

# Sunset Beach Island Properties



## SunsetBeachSales.com

**Dave Nelson 910.443.0868 Dave@SunsetBeachSales.com**

### Oceanfront

- 1 102 E Main St, Single Family, 4 Bdms, 2 Bths.....**UPDATED & CUTE**...\$1,500,000
- 2 1212 E Main St, Single Family, 4 Bdms, 4 Bths.....**JUST LISTED**.....\$1,750,000
- 3 1220 E Main St, Single Family, 5 Bdms, 3 Bths.....\$1,899,900
- 4 1816 E Main St, Whole Duplex, 6 Bdms, 6 Bths.....\$2,250,000
- 5 1834 E Main St, House, 6 Bdms, 6 Full+2 Half Bths, Spa.**Under Contract**...\$4,249,000
- 6 501 W Main St, Single Family, 6 Bdms, 5½ Bths, Elevator.....\$2,900,000

### 2<sup>nd</sup> Row

- 1 204 W Main St, 5 Bdms, 3 Baths, 2 Sep Living Areas.....\$1,500,000
- 2 1306 W Main St, 4 Bdms, 3 Baths, loft.....\$1,199,999
- 3 1707 E Main St, 4 Bdms, 2 Baths.....**TOTALLY RENOVATED**.....\$1,250,000

### Bay Front

- 1 1405 Canal Dr, 4 Bdms, 3 Bths, Loft, Boat Dock.....**RARE FIND**.....\$1,299,900

### Canal Front

- 1 1201 N Shore Dr E, 5 Bdms, 4½ Bths, Boat Dock w/Lift Elev.....\$1,599,900
- 2 1213 N Shore Dr E, 3 Bdms+Office, 2½ Bths, Boat Dock w/Lift Elev.....\$1,550,000
- 3 1218 Riverside Dr, 5 Bdms, 5½ Bths, Boat Dock w/Lift Elev, Pool.....\$1,775,000
- 4 412 Sailfish St, 3 Bdms, 2 Bths, Dock.....\$839,000
- 5 427 Sailfish St, 3 Bdms, 2 Bths, Dock.....\$899,000
- 6 401 Dolphin St, 3 Bdms, 2 Bths, Boat Dock.....\$1,200,000
- 7 402 Dolphin St, 4 Bdms, 2 ½ Bths, Boat Dock.....**JUST LISTED**.....\$925,000
- 8 433 Dolphin St, 4 Bdms, 2 Bths, Loft, 4<sup>th</sup> Row.....\$975,000

### Marsh Front

- 1 102 N Shore Dr W, 4 Bdms, 3 Bths, Pool, Elev & Lot...**Under Contract**...\$2,200,000

### West End

- 1 431 28<sup>th</sup> St, 4 Bdms, 2 Bths .....\$750,000
- 2 421 30<sup>th</sup> St, 4 Bdms, 3 Bths, 8<sup>th</sup> Row.....\$999,900
- 3 431 36<sup>th</sup> St, 3 Bdms, 2 Bths, Loft, 4<sup>th</sup> Row.....**RENOVATED & CUTE**...\$945,000
- 4 419 40<sup>th</sup> St, 4 Bdms, 3 Bths, 8<sup>th</sup> Row..... **JUST LISTED**.....**CALL DAVE!**
- 5 1409 Inlet St, 4 Bdms, 2 Bths.....\$759,000

### East End

- 6 411 Sunset Blvd S, 5 Bdms, 5½ Bths, Elev, Pool.**Under Contract**...\$1,525,000
- 7 427 1<sup>st</sup> St, 4 Bdms, 3 Bths.....**Under Contract**.....\$899,000
- 8 426 3<sup>rd</sup> St, 3 Bdms, 2 Bths.....\$699,999
- 9 415 4<sup>th</sup> St, 4 Bdms, 2 Bths, Lift.....\$810,000
- 10 405 5<sup>th</sup> St, 4 Bdms, 2 Bths.....\$769,000
- 11 1205 Canal Dr, 5 Bdms, 3 Baths, 4<sup>th</sup> Row.....\$995,000

