

Buy Your Dream Place In The South Brunswick Islands!

DEEP WATER LOT
Wooded deep water lot on Shallotte River in Copas Shores. Pool and tennis privileges. Three miles from shopping centers and golf course. Days call 754-6415. Nights 754-8790 or 754-8120.

COMMERCIAL LOT
Main Street, Shallotte
Across from WVCB
J.G. WORRELL REALTY
754-4512

BUY RENT - BUILD
Call or come by for an update on hundreds of listings on the island and mainland.
Open Seven Days A Week All Year
1 CAUSEWAY/OCEAN ISLE BEACH, NC 28459

MONEY BACK GUARANTEE
Hwy. 130 across from Jane's Seafood. 3-BR brick home, York heat pump, new carpet and bath, .54 acres. \$47,500. 10% down, if qualified.
J.G. WORRELL REALTY
754-4512

RIVER LOT
Deep water lot on Shallotte River for sale by owner.
CALL 754-8494
AFTER 5 PM

FOR SALE BY OWNER
Waterfront lot in Sea Aire Canals subdivision near Holden Beach. Beautiful view overlooking Intracoastal Waterway. Rear of lot on Sea Aire Canal, perfect for sheltered boat dockage. Completely bulkheaded on Intracoastal Waterway and Sea Aire Canal. Septic tank already installed. Call Rooks Construction Company, Inc.
(919)642-5014

FOR SALE BY OWNER
Shallotte Point area, 1985 24x56 doublewide home. 3 BR, 2 baths, 12x32 deck, brick underpinning, storage building. Approx. 1 acre (landscaped) on salt marsh. Some owner financing possible. Mid \$50's.
CALL 754-9278

BRUCE'S CONSTRUCTION AND REALTY
UNLIMITED LICENSED BUILDING CONTRACTOR
OCEAN ISLE BEACH
We build and sell on the beaches and on any of our many beautiful golf courses. You owe it to yourself to call us!
(919)579-7100
Day or Night

SUPER BUY
Village Green - Calabash
Don't "pass" up the chance to own this like-new 2-BR, 2-bath brick home in lovely subdivision. Delightful screened porch and cozy patio area. Over-sized one-car garage w/automatic operator. Large great room with brick fireplace. All appliances plus microwave. "Touch Down" price \$79,900.
Century 21
Carolina Shores Realty, Inc.
919/579-3685
Hwy. 179, Calabash, N.C. 28459

First Choice REALTY
PHONE (919)579-5140
HWY. 179, OCEAN ISLE BEACH
SALES • RENTALS • APPRAISALS
Real Estate Facts
BY BETTY F. PAIT, GRI
HOW MUCH IS ENOUGH?
When you are ready to purchase your next home, how much will you offer as "earnest money" when you sign the agreement of sale? If you are a seller, how much earnest money should you require from buyers?
Before answering those questions, let's examine why an earnest money deposit is needed at all. An agreement to purchase real estate of any kind requires a written document detailing the terms of the purchase. This agreement becomes a legally binding contract once it is signed. One of the requirements is that "consideration" (money or other property) be paid in exchange for the property itself.
Since the seller is obligated to give good title to the property by signing the agreement, it becomes logical that the purchaser should show "good faith" or that they are in "earnest" by placing an advance on the purchase price, a "deposit," on the table. This is done upon signing the agreement of sale.
The actual amount is determined by the parties to the agreement. It is negotiated. It should be a substantial sum serving as a "good faith" guarantee that the purchaser intends to complete the sale. At the same time, it need not be a prohibitive amount resulting in no agreement at all. It is also a wise move, for a purchaser to offer more than expected if an offer to purchase is being made at a low price. This action indicates serious intent to the seller.

