



## WILLOW GLEN

*Welcome to Willow Glen, a coastal community situated along the award-winning Beau Rivage golf course in Wilmington, NC. This new community features an exceptional collection of custom-built homes in a scenic and serene setting.*

*Conveniently located just minutes away from the Cape Fear Coast's greatest treasures, you can spend your days relaxing on the beach, playing championship golf, or strolling through historic downtown Wilmington's shops and museums. Then escape to Willow Glen, a peaceful haven tucked away amid lush fairways, towering pines and rolling hills.*

*Willow Glen, with its Southern charm, is the perfect place to call home.*

**Homes starting in the mid \$300s!**

### **DIRECTIONS:**

*College Road South towards Monkey Junction. Right on Sanders Road. Neighborhood will be on your left.*

**No city property taxes!**

**Five unique floor plans!**



*Community Clubhouse*

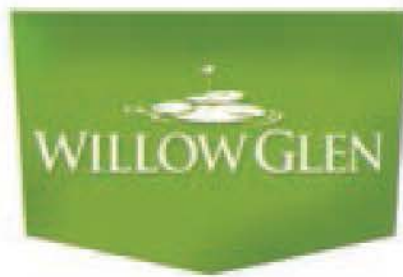


*Community Pool*

**[www.willowglenNC.com](http://www.willowglenNC.com)**

**Visit our website or call for more information:**

**Jen Baldinelli @ 910.398.7676**



### **Inventory as of April 4, 2012**

**6026 Willow Glen Drive (Lot 3) 3 Bed, 2.5 Baths 2232 Sqft \$367,000**

The St. Andrews floor plan by South Atlantic Homes is an open plan with a front porch, screened porch and a two car garage. The master suite includes double vanity sinks, garden tub and a very spacious walk-in closet. Other features include hardwoods throughout living areas, stainless steel appliances, granite countertops, a formal dining room and a breakfast room. This home is situated on the largest lot in the neighborhood with golf course and pond views!

**6030 Willow Glen Drive (Lot 4) 3 Bed, 3.5 Baths 2689 Sqft \$396,000**

The Turnberry floor plan by South Atlantic Homes is an elaborate two story home with a grand kitchen and breakfast room. It boasts a master suite with a garden tub, Jack and Jill vanities and an expansive walk-in closet. The home has 2 additional bedrooms downstairs, a bonus room + bathroom upstairs, a two car garage and a screened porch! This home is proposed construction.

**6034 Willow Glen Drive (Lot 5) 3 Bed, 2.5 Baths + Study 2419 Sqft \$392,500**

The Preswick floor plan by South Atlantic Homes is a wonderful custom home nestled on a great lot overlooking the golf course. The large kitchen with center island and breakfast nook, oversized family room and formal dining room make this home great for entertaining! It boasts a master suite with a garden tub, double vanity sinks and large walk-in closet. The home has two additional bedrooms, a study and a screened porch.

**6031 Willow Glen Drive (Lot 77) 4 Bed, 3.5 Baths 2991 Sqft \$402,000**

The Carnoustie floor plan by South Atlantic Homes is a beautiful two story home with an open, inviting floor plan. Entertain in the designer kitchen, great room and large breakfast area then venture out to the screened porch for fresh air and a view of the golf course. This home features an abundance of large windows for maximum natural lighting, a master suite and two additional bedrooms downstairs. Upstairs you will find a spacious bonus room, bathroom and fourth bedroom. This home is proposed construction.

**Call for more information:  
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910.398.7676**

**[www.willowglenNC.com](http://www.willowglenNC.com)**

**Keith Beatty**  
**NEW HOME**  
**SALES & MARKETING**



**Intracoastal**  
**REALTY CORPORATION**  
*Experience the Exceptional*





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## STANDARD DESIGN FEATURES

**EXTERIOR:** Hardi plank exteriors customized with brick or stone accents. Brushed picture frame concrete driveway. Welcoming entryway with a rocking chair, covered front porch. Each home offers a complete gutter package and a screened porch.

**LANDSCAPING:** Complete landscaping package includes sodded lawn and zoned irrigation. Landscaping will wrap exterior of home for complete panoramic attractiveness.

