

CELEBRATING
★
LIFE
IN THE
SOUTH
CAPE FEAR STATION
ON BALD HEAD ISLAND

Southern Living
INSPIRED COMMUNITIES







CAPE FEAR STATION: *Designed to Inspire*

Known for its natural beauty and exceptional architecture, Bald Head Island is unlike any other coastal town. Now, in the island's premier neighborhood of Cape Fear Station, a vibrant community has sprung to life in partnership with *Southern Living*.

Named for writers highly influenced by the South, cottages and estates within the Inspired Community capture the essence of Southern architecture, with gracious porches, abundant windows and high ceilings. Each home in the neighborhood is distinct, complementing one another to create richly textured streetscapes.



Cape Fear Station's thoughtful land plan fosters belonging and connection among neighbors. With the beach and Shoals Club nearby, the ocean is always calling kids to meet up for a splash. The Common, a park located directly across the street from the neighborhood, regularly hosts gatherings, including Roast & Toast on the Coast, held each fall. Just up the street, the Bald Head Island Conservancy protects the surrounding environment and wildlife, most notably loggerhead sea turtles.

Simply put, the *Southern Living* Inspired Community at Cape Fear Station offers masterfully designed new homes in a picture-perfect setting on Bald Head Island.

Henry Cottage | 803 FEDERAL ROAD



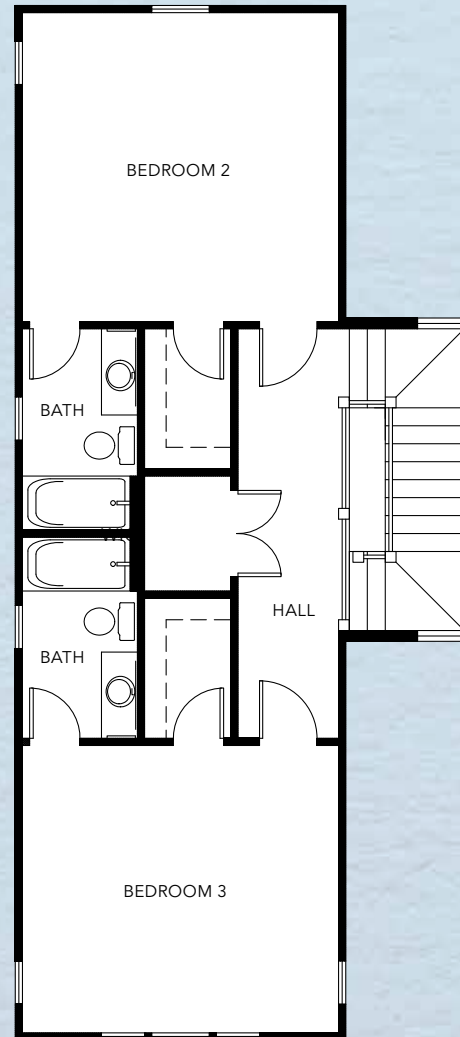
“Each of us, when our day’s work is done, must seek our ideal, whether it be love or pinochle or lobster à la Newburg, or the sweet silence of the musty bookshelves.” — O. HENRY

Just a quick bike ride to the beach, you’ll find the handsome Henry Cottage, a *Southern Living* Inspired Home. The cottage’s open kitchen connects directly to the living and dining areas, making for great flow, while a wide wraparound front porch extends the living areas to the outside. With the master bedroom downstairs and two guest bedrooms at opposite ends of the home upstairs, privacy is maximized. Cleverly hidden bunk beds upstairs add a touch of whimsy and more sleeping for kids. The home is decorated by Southern Studio Interior Design and sold fully furnished.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



HENRY HOME DETAILS

Approx. 1,799 heated square feet
3 Bedrooms, 3-½ Baths

INTERIOR

- 10' ceilings in all main living spaces on first floor, 9' on second floor
- 3-¼" white oak, random length flooring in living room, dining room, kitchen, master bedroom, bedroom 2 and bedroom 3
- 8' solid core Masonite interior doors
- 1"x 8" ship-lap wainscoting in living and dining areas and powder room
- Custom cabinetry in kitchen and all baths
- Quartz counter tops in kitchen and baths
- Designer tile on kitchen backsplash, master bath floor and shower and secondary bathroom floors
- Stainless steel appliances

EXTERIOR

- Hardie trim and siding
- Pella 350 Series, Low-E glass windows with hurricane impact glass
- Aluminum standing seam metal roof
- Copper flashing
- Exposed rafter tails
- Cart garage
- Outdoor shower
- Wraparound front porch

