



Welcome to Tall Ships Landing, a new home community located off Myrtle Grove Road. A wonderful neighborhood nestled among the landscape of the Southern coasts' most treasured trees and just off the Intracoastal Waterway. This neighborhood offers large lots, beautiful natural areas and six floor plans

beginning in the low \$200,000s.

Close to Monkey Junction and within 10 minutes of Carolina Beach, you can easily find all your living needs nearby. If you would like a new home with more private outdoor living space with a lovely backdrop of live oaks and a serene setting, this is the place for you!

Directions:

South on College Road towards Monkey Junction. Take a left on Piner Road then right on Myrtle Grove Road. Neighborhood will be on your left.

**For more information contact
Keith Beatty @ 910.509.1924 or 910.232.4503.**



Danforth Plan



Ashton Plan



Jefferson Plan

Building by:





STANDARD FEATURES

EXTERIORS

- ◆ 30 year architectural shingles
- ◆ Low maintenance vinyl siding
- ◆ Vinyl tilt windows with screens
- ◆ 120 square foot patio in rear, walkway in front
- ◆ Double car concrete driveway
- ◆ 2 Flood lights
- ◆ 2-Car finished sheetrock and painted garage
- ◆ Landscaping package includes sodded front yard and seeded side and rear yards
- ◆ Covered front porch
- ◆ Shutters on front elevation
- ◆ 2 Exterior hosebibs
- ◆ Stone or brick accents

INTERIORS

- ◆ Laminate floors in foyer, vinyl floors in kitchen, breakfast nook, bathrooms and laundry
- ◆ Stain resistant carpet with 8 lb pad in bedrooms, stairway, great room, dining room and bonus room
- ◆ Smooth painted ceilings and walls
- ◆ Vault or tray ceiling in master bedroom (per plan)
- ◆ Brushed chrome finishes on hardware
- ◆ Composite 6-panel front door
- ◆ Schlage® doorknobs and deadbolts on front and rear doors
- ◆ 2-panel interior doors
- ◆ Sliding back door or full view glass door
- ◆ Vented closet shelving
- ◆ Ceiling fans in master bedroom, great room and pre-wired in other bedrooms and bonus room
- ◆ Phone jacks in kitchen, all bedrooms and bonus room
- ◆ Cable TV wired in living room, all bedrooms and bonus room
- ◆ Optional security system with one motion detector and keypad
- ◆ 4 1/2" base molding
- ◆ 2 1/4" casing on doors and windows
- ◆ Low E vinyl windows

KITCHEN

- ◆ Laminate countertops
- ◆ 42" cabinets
- ◆ Stain finish on cabinetry
- ◆ Moen® plumbing faucets
- ◆ Recessed icemaker water line connection
- ◆ Pantry (per plan)
- ◆ Stainless steel GE® smooth top, self cleaning range
- ◆ Stainless steel GE® dishwasher
- ◆ Stainless steel GE® microwave
- ◆ Garbage disposal

BATHROOMS

- ◆ Shower and separate soaker tub in master bath
- ◆ Optional glass shower door in master bath
- ◆ Raised double vanity bowl in master bath
- ◆ Designer brushed chrome plumbing fixtures
- ◆ Obscured glass fixed window over soaker tub in master bath
- ◆ Elongated toilets

ENERGY SAVING FEATURES

- ◆ 50 gallon hot water heater
- ◆ 13 seer Carrier® heat pump
- ◆ 200 amp electrical service
- ◆ R30 insulation in ceilings
- ◆ R13 insulation in walls
- ◆ GFI receptacles to meet code

ASSURANCE OF QUALITY AND SERVICE

- ◆ Pre-closing walk-through with builder
- ◆ 10 Year structural and 1 year interior warranties

INCLUDED FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE
APPROVED MARCH 2011

For more information please call Keith Beatty

Office: 910.509.1924

Mobile: 910.232.4503



Available Plans	Square Feet	Price
The Ashton	2,241	\$219,900
The Danforth	2,245	\$223,900
The Jefferson	2,172	\$221,900
The Beaufort	2,404	\$238,900
The Newbridge	2,488	\$239,900
The Savannah	2,700	\$249,900
The Morehead	2,670	\$249,900