**ROOFING:** CertainTeed Landmark, 30 year architectural shingles.

**GARAGE:** Oversized 2-car garage with painted, finished drywall. Automatic carriage-style doors with 2 remote openers.

**EXTERIOR WINDOWS:** Low maintenance, Low E vinyl, double hung, tilt-in windows; screens included.

**PRE-WIRED TECHNOLOGY:** High tech OnQ cable TV wiring system in living room, all bedrooms and bonus room (per plan). All cable & phone outlets installed with SMURF conduit piping for future advanced technology. Phone jacks installed in kitchen, all bedrooms and bonus room (per plan).

**KITCHEN:** Designer kitchen complete with granite countertops and stained finish 42" cabinetry. Color selections of your choice. Ample upper and lower cabinet space + pantry (per plan). Recessed icemaker water line connection. Moen plumbing fixtures.

**APPLIANCES:** Stainless steel GE appliance package to include smooth top, self cleaning oven/range, built-in microwave, energy efficient dishwasher and 1/2 horsepower garbage disposal.

**ELECTRICAL:** 200 amp electrical service. Designer lighting package to include recessed lights, accent lights and finishes of your choice. Interior lighting controlled by flat paddle switches. Multiple-speed ceiling fans in master bedroom, great room and pre-wired in other bedrooms/bonus room (per plan).

**HVAC:** Energy efficient 13 seer Carrier heat pump + central air. Separate zoning for bonus room (per plan).

**BATHROOMS:** Ceramic tiled shower with glass door and separate soaker tub with tile accents in master bath. Comfort height vanities in all bathrooms and powder rooms. Double sink bowls in master bath. Designer Moen plumbing fixtures. Decorative obscured glass window above soaker tub in master bath designed with your privacy in mind. Granite countertops in master bath, cultured marble countertops in guest baths and powder rooms. Elongated toilets and energy efficient 50 gallon hot water heater.

**FLOORING:** Gorgeous hardwoods in all main living areas. Stain resistant carpet with 8 lb. padding in all bedrooms and bonus room (per plan). Ceramic tiled flooring in laundry and bathrooms. Color sections of your choice.

**INTERIOR:** Enjoy entertaining in open single floor living space with designer inspired color schemes and design packages. (All floor plans have a bonus room option available). Ornate, custom crown moldings. 5 1/4" base molding. 3 1/4" casing on doors and windows. Eye-catching tray ceilings in formal dining room and owner's suite (per plan). Abundance of windows throughout homes for maximum natural lighting. Living room ambiance enhanced by a vented fireplace with gas logs, ornamental mantle and hearth.

**PAINT:** Interiors feature tasteful 3-tone color palettes. Exteriors feature low maintenance, painted Hardi plank. Color sections of your choice.

**DOORS + HARDWARE:** Front entry door with sidelights/transom lights (per plan). Schlage deadbolts and doorknobs on all entry doors. Custom interior doors of your choice. Designer brushed nickel finishes on all hardware.

**INSULATION:** Cost-saving R38 insulation in ceilings (per plan) and R15 insulation in walls exceeds standard code and provides added comfort and quietness.

**QUALITY ASSURANCE:** Scheduled periodic walk-thrus with builder to ensure your complete satisfaction throughout the duration of the construction process.

INCLUDED FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE—APPROVED APRIL 2012

**\*Certain Teed, Schlage, OnQ, Moen, GE and Carrier are all Registered Trademarks\***



<b>Available Plans</b>	<b>Sq Ft</b>	<b>Price</b>
<b>The Carnoustie</b>	<b>2,197</b>	<b>\$355,000</b>
w/Bonus Room	2,719	\$382,500
w/Bonus Room + Bath	2,770	\$390,500
w/ Bonus Room + Bath + 4th Bedroom	2,991	\$402,000
<b>The Turnberry</b>	<b>2,231</b>	<b>\$359,500</b>
w/Bonus Room	2,642	\$383,000
w/Bonus Room + Bath	2,689	\$391,000
w/ Bonus Room + Bath + 4th Bedroom	2,934	\$403,500
<b>The St. Andrews</b>	<b>2,232</b>	<b>\$359,500</b>
w/Bonus Room	2,449	\$378,000
w/Bonus Room + Bath	2,504	\$386,000
<b>The Royal Troon</b>	<b>2,306</b>	<b>\$369,900</b>
w/Bonus Room	2,739	\$394,400
w/Bonus Room + Bath	2,789	\$402,400
w/ Bonus Room + Bath + 4th Bedroom	3,206	\$422,300
<b>The Preswick</b>	<b>2,419</b>	<b>\$389,000</b>
w/Bonus Room	2,714	\$406,500
w/Bonus Room + Bath	2,761	\$414,500
w/ Bonus Room + Bath + 4th Bedroom	3,056	\$429,000

