This setting could not be prettier, surrounded by two holes on the Maples golf course.

Learn more: www.carlinacolleen.com

2026 WEEKLY FARMERS MARKETS

OCEAN ISLE BEACH

SUMMER MARKET
ENDS 8/31/2026
TUESDAYS
9:00 AM - 1:00 PM
5TH WEST THIRD STREET
OCEAN ISLE BEACH NC

SUNSET BEACH

SUMMER MARKET
ENDS 9/30/26
THURSDAYS
9:00 AM - 1:00 PM
206 SUNSET BLVD N. SUNSET BEACH, NC

SHALLOTTE

MARKET AT THE RIVERWALK
HOLIDAY MARKETS
DATES: 9/12 & 11/14 & 12/19/26
9:00 AM - 2:00 PM
145 WALL STREET SHALLOTTE, NC



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910.393.0028

www.damiciristorante.com

FEATURED LAND FOR SALE

OCEAN RIDGE PLANTATION

1018 Fynn Notch SW, Sunset Beach NC



Price: \$115,000
Acres: .41
MLS ID: 100568210
Status: Active

Contact: Darren Bouley
Cell: (910) 431-7692
Darren@silvercoastnc.com

1017 Fynn Notch SW, Sunset Beach NC



Price: \$115,000
Acres: .38
MLS ID: 100568211
Status: Active

Contact: Darren Bouley
Cell: (910) 431-7692
Darren@silvercoastnc.com

HARBOUR LANDING

9034 Schuyler Drive SW, Calabash NC



Price: \$210,000
Acres: .38
MLS ID: 100590672
Status: Active

Contact: Colleen Teifer
Cell: (609) 868-2393
Carolinacolleen@gmail.com

9086 Ocean Harbour Golf Club Road SW, Calabash



Price: \$115,000
Acres: .37
MLS ID: 100590677
Status: Active

Contact: Colleen Teifer
Cell: (609) 868-2393
Carolinacolleen@gmail.com

SEA TRAIL PLANTATION

43 Kings Trail, Sunset Beach NC



Price: \$199,000
Acres: .49
MLS ID: 100597550
Status: Active

Contact: Bill Anderson
Cell: (910) 880-9475
Livecoastalnc@gmail.com

312 Crooked Gulley Circle, Sunset Beach NC



Price: \$147,000
Acres: .37
MLS ID: 100598135
Status: **PENDING**

Contact: Colleen Teifer
Cell: (609) 868-2393
Carolinacolleen@gmail.com

LOCKWOOD FOLLY

3147 Fairway Court SW, Supply NC



Price: \$74,900
Acres: .29
MLS ID: 100525851
Status: Active

Contact: Colleen Teifer
Cell: (609) 868-2393
Carolinacolleen@gmail.com

RIVERS EDGE

Lot 21 Bay Creek Drive, Shallotte NC



Price: \$29,000
Acres: .42
MLS ID: 100578621
Status: Active

Contact: Darren Bouley
Cell: (910) 431-7692
Darren@silvercoastnc.com

AREA EVENTS & ACTIVITIES

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

The Dirty Armadillo Luau

Date: Wednesday, August 26, 2026

Time: 7:00 PM - 11:00 PM

Location: The Dirty Armadillo

Address: 2551 Highway 17, Little River SC

Break out the Hawaiian shirts, leis, loud flowers and anything else that says, "I'm here to line dance and make tropical decisions." Come learn some moves, show off the ones you already think you know, and remember confidence counts even when your feet disagree.

Live Music and Pizza Nights

Date: Thursday, August 27, 2026

Time: 5:30 PM - 9:00 PM

Location: Coastla Wine & Tap

Address: 20 East Second St, OIB

Featuring local and national talent on the deck or inside depending on weather - rain or shine!

5th Annual Brunasco Classic

Date: Friday, August 28, 2026

Time: 7:00 AM

Address: 75 CLubhouse Road, Sunset Beach

Join us at the beautiful Sea Trail Golf Resort for one of Brunswick County's premier golf events! Presented by Makai Brewing Company and hosted by the Brunswick County Chamber of Commerce, the Brunasco Classic brings together local businesses, community leaders, and golf enthusiasts for a day of networking, friendly competition.

Touch Tank Feeding

Date: Friday, August 28, 2026

Time: 11:00 AM - 12:00 PM

Location: Museum of Coastal Carolina

Address: 21 East 2nd Street

Ocean Isle Beach, NC 28469

Plan to join us, and, with staff and trained volunteer assistance, you can GENTLY touch some of our resident sea creatures and learn more about them. Watch trained volunteers feed the animals, including horseshoe crabs, hermit crabs, sea stars and more!