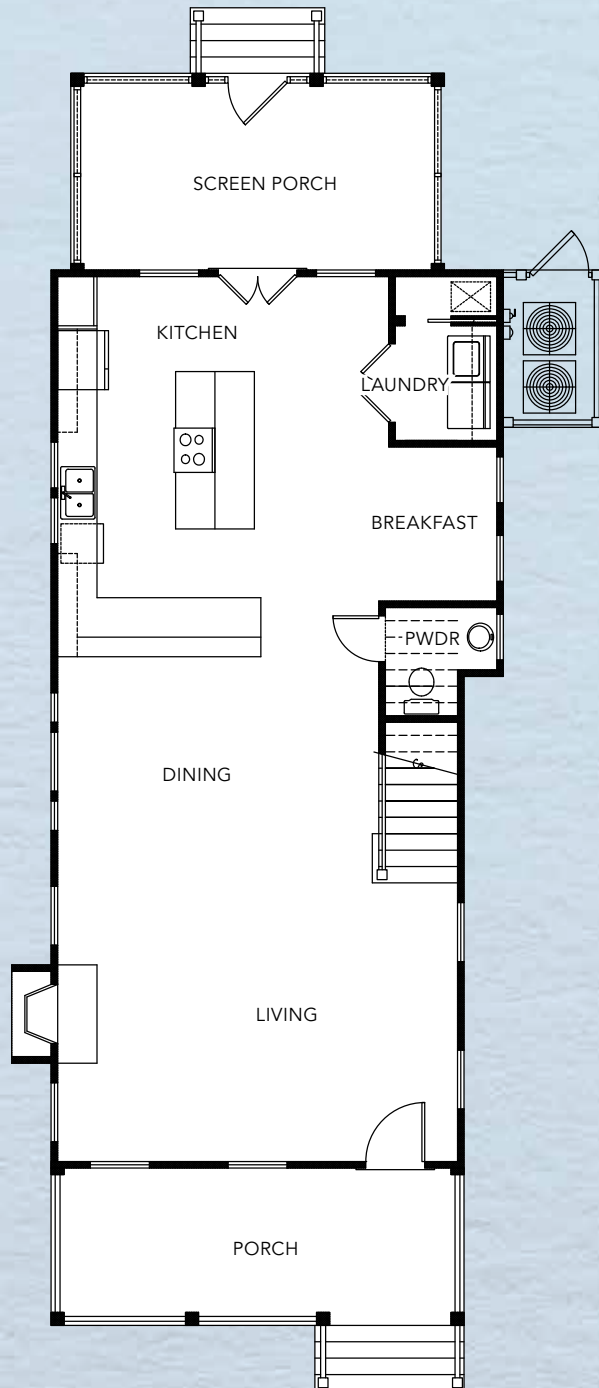
Williams Cottage | 212 WRITER'S WAY



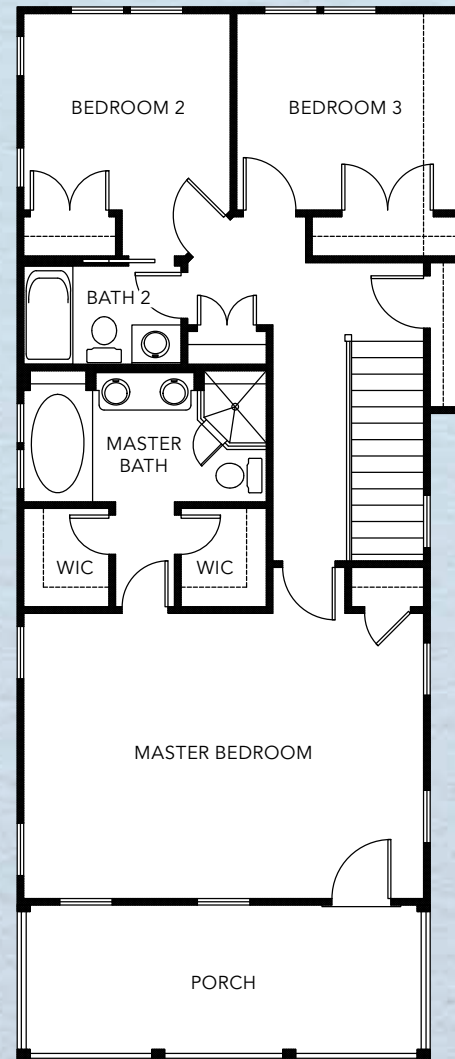
"Make voyages. Attempt them. There's nothing else." — TENNESSEE WILLIAMS