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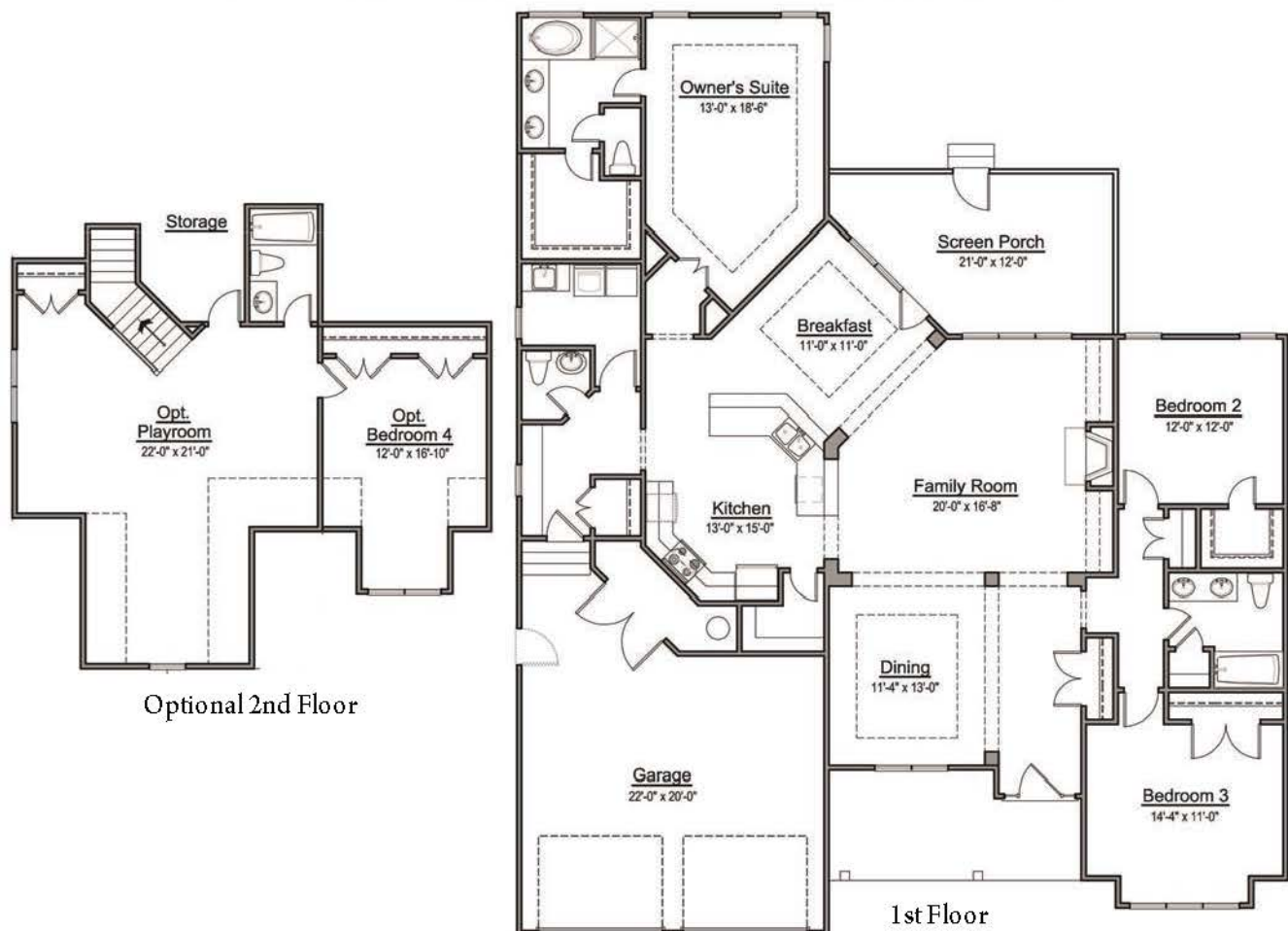
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# The Carnoustie