Laser Freedom @ Ingram Planetarium

Date: Saturday, August 29, 2026

Time: 6:00 PM - 7:00 PM

Location: Ingram Planetarium

Address: 7625 High Market St, Sunset Beach

Celebrate America 250 with us all summer

long! By joining us for screenings of Laser Freedom, you and your loved ones will enjoy this memorable, family-friendly tribute to veterans and active military.

Pony Tales

Date: Tuesday, September 1, 2026

Time: 7:00 PM - 8:00 PM

Location: Holden Beach Chapel

Address: 107 Rothschild St, Supply NC

Pony Tales! Learn about the wild horses of our NC coast. Slide show with Video Children's activities and free to the public.

Shallotte Striders

Date: Tuesday, September 1, 2026

Time: 6:00 PM

Location: Mulberry Park

Address: 300 Mulberry Street, Shallotte

We are a walking group that meets at Mulberry Park in Shallotte every Tuesday, year round. Everyone is welcome. Arrive at 5:45pm. We start walking at 6pm.

Labor Day Weekend Show

Date: Sunday, September 6, 2026

Time: 1:00 PM - 3:00 PM

Location: Sunset Beach Fishing Pier

Address: 101 W Main Street, Sunset Beach

We will have our hush puppies on, just not heading up to San Francisco.... Join us and the Great Folks at Sunset Beach pier for a wonderful day of music, reveling and Corndogs!!!

Brent Gallant Live @ Salt + Vine

Date: Friday, September 11, 2026

Time: 6:00 PM - 8:00 PM

Location: Salt + Vine

Address: 1780-6 Queen Anne, Sunset Beach

Come hear some great covers of contemporary country favorites like Chris Stapleton, sip on a glass of wine and savor the great crowd and warm vibes when it's cold outside!

Reset & Refresh Wellness Retreat

Date: October 2nd - 4th

Time: 4:00 PM

Location: Sunset Beach House

Address: 432 Cobia Street, Sunset Beach

A fun filled weekend retreat! Reformer Pilates, facial, massage, chef prepared meals, wellness counseling, beach walk. A weekend to recharge and reset.

Halloween Hustle 2026

Date: Saturday, October 3rd, 2026

Time: 7:00 AM

Location: Conway

Address: 4 Elm St, Conway SC 29526

Participants will receive all-new glow-in-the-dark finisher medals and a long sleeve shirt, and if you complete all three races (10K, 5K & 1 Mile), you'll earn our massive 6" glow-in-the-dark skeleton Challenge Medal that moves up and down!

45th Annual NC Oyster Festival

Date: October 16-18, 2026

Location: Ocean Isle Beach

Address: 11 East 2nd St, OIB

We're excited to celebrate the 45th Anniversary of the NC Oyster Festival this October and can't wait to make even more memories together. Catch Sea-Cruz live on Friday, October 16, from 6:00 PM to 8:00 PM at the 45th Annual NC Oyster Festival in Ocean Isle Beach. It's the perfect way to start a weekend filled with great entertainment, delicious food, fresh oysters, unique vendors, and family fun.

Run Ocean Isle Beach

Date: Saturday, October 24, 2026

Time: 7:00 AM

Location: Ocean Isle Beach

There's something special about race day at the coast — the runners, the energy, the challenge, and that feeling when you cross the finish line knowing you earned every mile. Our courses take you through some of the island's prettiest communities, and the Half Marathon basically gives you a guided tour of the whole place like a scenic island loop, but with more sweat and better bragging rights.

9th Annual Grand Strand Kite Festival

Date: Saturday, October 24, 2026

Time: 11:00 AM - 4:00 PM

Location: Cherry Grove Point

Address: 6312 Ocean Blvd N, NMB

We are very excited to have our event back in North Myrtle Beach! Looking forward to hosting the kite event at the amazing beach on Cherry Grove!

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



Price: \$249,900
Approx. Sq Ft: 1,266
Bedrooms: 2
Bathrooms: 2
Year Built: 1992

The curb appeal is evident as you approach the home, with a lovely yard and welcoming screened front porch. This floor plan is very functional, with a comfortably-sized living room, open to the dining area and adjacent to the kitchen. The primary bedroom is on one side of the home, with the guest bedroom on the other for privacy. LVP flooring has been installed throughout the home and the living room boasts a wood burning fireplace. The kitchen is quite functional with plenty of cabinetry and even a pantry. The generous three-season room with EZ Breeze windows is accessible through

sliders in the dining area. A door from this room leads to the patio area as well. In addition to the attached one-car garage, there is a separate storage building in the backyard. Whether you are storing yard equipment or beach gear, you will have plenty of room here! This community is a favorite in the area, offering low HOA dues, a clubhouse and a community pool. The location cannot be beat, right down the road from the town area of Calabash with its shops and seafood restaurants, and right between the beaches of Sunset Beach and Cherry Grove.