Keith Beatty - Listing Agent

Call for more information:

Office: 910.509.1924

Mobile: 910.232.4503

www.wilmingtonNChomefinder.com

Keith Beatty
NEW HOME
SALES & MARKETING


Intracoastal
REALTY CORPORATION
Experience the Exceptional

Inventory as of June 15, 2011

1612 Tall Ships Lane (Lot 37) 5 Bdr, 2.5 Baths + Loft 2670 Sqft \$259,900 SOLD!

The Morehead floor plan by Blanton Builders is a spacious 2 level home at an unbeatable price. The home features a downstairs master suite with double vanity sinks and a separate soaking tub. Four additional bedrooms are located upstairs with a loft. This plan also boasts a front porch and a 2 car garage. This particular home has been upgraded with granite countertops, a vacuum system, and much more!

1615 Tall Ships Lane (Lot 1) 3 Bed, 2.5 Baths + Loft 2245 Sqft \$219,900 SOLD!

The Danforth floor plan by Hardison Building Company is a wonderful 2 level home with a large kitchen and breakfast nook. It boasts a master suite with a garden tub and double vanity sinks. The home has 2 additional bedrooms, a loft and a 2 car garage.

1616 Tall Ships Lane (Lot 36) 4 Bed, 2.5 Baths 2172 Sqft \$221,900

The Jefferson floor plan by Hardison Building Company features a large kitchen with a formal dining room. The master suite with separate soaking tub is upstairs, along with 3 additional bedrooms (one of which could be used as a loft/play room). This home also has a patio, front porch and a 2 car garage.

1620 Tall Ships Lane (Lot 35) 4 Bed, 2.5 Baths + Bonus Room 2700 Sqft \$249,900

The Savannah floor plan by Blanton Builders is a wonderful 3 level home with abundant living space. It boasts a master suite with a garden tub and double vanity sinks, 3 additional bedrooms, one of which could be used as a study room. This home also offers a 3rd level bonus room and a 2 car garage!

1621 Tall Ships Lane (Lot 2) 4 Bed, 2.5 Baths + Bonus Room 2488 Sqft \$239,900

The Newbridge floor plan by Blanton Builders is an open plan with a front porch and a 2 car garage. The master suite and 2nd bedroom are located downstairs. The master suite includes a large walk-in closet, double vanity sinks and a garden tub. An additional bedroom, bonus room, bathroom, study area and storage are located upstairs.

1624 Tall Ships Lane (Lot 34) 4 Bed, 2.5 Baths 2241 Sqft \$219,900 SOLD!

The Ashton floor plan by Hardison Building Company is an open plan with a front porch, patio and a 2 car garage. The master suite and 3 additional bedrooms are located upstairs. The master bath has double vanity sinks, separate soaking tub and a large walk-in closet.

1629 Tall Ships Lane (Lot 4) 3 Bed, 2.5 Baths + Loft 2245 Sqft \$223,900

The Danforth floor plan by Hardison Building Company is a wonderful 2 level home with a large kitchen and breakfast nook. It boasts a master suite with a garden tub and double vanity sinks. The home has 2 additional bedrooms, a loft and a 2 car garage.

1636 Tall Ships Lane (Lot 31) 3 Bed, 2.5 Baths + Loft 2245 Sqft \$223,900

The Danforth floor plan by Hardison Building Company is a wonderful 2 level home with a large kitchen and breakfast nook. It boasts a master suite with a garden tub and double vanity sinks. The home has 2 additional bedrooms, a loft and a 2 car garage.