2197 Sq Ft

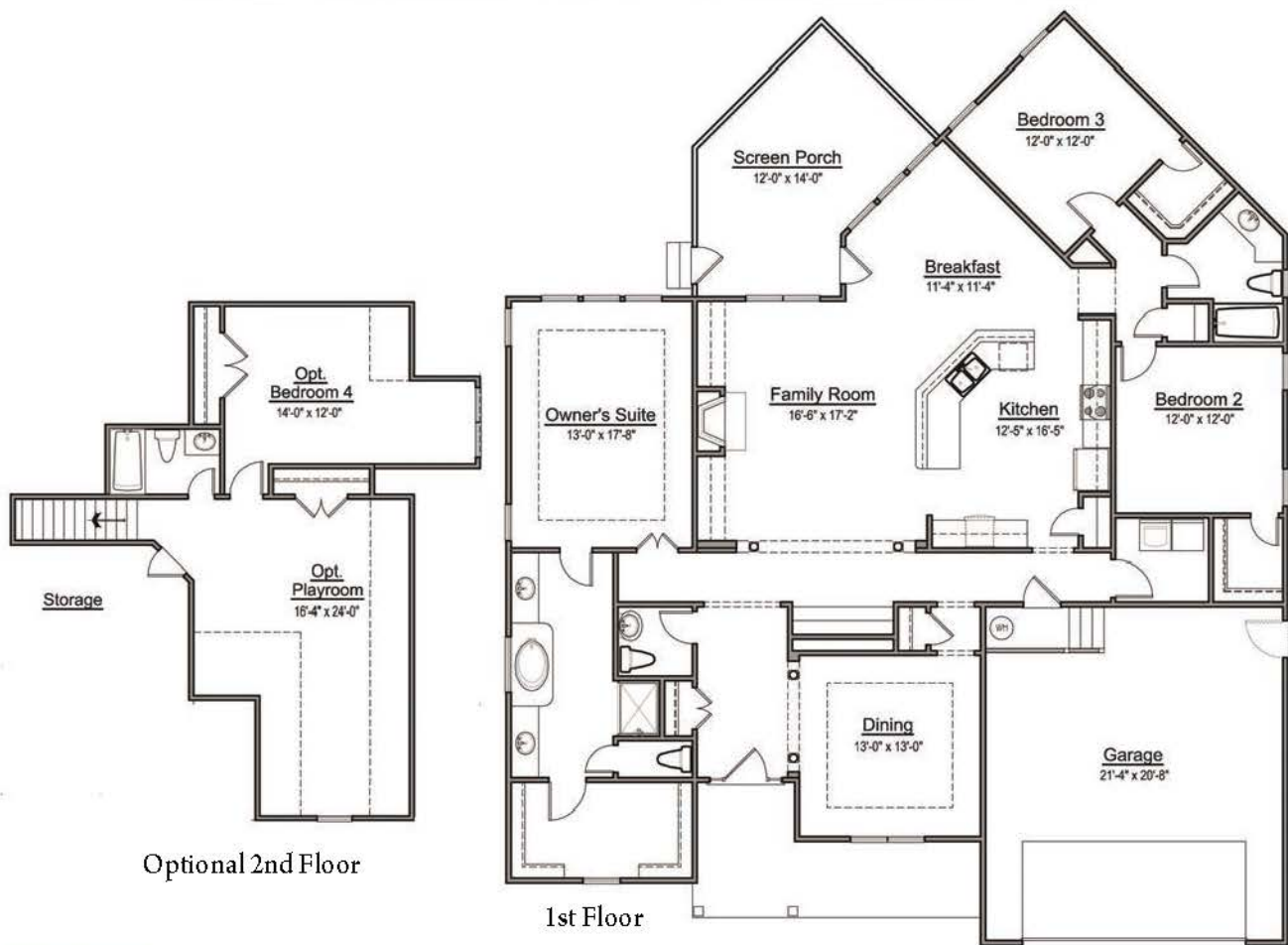


Dimensions are approximate. Pricing and plans subject to change without notice.