The Williams Cottage is a classic Southern beauty, with wide double porches, tall mullioned windows and exposed rafter tails. Downstairs, the open floorplan, with its spacious kitchen, large dining room and cozy fireplace, is designed for year-round entertaining. You'll enjoy a morning cup of coffee on the back screened porch, which connects directly to the kitchen. A convenient outdoor shower makes it easy to rinse off sandy feet or bathe the family dog. Upstairs, the huge master bedroom connects to the second level porch, while two additional bedrooms share a bath.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



WILLIAMS HOME DETAILS

Approx. 1,967 heated square feet
3 Bedrooms, 2-1/2 Baths

INTERIOR

- 10' ceilings in all main living spaces on first floor, 9' on second floor
- 3-1/4" white oak, random length flooring in living room, dining room, kitchen and breakfast room, master bedroom, bedroom 2 and bedroom 3
- 8' solid core Masonite interior doors
- 1"x 8" ship-lap wainscoting in living and dining areas
- Beadboard wainscoting in powder room and laundry room
- Custom cabinetry in kitchen and all baths
- Quartz counter tops in kitchen and baths
- Designer tile on kitchen backsplash, master bath floor and shower, secondary bathroom floors and tub/shower, and laundry room floor
- Stainless steel appliances
- Gas fireplace

EXTERIOR

- Hardie trim and siding
- Pella 350 Series, Low-E glass windows with hurricane impact glass
- Aluminum standing seam metal roof
- Copper flashing
- Exposed rafter tails
- Cart garage
- Double front porch