Keith Beatty - Listing Agent

Call for more information:

Office: 910.509.1924

Mobile: 910.232.4503

www.wilmingtonNChomefinder.com



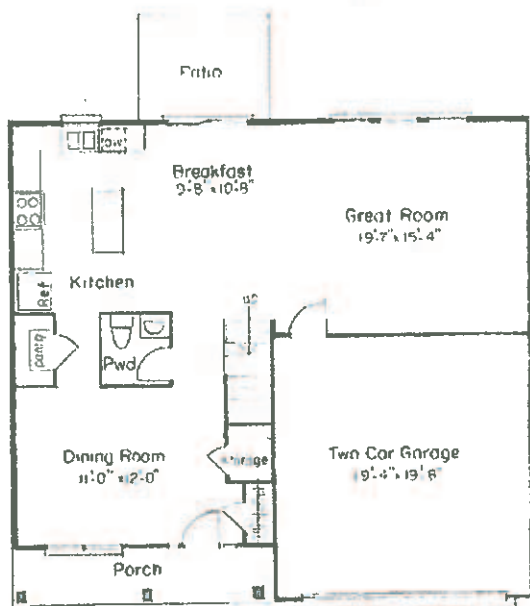


The Jefferson
2172 Sq Ft

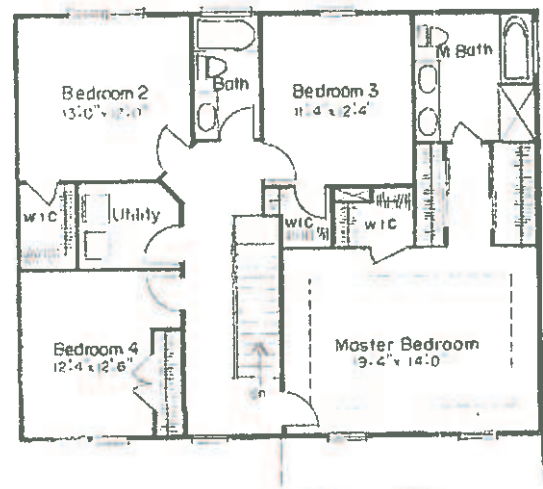




The Ashton 2241 Sq Ft



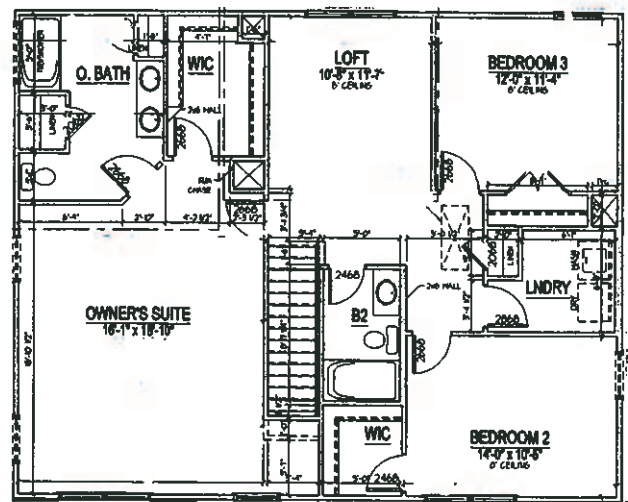
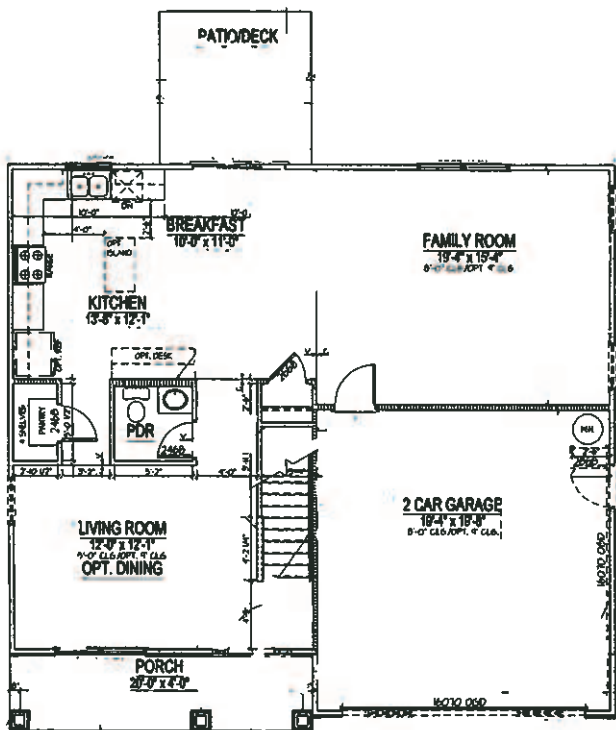
First Level