# The Turnberry

2231 Sq Ft



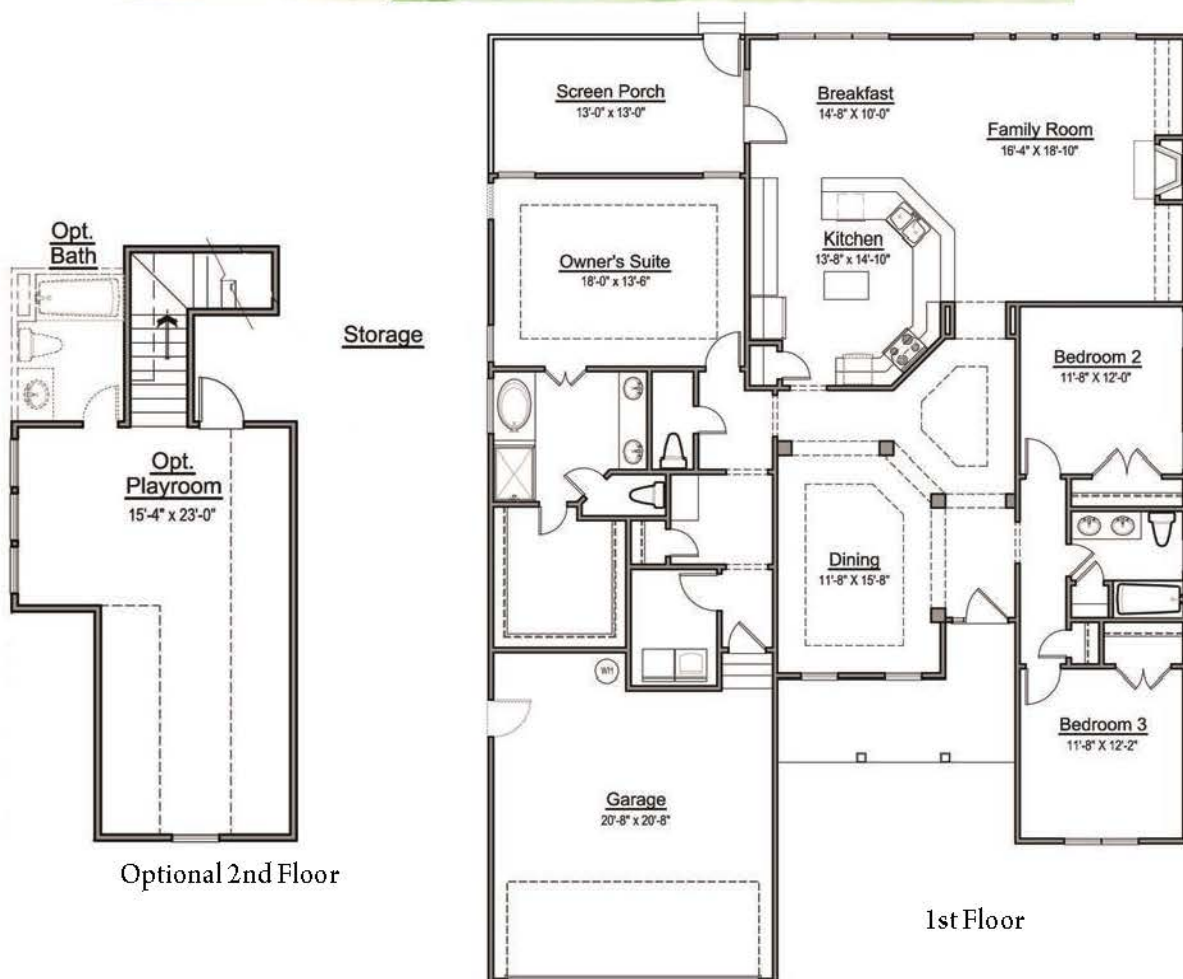
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# The St. Andrews