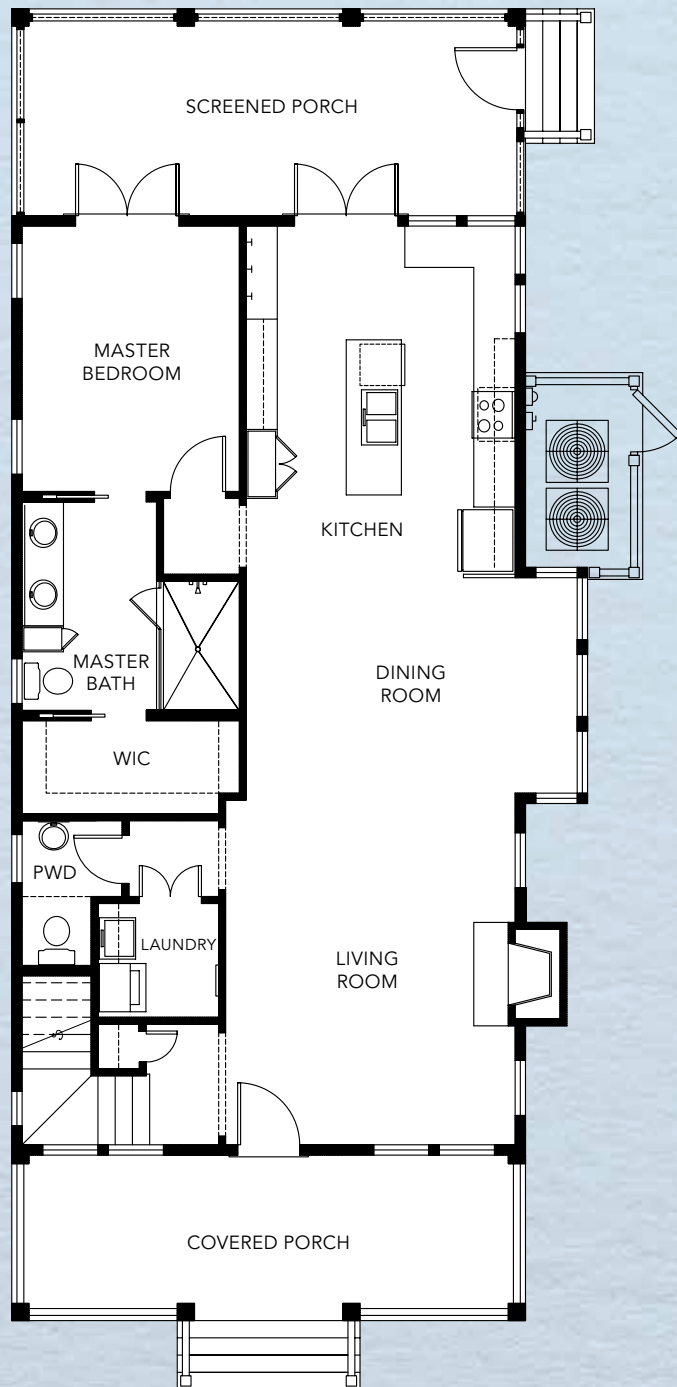
Eudora Cottage | 214 WRITER'S WAY



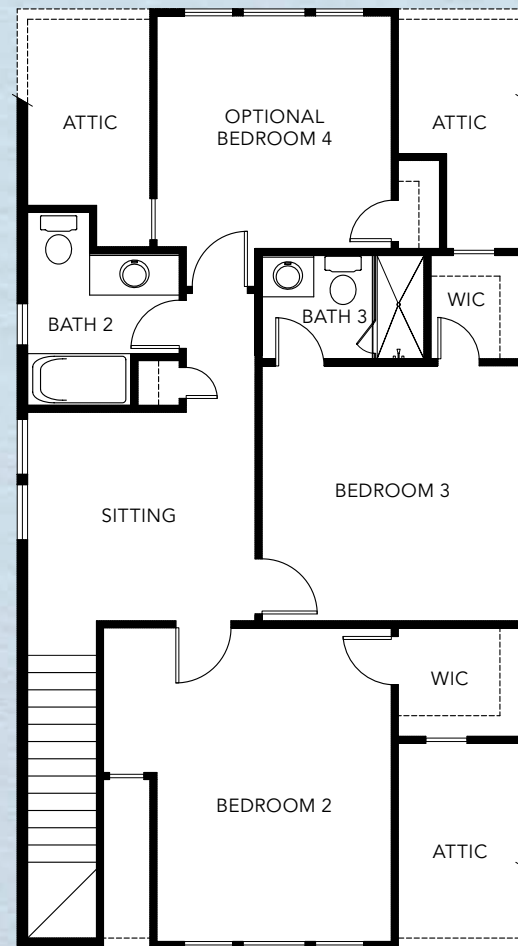
“One place understood helps us understand all places better.” — EUDORA WELTY

Visitors to the roomy Eudora Cottage are greeted by a wide front porch spanning the width of the house. The front door welcomes you into an open concept living/dining/kitchen area with 10' ceilings and a gas fireplace. The kitchen, along with the downstairs master bedroom, offer easy access to a screened back porch for year-round enjoyment of the outdoors. Upstairs, you'll find a cozy sitting area as well as two bedrooms and baths, with an optional fourth bedroom for additional sleeping space. Ship-lap wainscoting is incorporated in the living and dining rooms.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



EUDORA HOME DETAILS

Approx. 1,875 heated square feet
3 Bedrooms with optional 4th bedroom,
3-1/2 Baths

INTERIOR

- 10' ceilings on first floor, 9' vaulted ceilings on second floor, 8' solid core interior doors on both floors
- 3-1/4" random length #2 grade white oak flooring in downstairs living areas and kitchen, downstairs master bedroom, upstairs sitting room and upstairs bedrooms
- Ship-lap wainscoting in living and dining rooms
- Custom cabinetry in kitchen and all baths
- Quartz counter tops in kitchen and baths
- Designer tile on kitchen backsplash, master bath floor and shower, secondary bath floors and tub/shower and utility/laundry room floor
- Stainless steel appliances
- Gas fireplace

EXTERIOR

- Hardie siding and Hardie trim
- Pella 350 Series Low-E glass windows with hurricane impact glass
- Aluminum standing seam metal roof
- Copper flashing
- Exposed rafter tails
- Covered front porch and screened back porch
- Cart garage
- Outdoor shower