Call our office today and let us assist you, whatever your real estate needs may be—
919-579-5140.

sloane realty
OCEAN ISLE BEACH N.C. 28459
579-6216 579-6217
OCEANFRONT
72 EAST FIRST STREET—Duplex, 6 BR, 4½ baths, living room and kitchen, C/H/A, carpet, dishwasher, W/D, sundeck, outside shower. Beautifully furnished and decorated. \$250,000 per side.
"SWEET RELIEF"—Nice 4-BR, 2-bath house with large living area and kitchen, C/H/A, covered porch and sundeck on ocean side. Great rental house! \$186,000.
OCEANFRONT DUPLEX—6 BR each side, 3½ baths, C/H/A, carpet, dishwasher, W/D, fully furnished. Excellent rental history. \$440,000.
382 EAST FIRST STREET—4 BR, 4 baths, spacious living and dining room with vaulted ceilings, hardwood floors in living room, C/H/A, carpet, large covered porch facing ocean. A great buy at \$250,000.
CHARMING 2-BR older home with deck on nice lot. Newly renovated inside. Great rental income. Priced to sell! \$124,900.
507 EAST SECOND STREET—3 BR, 2 baths, oceanfront view, central air, carpeted, furnished. \$79,900.

CANAL
85 CONCORD STREET—6 BR, 3 baths, living room and kitchen, carpet, window AC units, outside shower, covered porch, sundeck, dock. \$120,000.
CANAL HOUSES
41 RICHMOND STREET—Beautiful 4-BR, 2-bath home with living room and kitchen, C/H/A, ceiling fans, fireplace, outside shower, covered porch, sundeck, fully carpeted. Remodeled and nicely kept. \$137,900.
14 WILMINGTON STREET—4 BR, 2 full baths, large living/dining area, C/H/A, fully carpeted, chain link fenced yard, bulkheaded lot. Close to beach! \$119,500.
20 WILMINGTON STREET—5 BR, 3 full baths, optional sleeping loft, large decks overlooking canal, C/H/A, carpeted, fully furnished, floating dock, bulkheaded lot, fenced yard. \$122,500.
2 ANSON STREET—4 BR, 2 baths, C/H/A, fully carpeted, DW, W/D. Close to beach. 75 ft. lot. \$161,000.

Beach Traders, Inc.
OCEAN ISLE BEACH
(919) 579-3557
BEACH PROPERTY
CONCORD STREET—4 BR, 2 baths, large living/dining area with fireplace, boat dock, fully furnished. \$139,900.
SPECIAL—Oceanfront condo, 1 BR, 1 bath, Jacuzzi in master bath, oceanfront pool, sauna. Excellent rental, excellent investment. Below market at \$86,900.
THIRD ROW LOT—Filled and surveyed. \$59,500.
MONROE STREET—Natural canal lot with bulkhead and filled. Only \$59,900.
NEWPORT STREET—Concrete canal home, 3 BR, 2 baths, unfurnished, screened porch, stove, W/D, DW. Boat dock. Good location. \$122,500.
DOCKSIDE LANDING—2-BR, 2-bath condo, corner unit. Custom cabinets, wallpaper, fully furnished, includes microwave. Beautiful view. \$75,000.
OCEANFRONT CONDO—3 BR, 2 baths, fully furnished. Excellent rental! Only \$119,900.
OCEANFRONT—Side units, 2 BR, 1½ baths, fully furnished. Starting at \$78,500.
SOUND UNITS—2 & 3-BR units, fully furnished. Pool and tennis courts. \$78,500 and up.
OCEANFRONT—Half of duplex, 6 BR, 3½ baths, fully furnished, excellent rental, sleeps 22. \$199,900.
3RD ROW—4 BR, plus sitting room, excellent construction, mini blinds, beautiful view of ocean and sound. Only 2 years old. \$129,500.
LAURINBURG STREET—4 BR, 2 baths, screened porch, boat dock, furnished. ONLY \$98,500.
CONCORD STREET—Canal, 4 BR, 2 baths, loft, fireplace, screened porch, boat dock, completely enclosed underneath. Fully furnished. \$129,500.
SCOTLAND STREET—Concrete canal, 4 BR, 2 baths, nicely furnished, boat dock. Make this owner an offer... he may not refuse! \$134,500.
"T" LOT—Excellent location. Watch the boats and the ocean! \$89,500.
MAINLAND PROPERTY
LAKEWOOD ESTATES—Spacious 3-BR, 2-bath doublewide, many extra features. Beautiful location on the lake. 1344 sq. ft. heated, fireplace, cathedral ceiling in living room, quality throughout. JUST REDUCED TO \$49,900.
GAUSE LANDING—Secluded 3-BR, 2-bath brick home on 4 lots with view of waterway. Features hardwood floors, fireplace, screened porch, garages and workshop. \$85,000.
ROCK CRAB—Prime lot on paved street with county water. \$9,800. Make an offer.
VILLAGE POINT ESTATES—Just like new! 3 BR, 2 full baths, garage, fireplace, cathedral ceiling, deck, GE appliances, C/H/A, corner lot. Must see to appreciate! \$71,500.
SHALLOTTE POINT—2-BR, 2-bath mobile home on paved street. Unfurnished, 20x26 carport, screened porch, utility building. Very well kept. Owner financing. \$28,000.
LAKEWOOD ESTATES—New listing, special buy. Lot. \$3,300.
STARBOARD KNOLL SUBDIVISION—2-BR, 1-bath home on one acre. Furnished. Additional building with lots of storage. \$33,500.
LAKEWOOD ESTATES—CLOSE TO OCEAN ISLE BEACH. Many lots to choose from with owner financing.
ACREAGE—27 acres up. Some with owner financing.
COMMERCIAL LOTS—Hwy. 179, close to Ocean Isle Beach. 3 lots, \$32,000.
RESIDENTIAL LOTS—In Shallotte with city water and sewer, owner financing. \$7,000.
OCEAN AIRE ESTATES—Lot with 3-BR permit available. \$7,100.
OCEAN AIRE ESTATES—Mighty fine mobile home with screened porch, split rail fence, landscaped yard. 2 BR, 1 bath, central air, fully furnished with many extras. \$33,300.
YEAR 'ROUND RENTAL
NEAR SEA TRAIL—2 BR, 1 bath, unfurnished, C/H/A. \$295 monthly plus security deposit.
CONTACT JUDI PRIDGEN,
BUZZ CLARK OR ANN HEWETT
FISHING TALES TOLD HERE