### Mid-Island Homes

### Vacant Lots

#### Canal Front

- 1 425 Dolphin St.....\$532,900
- 2 Lot 62, Riverside Dr, Ocean Club Est.....\$540,000
- 3 1310 Riverside Dr, Lot 65, Ocean Club Est....\$499,900
- 4 1510 Riverside Dr, Lot 82, Ocean Club Est.....\$560,000
- 5 1532 Riverside Dr, Lot 93, Ocean Club Est.....\$700,000
- 6 1534 Riverside Dr, Lot 94, Ocean Club Est.....\$900,000

#### Mid-Island

- 7 404 Sunset Blvd S, Zoned Commercial.....\$595,000
- 8 420 32<sup>nd</sup> Street.....\$499,000

*Tired of missing the deals on Beach Property?  
Contact me and I will call or text you the minute  
what you're looking for comes on the market.*

See photos and details of all  
Sunset Beach Island Properties for sale at

**www.SunsetBeachSales.com**

My website is updated daily to keep you informed  
in this constantly changing market.

*Selling Sunny Sunset Beach  
Island for over 35 years*

**21 CENTURY 21**  
Sunset Realty

28-4

*Dave Nelson*  
**910.443.0868**

Dave@SunsetBeachSales.com

*SunsetBeachSales.com*

# Why Sunset Beach?

Sunset Beach, NC is the southernmost Island in North Carolina & has maintained the unique feature of growing in size due to a gradual and natural accumulation of sand. Instead of erosion, we have accretion of sand & naturally expanding oceanfront dunes. The 2 ½ mile Island features a wide stretch of beach with silky soft sand, a gradually sloping shoreline and gently rolling waves. Fantastic Sunsets, minimal commercialization and the only land access to Bird Island, home of the Kindred Spirit Mailbox makes this Island Perfect!

**Avg. temps:** Summer~90's Winter~50's **Golf Courses Nearby:** 30+ within a 20 miles **Property Taxes:** City~.16/\$100 value, County~.342/\$100 value  
**Major Towns Nearby:** Myrtle Beach, SC~30 mins, Wilmington, NC~50 mins, Raleigh, NC~3 hrs, Charlotte, NC~4 hrs, Charleston, SC~3 hrs

# Why Dave Nelson?

**Local Expertise** Dave first visited Sunset Beach in 1965 as a small boy and fulfilled his dream of becoming a full-time Sunset Beach Island Resident in 1990. Dave has had the privilege of helping many others fulfill their dreams of owning Sunset Beach Island property. Having witness the Island evolve & renew over the last 50+ years, he is a wealth of Sunset Beach historical, economical and real estate knowledge.

**Reputation** Dave has been an Award Winning Sunset Beach Real Estate Broker with since 1990. His strong knowledge of the Sunset Beach Island History, Market & Property Values along with an honest, friendly & dependable work ethic made Dave the consistent leader in Island Sales. By Century 21 Industry standards, Dave earned 25 Masters' Awards and the prestigious CENTURION® Award an impressive 13 times. Dave is the "Go-To" person regarding Real Estate & Construction on the Island. Every Sunset Beach Island Buyer and Seller is not just a client to Dave, but also a neighbor.

**CENTURY 21**  
Sunset Realty



**Dave Nelson has Listed & SOLD more Sunset Beach Island Properties than anyone else ever.**

**Invested** Dave has been a NC Licensed General Contractor since 1987 and built over 45 quality Sunset Beach Island Homes. He is currently the only practicing Licensed General Contractor & Real Estate Broker that works & lives on the Island. In 2000, Dave designed & built The Sunset Inn on the island which he still owns today. The enriching experience of building on the Island & owning a business on the Island has taught Dave the importance of building a steadfast, extremely sturdy coastal home beautiful to the eye & the elements. He firmly believes in delivering a product better than what is expected with more oversight, advanced materials & overall excellent craftsmanship, providing the maximum amount of value in a home.

**Helpful** Dave offers a no-pressure attitude and will help you find your Ideal Island Property at your pace!

## Get on our Email List – Get notified First

There are many properties we sell on the Island that you'll never see on MLS, Realtor.com, Zillow, Trulia, Etc. Get on Dave's List and stop missing out



**SunsetBeachSales.com**

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Contact Dave!

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**Dave Nelson**

Broker, Contractor



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