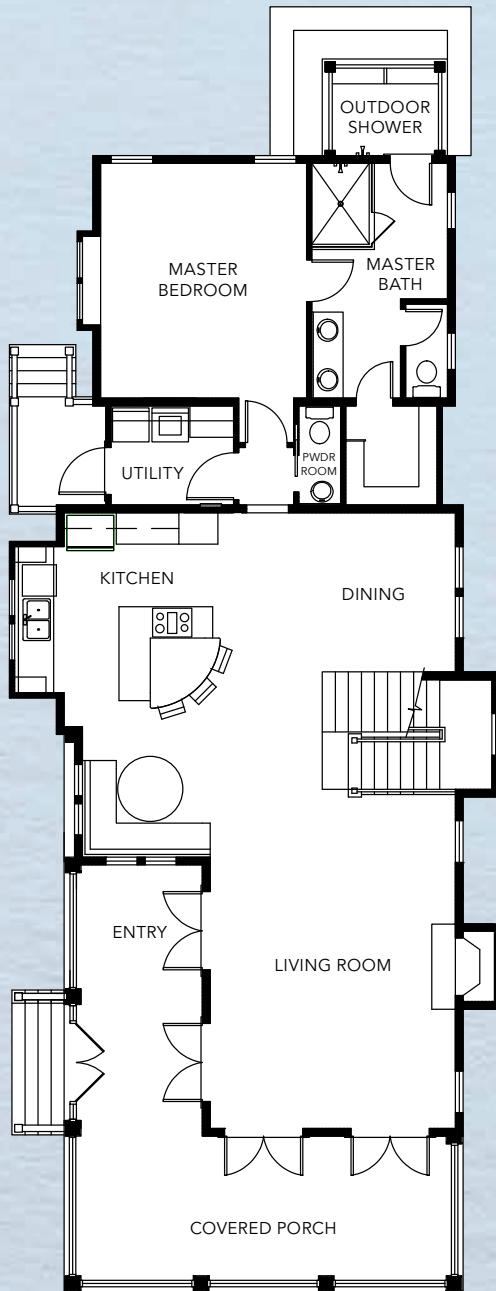
Angelou Cottage | 801 FEDERAL ROAD



"Everything in the universe has a rhythm, everything dances." — MAYA ANGELOU

Located on a beautiful corner homesite, a short walk to East Beach, this spacious home offers plenty of room for large families, with four bedrooms and a sleeping porch. You'll love the white oak flooring throughout the living areas and bedrooms, along with the distinctive double porches. The kitchen is made for entertaining, with a roomy island with ample bar seating and a comfortable built-in banquette. Two master bedrooms, one downstairs and one upstairs, provide ample privacy and room for family and guests.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



ANGELOU HOME DETAILS

Approx. 2,253 heated square feet
4 Bedrooms, 3-1/2 Baths, Sleeping Porch

INTERIOR

- 10' ceilings in main living space on first floor, 9' ceilings on second floor, 8' solid core Masonite interior doors on both floors
- 3-1/4" random length #2 grade white oak flooring in living room, dining room, kitchen, powder room, master bedroom and all secondary bedrooms
- 1" by 8" ship-lap wainscoting in living and dining rooms
- Beadboard in mudroom/laundry room and powder room
- Custom cabinetry
- Quartz counter tops in kitchen and baths
- Designer tile on kitchen backsplash, master bath floor and shower, secondary bathroom floors and mud room/laundry room floor
- Stainless steel appliances
- Gas fireplace

EXTERIOR

- Hardie siding and Hardie trim
- Pella 350 Series Low-E glass windows with hurricane impact glass
- Aluminum standing seam metal roof
- Copper flashing
- Exposed rafter tails
- Double porches
- Sleeping porch
- Cart garage
- Outdoor shower

Warren Estate | 203 PORTSMOUTH WAY



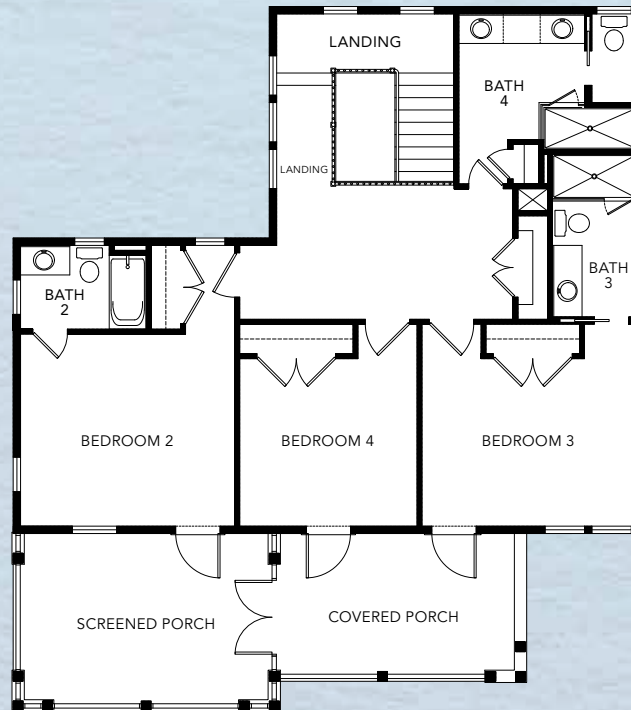
"Tell me a story of deep delight." — ROBERT PENN WARREN

With its upstairs and downstairs screened and covered porches, the Warren Estate is designed for outdoor living. At more than 2,800 square feet, this well-designed plan provides generous space for large families. The roomy great room, dining room and kitchen are made open and airy by more than a dozen windows bringing in natural light. Special details like ship-lap wainscoting and 10' ceilings downstairs add charm. A downstairs master bedroom enjoys its own covered porch and deck. Upstairs you'll find three bedrooms, each with its own porch access, and three full baths.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



