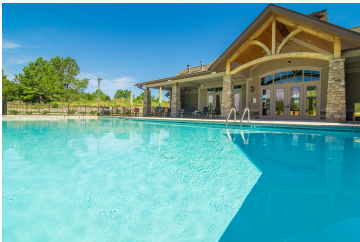


Thistle Downs

Sunset Beach, NC

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Discover Thistle Downs

Experience the Elegance of Thistle Golf Estates

Recognized as one of the finest golf and beach communities in southeastern North Carolina, Thistle Golf Estates seamlessly blends luxury, tranquility, and masterful design. While its impeccably maintained grounds and championship golf course command admiration, it's the beautifully crafted homes that truly set this community apart. Thistle Golf Estates stands as one of the most sought-after master-planned communities along North Carolina's Silver Coast.

Unparalleled Location & Accessibility

Ideally situated just minutes from the unspoiled shores of Sunset Beach, North Carolina, Thistle Golf Estates offers a serene coastal retreat. Within 40 minutes, residents can immerse themselves in the vibrant energy of Myrtle Beach, explore the historic charm of Wilmington, or access two international airports for effortless travel.

Exclusive Living Amidst Scottish-Inspired Beauty

With only 165 custom homes planned across 400 acres, Thistle Golf Estates offers an exclusivity rarely found in larger communities. Anchored by a 27-hole championship golf course inspired by Scotland’s historic Thistle Golf Club of Leith, residents can enjoy a leisurely round before unwinding at the 19th-century-style clubhouse, rich with character and camaraderie.

A Commitment to Craftsmanship & Timeless Design

From the grand stone entrance and tranquil fountain to the expertly landscaped common areas and newly constructed residents’ clubhouse, Thistle Golf Estates exudes both charm and sophistication. This one-of-a-kind community masterfully blends old-world elegance with modern convenience, offering a truly exceptional living experience on North Carolina’s southeastern coast.

Real Estate Options

Real Estate Options:	Starting Prices:
Single-Family Home Search: https://silvercoastnc.com/property-search-results/?subdivision=Thistle+Downs&type%5B%5D=SingleFamily&subd=Thistle+Downs	\$800,000
Building Lot Search: https://silvercoastnc.com/property-search-results/?subdivision=Thistle+Downs&type%5B%5D=land&subd=Thistle+Downs	\$100,000

Community Amenities

✓ Clubhouse	✓ Clubs & Organization	✓ Gated
✓ Golf Courses	✓ Outdoor Pool	

Community Profile

Water Service:	Municipal Water
Sewer Service:	Municipal Sewer

Annual HOA Fees (Homes):	\$3,360
Fences Permitted:	Yes
Distance to Beach:	15-Minutes
Local Beach:	Ocean Isle Beach, Sunset Beach
Private Pools Permitted:	Yes
HOA Fee Includes Lawn Care:	Yes
City Taxes:	\$160 per \$100k
County Taxes:	\$342 per \$100k
Local Hospital:	McLeod Seacoast Hospital, Novant Health Brunswick Medical Center



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This information is believed to be accurate but is not guaranteed. Please verify all details.