2232 Sq Ft

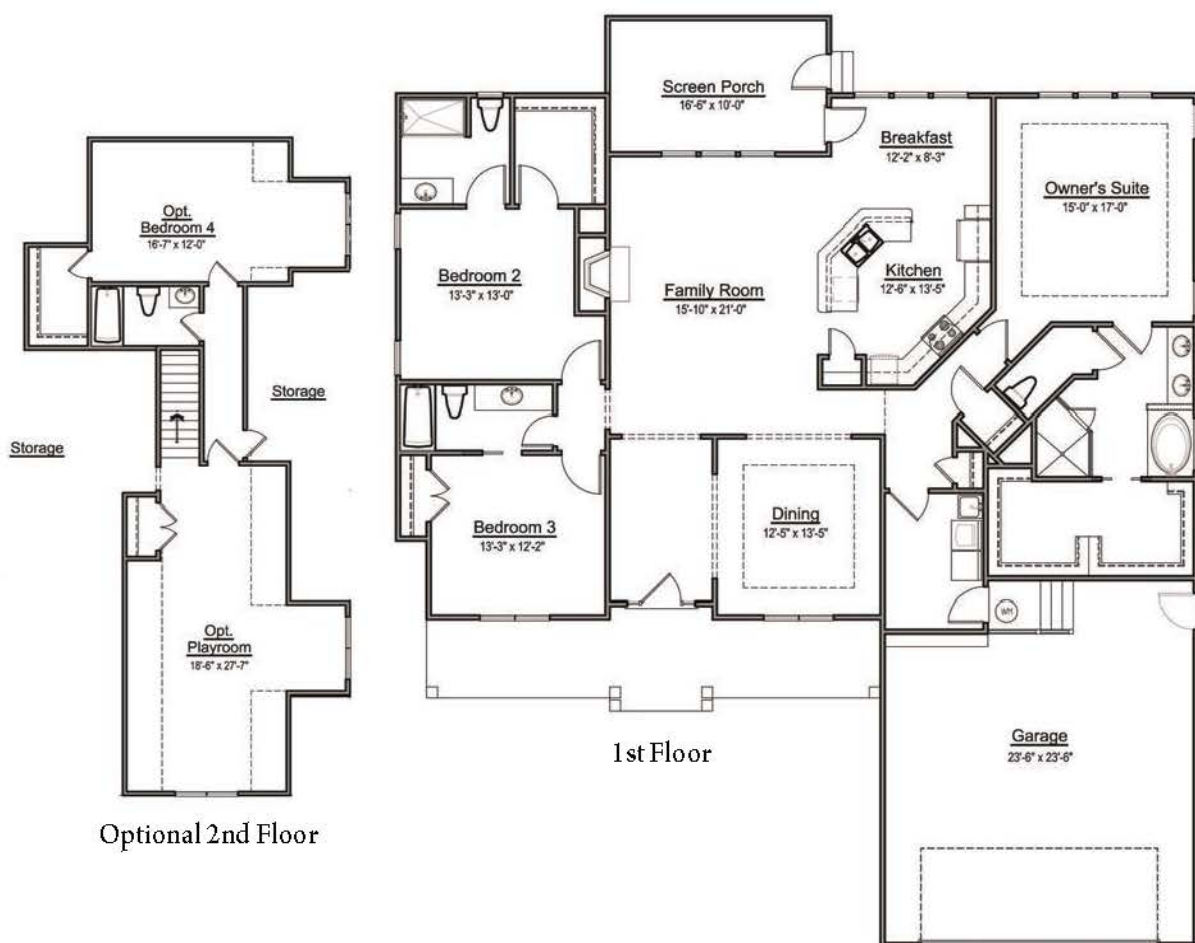


Dimensions are approximate. Pricing and plans subject to change without notice.