WARREN HOME DETAILS

Approx. 2,816 heated square feet
4 Bedrooms, 4-1/2 Baths

INTERIOR

- 10' ceilings on first floor, 9' vaulted ceilings on second floor, 8' solid core interior doors on both floors
- 3-1/4" random length #2 grade white oak flooring in downstairs living areas and kitchen, downstairs master bedroom, upstairs landing and upstairs bedrooms
- Ship-lap wainscoting in living and dining rooms
- Custom cabinetry in kitchen and all baths
- Quartz counter tops in kitchen and baths
- Designer tile on kitchen backsplash, master bath floor and shower, secondary bath floors and tub/showers and laundry/pantry room floor
- Stainless steel appliances
- Gas fireplace

EXTERIOR

- Hardie siding and Hardie trim
- Pella 350 Series Low-E glass windows with hurricane impact glass
- Aluminum standing seam metal roof
- Copper flashing
- Exposed rafter tails
- Covered and screened front porches, covered back porch and deck
- Cart garage

McCullers Estate | 200 PORTSMOUTH WAY



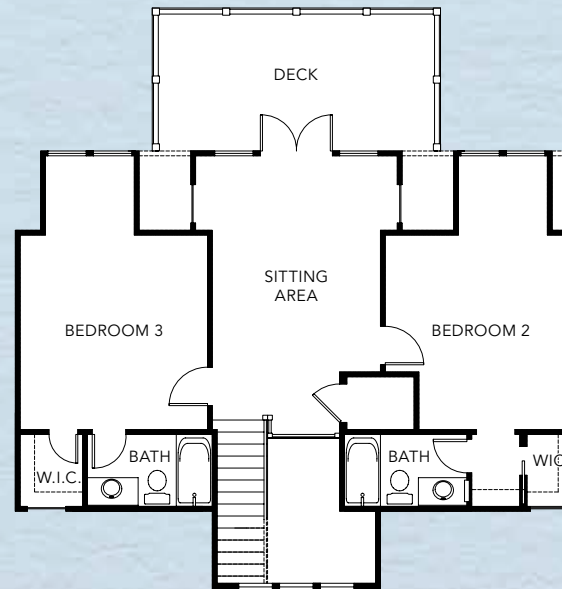
"They are the we of me." — CARSON MCCULLERS

With interconnected living, kitchen and dining areas opening onto both a covered back porch and screened porch, the McCullers Estate represents one of the most functional and appealing plans ever released for sale in Cape Fear Station. Downstairs, the sizable master bedroom opens onto the covered back porch. Upstairs, two bedrooms, each with its own bath, share a large sitting area and a second story deck, perfect for sunning and enjoying views of the treetops. White oak flooring throughout, quartz countertops and ship-lap accents complete the picture.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



MCCULLERS HOME DETAILS

Approx. 2,506 heated square feet
3 Bedrooms, 3-½ Baths

INTERIOR

- 10' ceilings on first floor, 9' ceilings on second floor, 8' solid core interior doors on both floors
- 3-¼" random length #2 grade white oak flooring in downstairs living areas and kitchen, downstairs master bedroom, and upstairs bedrooms and sitting area
- Ship-lap wainscoting in living room and dining room
- Custom cabinetry in kitchen and all baths
- Quartz counter tops in kitchen and baths
- Designer tile on kitchen backsplash, master bath floor and shower, secondary bath floors and tub/shower and utility/laundry room floor
- Stainless steel appliances

EXTERIOR

- Hardie siding and Hardie trim
- Pella 350 Series Low-E glass windows with hurricane impact glass
- Aluminum standing seam metal roof
- Copper flashing
- Exposed rafter tails
- Covered, open and screened porches
- Cart garage

Tyler Estate | 202 PORTSMOUTH WAY



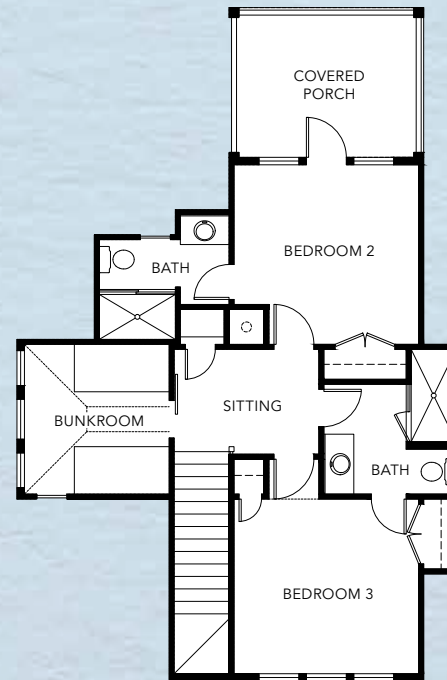
"I read so I can live more than one life in more than one place." — ANNE TYLER