SECOND ROW
383 EAST FIRST STREET—3 BR, 1 bath, central air, covered porch, sundeck, carpet, fully furnished. A quaint home at a good price, \$92,500.
THIRD AND FOURTH ROW
FOURTH ROW—3 BR, 1½ baths, newly painted and refurbished. Good view of the beach. Special price! \$82,500.
ISLE PLAZA—5 BR, 3 baths, living room and kitchen, C/H/A, carpet, dishwasher, W/D, outside shower, sundeck. \$139,900.
118 SHALLOTTE BLVD.—4 BR, 2 baths, C/H/A. Newly remodeled with furniture and carpet. \$105,000.

CANAL
63 FAIRMONT STREET—3 BR, 2 baths, living room and kitchen, C/H/A, bulkheaded, 2 years old. \$139,500.
MAINLAND PROPERTIES
TALL PINES PLANTATION—Restricted. 2 miles from Grissetown, 4 miles from Shallotte. Excellent location, near beach. Financing available. Prices starting at \$8,000.
OYSTER BAY—Lot 4. Panoramic view overlooking 18th fairway and Calabash River. \$44,500.
WATERWAY ESTATES—Lot 5, Block A, great view of waterway, reduced to \$52,500. Lot 22, Block B, \$44,900.
ISLAND LOTS
OCEANFRONT LOTS—Starting at \$160,000.
CANAL LOTS—Starting at \$67,500.
COMMERCIAL LOT—Close to pier. Excellent business location. Call for details.
COMMERCIAL PROPERTIES
COMMERCIAL LOT—Downtown Shallotte, beside Shallotte Electric Supply. Fantastic location at intersection of NC 179 and US 17. Call for details.
COMMERCIAL LOTS on Hwys. 179 and 904. From \$79,500 for 100 ft. frontage.
HWY. 904—130 acres. Owner financing. Great potential. \$464,500.
COMMERCIAL LOTS. SUNSET BEACH—3 lots, \$60,000 each. 2 lots on causeway, \$75,000 each.

NEW CONSTRUCTION
SECOND STREET—New, 4 BR, 4 full baths, large living, dining and kitchen with vaulted ceilings, hardwood floors, large decks overlooking canal and waterway. Floating dock, enclosed garages with automatic door openers. All kitchen appliances including side-by-side refrigerator/freezer, compactor, disposal, cook-top range, built-in stove, microwave. Quality construction throughout. Close walk to beach. Must see! \$249,900.

NEW CONSTRUCTION
382 EAST FIRST STREET—4 BR, 4 baths, spacious living and dining room with vaulted ceilings, hardwood floors in living room, C/H/A, carpet, large covered porch facing ocean. A great buy at \$250,000.
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