# The Royal Troon

2306 Sq Ft



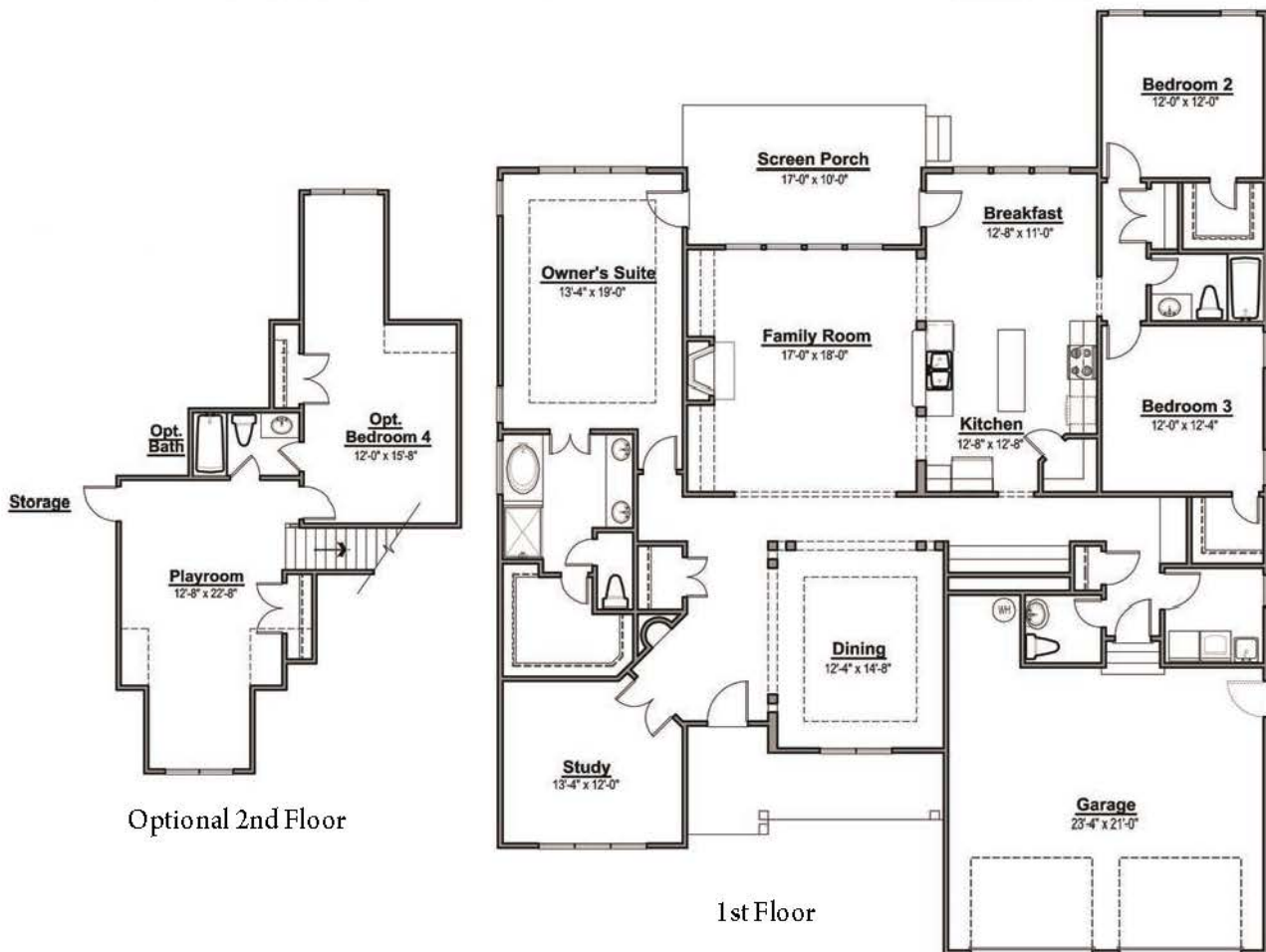
Dimensions are approximate. Pricing and plans subject to change without notice.

**South Atlantic**  
HOMES



# The Preswick

2419 Sq Ft



Dimensions are approximate. Pricing and plans subject to change without notice.



▲ To Wilmington

CAROLINA BEACH ROAD/HWY 421 NORTH

CAROLINA BEACH ROAD/HWY 421 SOUTH

▲ To Carolina Beach



Artist's conceptual rendering. Not to scale. The developer reserves the right to make changes to the site plan and its components at any time without notice.

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For more information call toll-free 1-866-218-0238 or visit [www.WillowGlenNC.com](http://www.WillowGlenNC.com)