At the Tyler Estate, an inviting covered porch spans the entire front of the house, while a wide screened porch extends along the back and connects directly to the first-floor master bedroom. The open concept living area includes a fireplace at one end and a well designed kitchen at the other, making entertaining a pleasure. Upstairs, two bedrooms and a bunkroom provide ample space for extended family or friends. Interior details include 10' ceilings on the first floor, white oak flooring to withstand sandy feet and provide character, and ship-lap detailing.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYLER HOME DETAILS

Approx. 2,609 heated square feet
3 Bedrooms, plus Bunkroom, 3 ½ Baths

INTERIOR

- 10' ceilings on first floor, 9' ceilings on second floor, 8' solid core interior doors on both floors
- 3-¼" random length #2 grade white oak flooring in downstairs living areas and kitchen, downstairs den, downstairs master bedroom and upstairs bedrooms
- Gas fireplace in living room
- Ship-lap wainscoting in living room and dining room
- Custom cabinetry in kitchen and all baths
- Quartz counter tops in kitchen and baths
- Designer tile on kitchen backsplash, master bath floor and shower, secondary bath floors and tub/shower and utility/laundry room floor
- Stainless steel appliances

EXTERIOR

- Hardie siding and Hardie trim
- Pella 350 Series Low-E glass windows with hurricane impact glass
- Aluminum standing seam metal roof
- Copper flashing
- Exposed rafter tails
- Covered and screened porches
- Outdoor shower
- Cart garage

Frazier Estate | 196 PORTSMOUTH WAY



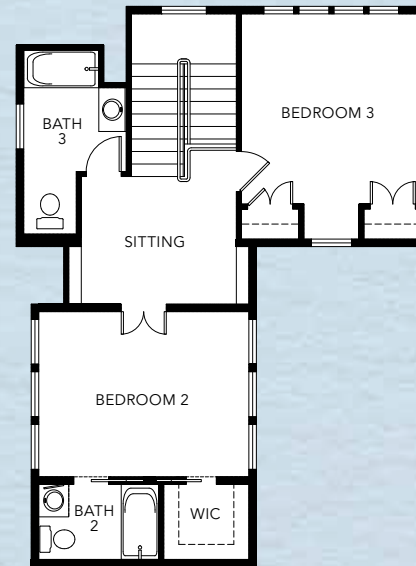
“Claim your space. Draw a circle of light around it. Don’t just survive. Celebrate.” — CHARLES FRAZIER

The Frazier Estate’s L-shaped design takes full advantage of its gorgeous homesite by wrapping around a specimen live oak tree. The downstairs is full of character, with unexpected touches like a cozy library complete with a fireplace, and a reading/sitting area off the master bedroom. The kitchen faces a courtyard with the grand live oak at its center. The roomy living and dining areas are flooded with light from high dormers. Two additional bedrooms and full baths are upstairs. Quartz counters, a fireplace and ship-lap wainscoting provide other nice touches.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



FRAZIER HOME DETAILS

Approx. 2,581 heated square feet
3 Bedrooms, 3-1/2 Baths

INTERIOR

- 10' ceilings on first floor, 9' vaulted ceilings on second floor, 8' solid core interior doors on both floors
- 3-1/4" random length #2 grade white oak flooring in downstairs living areas and kitchen, downstairs master bedroom, and upstairs bedrooms
- Ship-lap wainscoting in living and dining rooms
- Custom cabinetry in kitchen and all baths
- Quartz counter tops in kitchen and baths
- Designer tile on kitchen backsplash, master bath floor and shower, secondary bath floors and tub/showers and laundry/pantry room floor
- Stainless steel appliances
- Gas fireplace

EXTERIOR

- Hardie siding and Hardie trim
- Pella 350 Series Low-E glass windows with hurricane impact glass
- Aluminum standing seam metal roof
- Copper flashing
- Exposed rafter tails
- Covered front porch and back porch
- Cart garage

Walker Estate | 194 PORTSMOUTH WAY



“Look closely at the present you are constructing; it should look like the future you are dreaming.” — ALICE WALKER

Located on a beautiful corner homesite, the Walker Estate offers an open floorplan with spacious kitchen, living and dining areas connecting to a wide wraparound covered porch and a roomy screened porch for year-round outdoor entertaining. The first-floor bedroom accommodates additional guests or would make an ideal home office/study with its built-in bookcases and bench window seat. Upstairs, a huge master suite and two additional bedrooms provide ample sleeping accommodations, while an open deck presents a perfect spot for stargazing.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