Learn more: www.carolinacolleen.com

MEET DAVID SULLIVAN, OWNER OF THE NEW SALT AND VINE

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

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

Tel: 302.489.9297

Email: saltandvinenc@gmail.com

Website: www.saltandvinenc.com

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



Turtle Time!

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Sundays

Every Sunday

**7PM at Sunset Properties Parking Lot
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Free & Featuring Sea Turtles!

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TOWN CONCERTS & MOVIES

SHALLOTTE SUMMER CONCERTS

JOIN US ON THURSDAY NIGHTS FOR OUR SHALLOTTE CONCERTS!
MULBERRY PARK, 123 MULBERRY ST. SHALLOTTE
7:00-9:00 PM
FREE & FAMILY FRIENDLY

CHOCOLATE CHIP & COMPANY	JULY 2, 2026
CATALINAS	JULY 9, 2026
THE FABULOUS FISH HEADS	JULY 16, 2026
SPECIAL OCCASION BAND	JULY 23, 2026
BAND OF OZ	JULY 30, 2026
JULIO & THE SALTINES	AUGUST 6, 2026
JACK JACK 180	AUGUST 13, 2026
TOO MUCH SYLVIA	AUGUST 20, 2026
JEBB MAC BAND	AUGUST 27, 2026
NORTH TOWER	SEPTEMBER 3, 2026
THE EXTRAORDINAIRES	SEPTEMBER 10, 2026

Schedule subject to change. Not responsible for inclement weather and cancellations.

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SUNSET BEACH CONCERT SERIES 2026

Weekly concerts scheduled on Wednesdays beginning on May 27th and continuing until September 2nd. The Concerts will be held at the town park, 204 Sunset Boulevard North from 5:00 PM to 8:00 PM.

Wednesday, May 27, 2026	Julio & The Saltines
Wednesday, June 3, 2026	Band of Oz
Wednesday, June 10, 2026	The Moccadaddy's
Wednesday, June 17, 2026	J&K The Get Down Browns
Wednesday, June 24, 2026	The Switch
Wednesday, July 1, 2026	Gleime Back My Skyline
Wednesday, July 3, 2026	Rivermist
Wednesday, July 8, 2026	Chocolate Chip
Wednesday, July 15, 2026	Band On Fire
Wednesday, July 22, 2026	Too Much Sylvia
Wednesday, July 29, 2026	Unknown Artist Band
Wednesday, August 5, 2026	North Tower Band
Wednesday, August 12, 2026	Fushh
Wednesday, August 19, 2026	Pink Slips
Wednesday, August 26, 2026	Whitewing Dove
Wednesday, September 2, 2026	Julio & The Saltines

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Schedule subject to change. Not responsible for inclement weather and cancellations.

OCEAN ISLE BEACH 2026 CONCERT SERIES FRIDAYS

AT TOWN CENTER PARK, 11 E SECOND ST, 6:30 PM TO 8:00 PM
In the case of inclement weather, concerts on that date may be cancelled.

MAY 24	THE ENTERTAINERS
JUNE 5	SHINE
JUNE 12	CONTINENTAL DIVIDE
JUNE 19	NORTH TOWER
JUNE 26	GARY LOWDER & SMOKIN HOT
JULY 1	CHOCOLATE CHIP & COMPANY
JULY 10	RIVERMIST
JULY 17	BLACKWATER BAND
JULY 24	THE MAIN EVENT BAND
JULY 31	JAM BISCUIT
AUGUST 7	SPECIAL OCCASION BAN
AUGUST 14	THE EMBERS FT. CRAIG WOODARD
AUGUST 21	UPTOWN EASY
AUGUST 28	JULIO & THE SALTINES
SEPTEMBER 6	THE EXTRAORDINAIRES

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OCEAN ISLE BEACH MOVIES IN THE PARK

FREE MOVIE NIGHT *Weather Permitting

Summer 2026

Wednesdays at the Town Center Park beginning at dusk. 11 E. 2nd Street, Ocean Isle Beach. Food vendors will be available. Bring a chair and a blanket to enjoy a movie under the stars.

Wednesday, May 20th The Croods	Wednesday, June 17th The Iron Giant	Wednesday, July 29th Antz
Wednesday, May 27th Playmobil: The Movie	Wednesday, June 24th Inside Out	Wednesday, Aug 5th Shots
Wednesday, June 3rd Hotel Transylvania: 'Transformania'	Wednesday, July 8th Treasure Planet	Wednesday, Aug 12th Ruby Gillman: 'Teenage Kraken'
Wednesday, June 11th Under the Boardwalk	Wednesday, July 15th Joseph Kind of Dreams	Wednesday, Aug 19th Middle School: The Worst Years of My Life
	Wednesday, July 22nd Red Shoes & the 7 Dwarfs	

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