



AT SUNSET BEACH

*Limited Availability, Rare Opportunity.
Be Among the Fortunate Few!*

GRAND OPENING

Saturday, June 18th



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The Best of the Carolina Coast

With small-town warmth and coastal city access, people fortunate enough to live in **Sunset Beach, NC**, enjoy the best of both worlds, accessing the amazing recreation and entertainment options in Myrtle Beach, SC, and Wilmington, NC, while enjoying the beach lifestyle at its peaceful best at home. The town is developed thoughtfully, to preserve its small-town charm. Ocean Club Estates is the newest and best of the exclusive neighborhoods in town, and Ocean Club Estates offers an extremely rare opportunity to own prime, dockable waterfront home sites, just steps from the beach – at amazing prices!

A Place Like No Other

Convenient to U.S. Route 17, Sunset Beach is located along the far southeastern coast of North Carolina. From the gazebo in Sunset Beach one can walk all the way to South Carolina along the Bird Island beachfront! The town encompasses Bird Island, the 1,300 acre State Preserve with nearly 2.5 miles of pristine coastline, as well as several charming mainland neighborhoods, including the uniquely desirable new Ocean Club Estates. Situated between Wilmington, NC, and Myrtle Beach, SC, Sunset Beach is able to both preserve its warm small-town feel and offer access to the amenities of the larger beach cities and to the coveted Intracoastal Waterway.



History of Sunset Beach

The Town of Sunset Beach encompasses both island and mainland areas, making it unique among the southern North Carolina barrier island communities. Mannon C. Gore, who bought the island portion of Sunset Beach in 1955, named the area for its stunning evening skyline. Mr. Gore soon purchased 500 acres of mainland property along the Intracoastal Waterway, and the town was officially incorporated in 1963. While Sunset Beach has grown into one of the most vibrant ocean-front communities in NC, town leaders are committed to preserving the simple family atmosphere that characterized an earlier time. Limited development makes this the place to own. Now, you can call Sunset Beach home, thanks to Ocean Club Estates, where exclusivity is surprisingly affordable, and prime lots are available ... if only for a short time.



Sunset Beach Attractions

Sunset Beach offers the best in coastal recreation, from exhilarating water-sports and fishing, to birding walks or a leisurely round of golf on emerald green courses. Sunset Beach is also home to Ingram Planetarium, which features halls with interactive exhibits and boasts the world's third 40-foot dome Digital Sky Theater, which also presents laser music shows. A remnant of a simpler time, Kindred Spirit Mailbox, located 1-1/2 miles down a gorgeous beach, is where walkers continue the 40+ year tradition of leaving notes for other travelers. In town are a variety of dining options, and additional restaurants and recreational opportunities can be easily found in bustling Wilmington and Myrtle Beach. At Ocean Club Estates, it's all at your doorstep.





An Exclusive Once-in-a-Lifetime Offer

You may find other coastal properties, but you will not find any like these! At Ocean Club Estates, we are offering rare prime real estate with stunning water views and incredible access to the Intracoastal Waterway.

Ocean Club Estates Feature:

- Sunset views while listening to the ocean
- Direct ocean and Intracoastal Waterway access, just seconds away
- Dockable properties
- Unobstructed water views
- Walking beach access
- Paved roads and underground utilities including: electricity and telephone, cable, water and sewer
- Observation platform and island park
- Private boardwalk and sea kayak/canoe launch

Don't miss this once-in-a-lifetime opportunity to buy prime beach property in this amazing place!