

Sunset Beach Island Properties



Dave Nelson 910.443.0868 Dave@SunsetBeachSales.com

Oceanfront

- 1 1212 E Main St, Single Family, 4 Bdms, 4 Bths... **UNDER CONTRACT**.....\$1,500,000
- 2 203 W Main St, Single Family, 4 Bdms, 4 Bths\$1,475,000
- 3 607 W Main St A&B, Whole Duplex, 8 Bdms, 8 Full Bths, 2 Half Bths. \$3,800,000

2nd Row

- 1 1707 E Main St, 4 Bdms, 3 Baths..... **STUNNING HOME**.....\$1,285,000
- 2 204 W Main St, 5 Bdms, 3 Baths, 2 Sep Living Areas.....\$1,350,000
- 3 802 W Main St, 4 Bdms, 2 Baths.....\$1,055,000

Bay Front

- 1 1405 Canal Dr, 4 Bdms, 3 Bths, Loft, Boat Dock..... **RARE FIND**.....\$1,299,900
- 2 1701 Canal Dr, 4 Bdms, 4 Bths, Boat Dock.....\$1,599,999
- 3 423 Cobia St, 4 Bdms, 3 Bths, Boat Dock..... **INCREDIBLE VIEWS**..... **CALL DAVE!**

Canal Front

- 1 427 6th St, 3 Bdms, 2 Bths, Boat Dock.....\$765,000
- 2 419 Sailfish St, 3 Bdms, 2 Bths, Boat Dock & Lift..... **JUST LISTED**.....\$875,000
- 3 402 Dolphin St, 4 Bdms, 2 ½ Bths, Boat Dock.. **2 SIDES WATERFRONT**....\$875,000
- 4 1527 N Shore Dr E, 4 Bdms, 5½ Bths, Dockw/Lift, Pool, Elev.....\$3,800,000
- 5 1416 Riverside Dr, 4 Bdms, 3 Bths, Elev, Boat Dock w/Lift. **JUST LISTED**. \$1,850,000

Condo

- 1 405 27th St B, 2 Bdms, 2 Bths, 1st level..... **UNDER CONTRACT**.....\$460,000
- 2 411 27th St B, 2 Bdms, 2 Bths, 1st level.....\$489,900
- 3 413 27th St B, 2 Bdms, 2 Bths, 1st level..... **UNDER CONTRACT**.....\$463,000

West End

- 1 411 34th St, 5 Bdms, 3 Bths.....\$824,500
- 2 406 36th St, 3 Bdms, 2 Bths..... **JUST LISTED**\$725,500
- 3 413 37th St, 3 Bdms, 2 Bths..... **UNDER CONTRACT**.....\$749,000
- 4 409 40th St, 3 Bdms, 2 Bths..... **UNDER CONTRACT**.....\$900,999
- 5 419 40th St, 4 Bdms, 3 Bths, Loft, 8th Row... **BIRD ISLAND VIEWS**.....\$1,125,000

East End

- 6 410 2nd St, 5 Bdms, 3½ Bths.....\$1,199,900
- 7 430 3rd St, 3 Bdms, 2 Bths, loft, 7th Row..... **BEAUTIFUL HOME**.....\$869,900
- 8 405 5th St, 4 Bdms, 2 Bths.....\$769,000
- 9 402 17th St, 5 Bdms, 3½ Bths.....\$1,320,000
- 10 403 17th St, 6 Bdms, 6½ Bths, Elev, Pool.....\$1,659,900

Mid-Island Homes

Vacant Lots

Canal Front

- 1 425 Dolphin St.....\$498,900
- 2 Lot 62, Riverside Dr, Ocean Club Est.....\$540,000
- 3 1532 Riverside Dr, Lot 93, Ocean Club Est.....\$700,000
- 4 1534 Riverside Dr, Lot 94, Ocean Club Est.....\$950,000

Mid-Island

- 5 404 Sunset Blvd S, Zoned Commercial.....\$595,000

*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*



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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

Visit to see all Sunset Beach Island Properties for Sale

Dave Nelson

Broker, Contractor



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CHECK THIS OUT!

Contact Dave!