Second Level



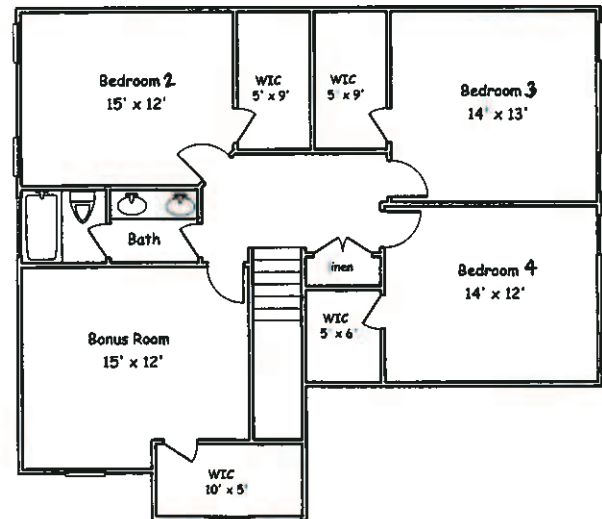
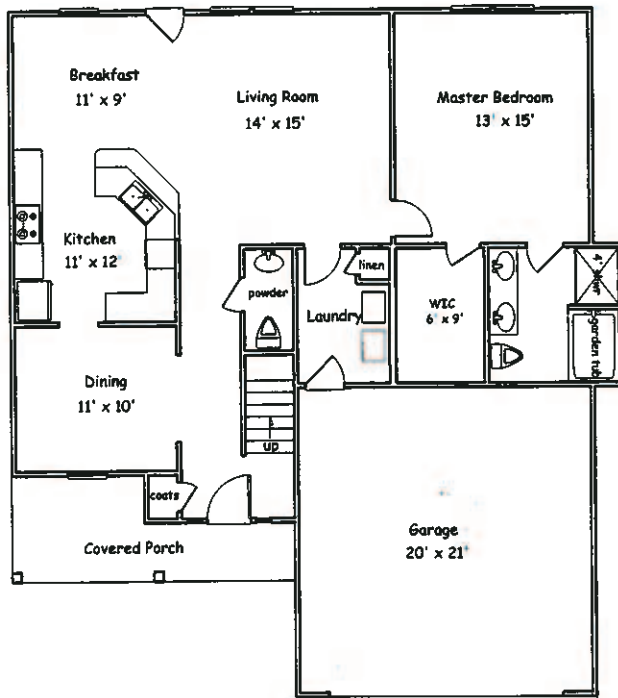
The Danforth 2245 Sq Ft





