

OCEAN RIDGE PLANTATION[®] HOMES

Location

- Sunset Beach, North Carolina
- Sunset Beach was named the number one barrier island in North Carolina.
- 35 miles to downtown Wilmington, North Carolina
- 25 miles to heart of Myrtle Beach, South Carolina
- 30-35 minutes to Wilmington International Airport (ILM) and Myrtle Grand Strand Airport (MYR)

Community

- Approximate acreage: 3,000
- Estimated final number of homes: 3,000 (1 home per acre)
- Estimated existing homes: 500
- Approximate full-time residents: 85-90%
- Local Beaches: Sunset Beach/Ocean Isle Beach
- Distance to beach: Furthest point is 5 miles, closest neighborhood is 1 ½ miles
- County water and sewer
- Gated (4 gates), 24/7 security

Real Estate

- Custom-home community
- Single family homes only, no townhomes or condominiums planned at this time
- There is no time to build requirements for land
- Pre-owned homes available. Home prices range from \$400,000 to \$1.3 Million
- Land prices: \$100,000 to \$485,000

- Homesites (lots) vary in size from 1/5 of an acre to over 1 full acre.

Building-Custom Homes

- There is no set builder list. Building may be performed by any qualified builder. Qualified builders must have an unlimited North Carolina building license, custom-home building experience, good references, and a solid financial background.
- Builders are quoting \$140-\$200 a heated square foot to build.
- All builders and home plans must be approved by an Architectural Review Committee.
- Each neighborhood has minimum living space requirements ranging from 1,600 to 2,800 heated square feet. Minimum square foot requirements must be met or exceeded.
- Architectural styles range from traditional, southern low-country to Mediterranean styles homes. Currently, three areas offer a themed neighborhood environment. Styles for those areas include a European, French country and traditional, brick homes with coastal influences.

Amenities-Existing and Planned

- 5 Championship Golf Courses
- 4 Grand Clubhouses
- 4 Main Amenity Centers
- Indoor & Outdoor Pools

- 4 Restaurants
- Wet Sauna/Dry Sauna
- Multiple Fitness Facilities
- Sharing Library
- Tennis and Racquetball Courts
- Tennis with stadium seating
- Private Members Lounge
- Minutes to Area Beaches
- Oceanfront Beach Club
- Miles of Walking & Biking Trails
- Over 50 Clubs and Organizations
- 4 acre fishing lake
- Canoe and kayak launch
- Community Gardening Center
- Convenient to Shopping and Entertainment
- Convenient to Health Care and Emergency Services

Ocean Ridge Plantation Golf

- 90 holes of championship golf
- 3 Practice facilities
- 3 Grand clubhouses
- Golf learning center

Golf Courses:

- Lion's Paw-Willard Bird/Tim Cate
- Panther's Run[®] -Tim Cate
- Tiger's Eye[®] -Tim Cate
- Leopard's Chase[®] -Tim Cate
- Jaguar's Lair[®] -Tim Cate

Golf Course Awards & Honors

- Tiger's Eye, Golf Links ranked No. 3 in the "Top Ten Nation's Favorites," by Golf Travel Annual 2006
- Leopard's Chase® listed in the top 10 best new courses in America" by Golf Digest® and Golf Magazine® , January, 2008
- Tiger's Eye® ranked No. 6 public course in North Carolina, by Golf Digest®
- Tiger's Eye® ranked No. 41 on "Top 100 Public Golf Courses in U.S.," by Golf Digest®
- Panther's Run® named a "Top 100 Fairways" in the U.S., by Golf for Women magazine
- Panther's Run® nominated for "Best New Courses" by Golf Digest®
- Lion's Paw® awarded a "4 Star" rating, by Golf Digest® "Places to Play"
- Tiger's Eye® club house was named top 100 public golf course clubhouses in the country

Golf Membership and Fees

- Golf membership is only permitted to property owners of Ocean Ridge Plantation®
- Non-equity, non-transferable membership
- The number of golf courses property owners are permitted to join is determined by property location within the community.
- The one-time initiation fee for 3 courses is \$15,000. Initiation for the additional 4 and 5 courses is \$5,000 each course. For example, the one-time fee for the 5 course membership is \$25,000.

Annual pricing packages range from year round, individual membership, unlimited golf on 2 courses for \$1,915 per year (not including carts) to year round, unlimited

family membership on 4 courses, including carts for \$8,265 per year. For more details ask for full golf schedule.

Climate

- Average annual temperature is 72°
- Average fall temperature is 74°
- Average winter temperature is 55°
- Average Spring temperature is 72°
- Average Summer temperature is 85°

Recreation

- Boating-Convenient access to area marinas and public boat ramps
- Bird Watching-More than 200 species of birds can be seen in the area, including the wood stork. Visit the Twin Lakes section of Sunset Beach or Bird Island for prime bird watching. Battery Island, managed by the National Audubon Society, rests in the middle of the Cape Fear River area for ibises and pelicans.
- Horse Back Riding- Boarding and riding opportunities are available just outside the gates
- Parks-Inside or outside the Ocean Ridge gates nearby parks offer a variety of activity opportunities, including tennis, amphitheater, and walking trails
- Historic Sites-Available throughout the county, they present exciting and education day trips, including: Fort-Fisher, Brunswick Town and the USS North Carolina, to name a few.

Fees and Taxes

- Real Estate Taxes: \$305 dollars for every \$100,000 of assessed value, with assessment at approximately 100% of value
- Homeowner fees: \$873 per year. Includes: access and maintenance of all amenities, common areas, support

gated security, trash removal, and road maintenance

- State Income Tax: 6%-7.75%
- North Carolina does not tax Federal pensions

For more information about Ocean Ridge Plantation® please call toll free 800-975-6024.