WALKER HOME DETAILS

Approx. 2,537 heated square feet
4 Bedrooms, 3 Baths

INTERIOR

- 10' ceilings on first floor, 9' ceilings on second floor, 8' solid core interior doors on both floors
- 3-1/4" random length #2 grade white oak flooring in downstairs living areas and kitchen, downstairs study/bedroom, and upstairs bedrooms
- Gas fireplace in great room
- Ship-lap wainscoting in great room and dining room
- Custom cabinetry in kitchen and all baths
- Quartz counter tops in kitchen and baths
- Designer tile on kitchen backsplash, master bath floor and shower, secondary bath floors and tub/shower and utility/laundry room floor
- Stainless steel appliances

EXTERIOR

- Hardie siding and Hardie trim
- Pella 350 Series Low-E glass windows with hurricane impact glass
- Aluminum standing seam metal roof
- Copper flashing
- Exposed rafter tails
- Covered, open and screened porches
- Cart garage
- Outdoor shower

Hurston Estate | 198 PORTSMOUTH WAY



“Love is like the sea. It takes its shape from the shore it meets, and it’s different with every shore.” — ZORA NEALE HURSTON

The handsome Hurston Estate commands a stately presence with its wide double porches. The light-filled open floorplan features a fireplace and connects to a spacious “Carolina Room.” White oak flooring throughout the home is both beautiful and durable. The Hurston plan offers two master bedrooms—one downstairs and one upstairs—perfect for when extended family or friends visit. The downstairs master opens unto a private screened porch, while the upstairs master opens to a covered porch and deck. Quartz counter tops can be found in the kitchen and baths.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



HURSTON HOME DETAILS

Approx. 2,719 heated square feet
3 Bedrooms, 3-1/2 Baths

INTERIOR

- 10' ceilings on first floor, 9' vaulted ceilings on second floor, 8' solid core interior doors on both floors
- 3-1/4" random length #2 grade white oak flooring in downstairs living areas and kitchen, downstairs master bedroom, upstairs loft and upstairs bedrooms
- Ship-lap wainscoting in living and dining rooms
- Custom cabinetry in kitchen and all baths
- Quartz counter tops in kitchen and baths
- Designer tile on kitchen backsplash, master bath floor and shower, secondary bath floors and showers and laundry room floor
- Stainless steel appliances
- Gas fireplace

EXTERIOR

- Hardie siding and Hardie trim
- Pella 350 Series Low-E glass windows with hurricane impact glass
- Aluminum standing seam metal roof
- Copper flashing
- Exposed rafter tails
- Covered and screened front porches, covered back porch and deck
- Cart garage
- Outdoor shower

THE DEVELOPMENT & DESIGN TEAM

Thoughtful land planning, outstanding architecture and quality construction come together in Cape Fear Station on Bald Head Island, recently named the *Southern Living* Inspired Community of the Year.



Bald Head Island's distinctive sense of place, classic coastal architecture, family-friendly atmosphere, and protected natural environment are a direct extension of the values of its developer and land planner, Bald Head Island Limited. Since 1983, the company, owned by the George P. Mitchell Family, has been entrusted with the stewardship and development of this remarkable cape island. The *Southern Living* Inspired Community at Cape Fear Station represents the culmination of Bald Head Island Limited's vision: To create a viable premier island community where people may live in harmony with nature and each other.



Allison Ramsey Architects is a talented and energetic team of designers based out of Beaufort, S.C. Known for their Lowcountry-inspired home plans and their Carolina Inspirations plan book, Allison Ramsey Architects provides a wide range of services, from single family homes to commercial mixed-use; design concepts to construction; from the scale of the building to the scale of the neighborhood. Beyond architectural design, they provide development consultation, Traditional Neighborhood Development implementation, and town planning services.



The *Southern Living* Inspired Community's highly regarded builder is Whitney Blair Custom Homes, two-time winner of the *Southern Living* Custom Builder of the Year award. Founded in 1983, the firm specializes in Southern vernacular design and construction on the southeastern coast of the Carolinas. Their role is to balance function and form with timeless exterior and interior designs to achieve a client's vision, while ensuring the home is energy and environmentally efficient. Clients look to them for individual service and exceptional quality, and they consistently require and deliver the same.

To learn more about the *Southern Living* Inspired Community at Cape Fear Station, contact Bald Head Island Limited Real Estate Sales today.

Renderings, specifications and floor plans shown are approximate and are subject to change without notice at the discretion of the developer.



BALD HEAD ISLAND LIMITED
REAL ESTATE SALES



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