The Beaufort

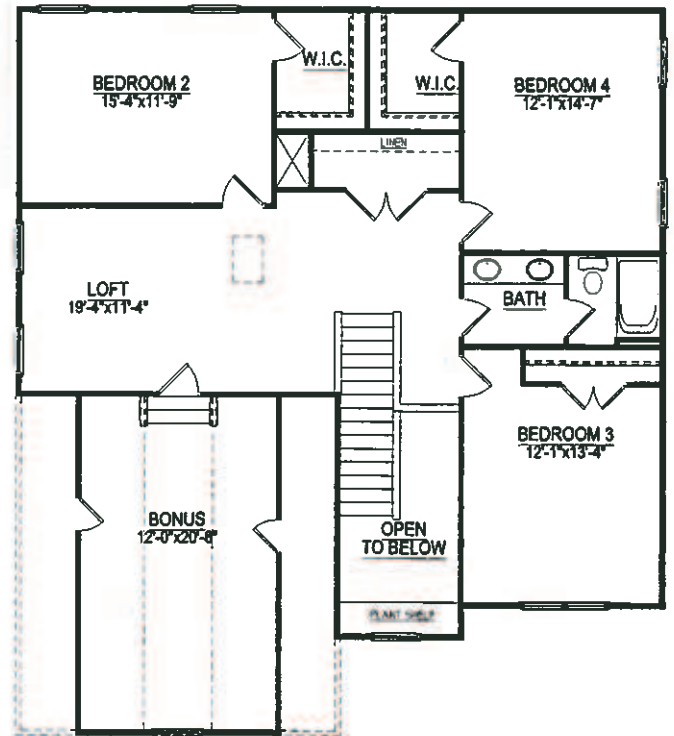
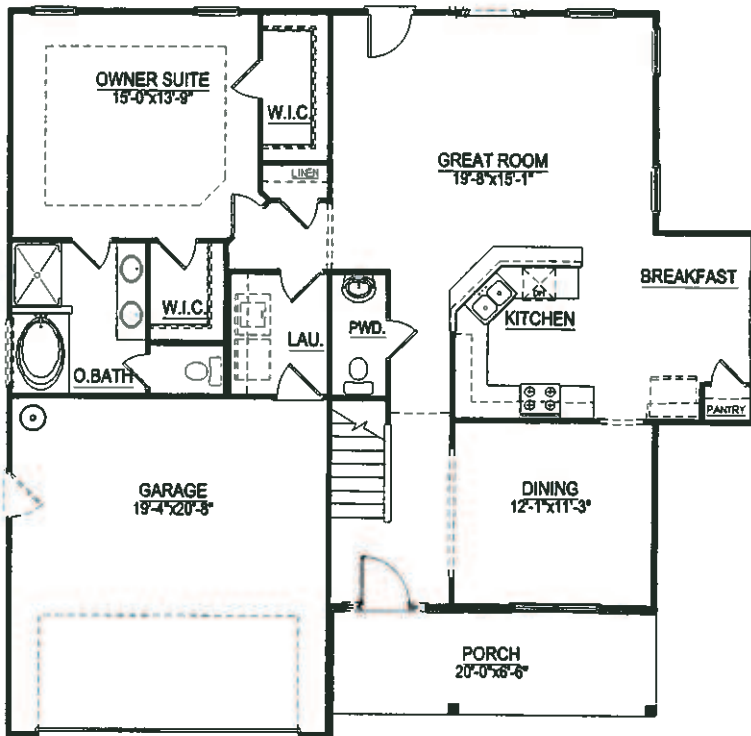
2404 Sq Ft



2nd Floor

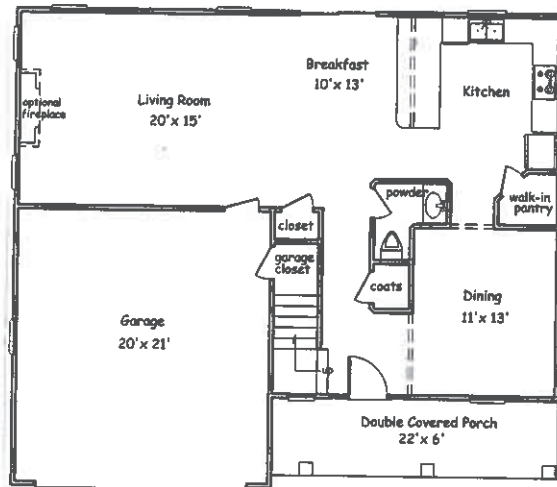


The Morehead
2670 Sq Ft

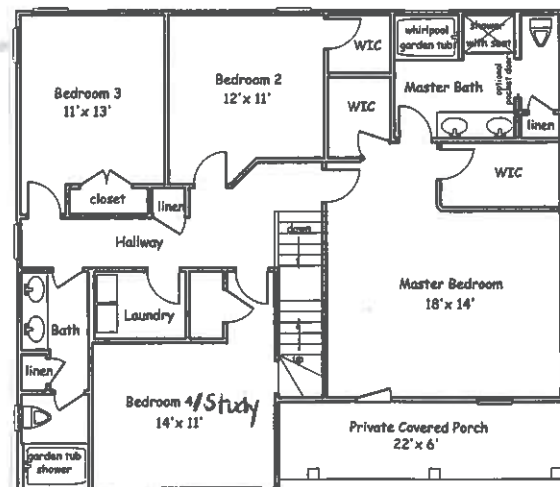




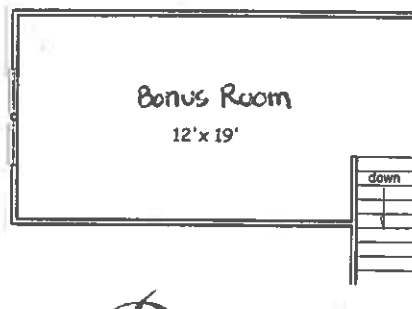
The Savannah 2700 Sq Ft



1st Floor

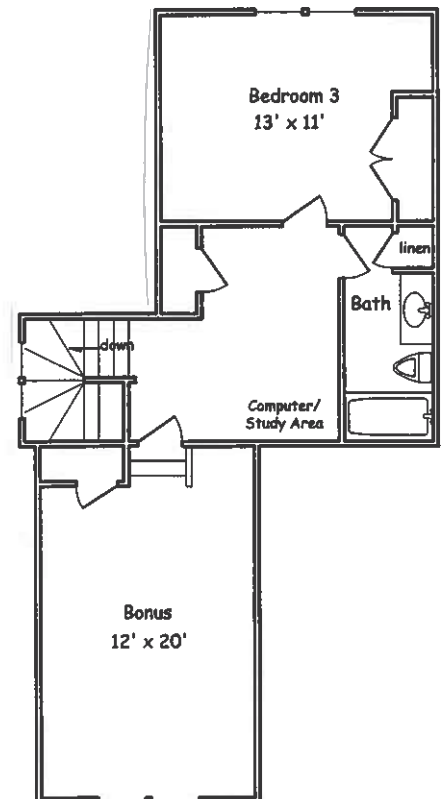
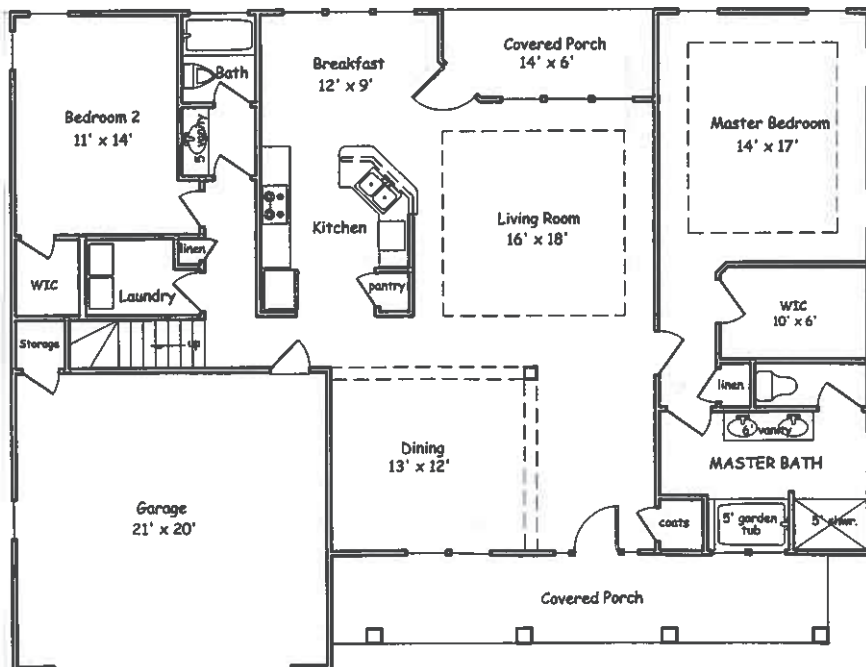


2nd Floor





The Newbridge 2488 Sq Ft



SOLD

**TALL SHIPS
LANDING**



Keith Beatty
NEW HOME
SALES MARKETING



Intracoastal
REALTY CORPORATION
Excellence in Real Estate