



On behalf of **Carolina Plantations Real Estate** – welcome! Your personalized Coastal Guide Book has been tailored to help you find the right place to retire/relocate. As a real estate firm that **specializes in amenity based communities**, we can show you any and all communities from Wilmington, NC down to the Calabash area near the SC state line. Our website will allow you to keep up with everything available in these communities at [www.CarolinaPlantations.net](http://www.CarolinaPlantations.net)!

We specialize in helping you determine if this **area** will meet your requirements for the perfect place to live, and then take that one step further to help you select the **community** that fits your lifestyle, desired amenities and budget. Once we answer those 2 questions, finding your **dream home** is actually the easiest part of the process! You'll also find maps and general information on the area included in this electronic coastal guide book! It's a fantastic area here at the coast and you need to come down for a visit to see it for yourself!

We at **Carolina Plantations Real Estate** look forward to helping you narrow down your options at the coast! So go ahead and pick out some dates for a visit and come see your options with us at the beach!

Warm regards,

**Carolina Plantations Real Estate**

910-755-7557

info@CarolinaPlantations.net

4660 East Coast Ln, Shallotte, NC 28470

# COASTAL CAROLINA'S #1 RETIREMENT EXPERTS

CALL CAROLINA PLANTATIONS TODAY 910 755-7557

- ◆ New Homes
- ◆ Resale Homes
- ◆ Townhomes
- ◆ Homesites
- ◆ Condos
- ◆ Beach Homes



## Community Amenities

Community	Condos	Fitness	Golf	In. Pool	Restaurant
Bald Head	x	x	x	x	x
Bruns. Forest		x	x	x	x
Bruns. Pltn.	x	x	x	x	x
Compass Pt		x	x	x	x
Crow Creek	x	x	x	x	x
Landfall		x	x	x	x
Lockwood Folly		x	x	x	x
Mag. Greens	x	x	x	x	x
Meadowlands		x	x	x	x
Ocean Ridge		x	x	x	x
Porters Neck		x	x	x	x
River Lights		x	x	x	x
RiverSea		x	x	x	x
Rivers Edge		x	x	x	x
Sandpiper Bay	x	x	x	x	x
Sea Trail	x	x	x	x	x
SeaScape		x		x	
SeaWatch					
St. James	x	x	x	x	x
Sunset Ridge		x			
The Retreat					
Waterford		x			
Winding River	x	x	x		x

### Brunswick County Attractions

- Bald Head Island
- Brunswick Town
- Brunswick Community College
- Calabash - Seafood Capital of NC
- Holden Beach
- Oak Island
- Odell Williamson Theater @ BCC
- Ocean Isle Beach
- Historic Southport
- Sunset Beach

### Myrtle Beach Attractions

- Alabama Theater
- Barefoot Landing
- Market Commons Urban Mall
- Broadway @ The Beach
- House of Blues
- 100+ Golf Courses
- 50 miles of beaches
- 3 Malls, 2 Outlet Malls
- Over 500 Restaurants
- Casino Boats

### Wilmington Attractions

- Airlie Gardens
- Annual Azalea Festival
- Cape Fear Community College
- 30+ Golf Courses
- Historic Downtown
- ILM International Airport
- Independence Mall
- Mayfaire at Town Center
- Over 500 Restaurants
- Riverwalk on Cape Fear River
- Screen Gems Movie Studio
- Thalian Hall Theater
- University at NC - Wilmington
- Wrightsville Beach



To Longs, SC

To Florence, SC

To Charleston, SC



**HQ**  
 (910) 755-7557  
 4660 East Coast Lane  
 Shallotte, NC 28470  
 Located @ Mile Marker 12  
 on Hwy. 17 next to Smithfield's

(910) 408-1000  
 511 Olde Waterford Way  
 Leland, NC 28451  
 Waterford Shopping Center  
 Leland Office

www.CAROLINAPLANTATIONS.com

www.PLANVIEWDESIGN.com

# THE MARTINI THEORY: AREA/COMMUNITY/HOME

Wilmington

Regional



### *Parking*

Premium Lots	<b>\$14</b>
General Lots	<b>\$10 / \$12</b>
Economy Lots	<b>\$8</b>



## Terminal Expansion



Completed by 2022

### *Non-Stop Flights*

- \* New York (LGA)
- \* Atlanta (ATL)
- \* Philadelphia (PHL)
- \* Washington DC (DCA)
- \* Washington Dulles (IAD)
- \* Charlotte (CLT)
- \* Dallas Fort Worth (DFW)
- \* Chicago O'Hare (ORD)





Myrtle Beach

International

*Parking*

- Curbside Valet **\$25**
- Short Term Lots **\$21**
- Long Term Lots **\$12**
- Economy Lots **\$10**

Over 50 Non-Stop Flights



*While you wait...*

- Caribou Coffee
- Chick-Fil-A
- Cinnabon
- Hudson News
- Salt & Tide
- Starbucks
- Steak 'n Shake
- Pavilion Bar & Grill

- allegiant**
- American Airlines
- DELTA**
- FRONTIER**  
AIRLINES
- spirit**  
airlines
- Southwest**
- sun country airlines.
- UNITED**

# GOLF



## Wilmington

*Beau Rivage Golf & Resort*  
649 Rivage Promenade, Wilmington  
(800) 628-7080

P *Cape Fear Country Club*  
1518 Country Club Rd., Wilmington  
(910) 762-4751

P *Landfall Country Club*  
1550 Landfall Dr., Wilmington  
(910) 256-8411

P *Pine Valley Country Club*  
500 Pine Valley Dr., Wilmington  
(910) 791-1656

P *Porters Neck Country Club*  
8403 Vintage Club Dr., Wilmington  
(910) 686-8180

*Wilmington Municipal*  
311 Donald Ross Dr., Wilmington  
(910) 791-0558

## Brunswick County

*Brunswick Plantation*  
330 S Middleton Dr., Calabash  
(800) 332-8576

P *Cape Fear National Golf Course  
at Brunswick Forest*  
1281 Cape Fear National Dr., Leland  
(910) 383-3283

*Carolina National Golf Club*  
1643 Goley Hewett Rd. SE, Bolivia  
(910) 755-0520

P *Compass Pointe Golf Club*  
2431 The Pointe Club Dr., Leland  
(910) 777-7766

*Crow Creek Golf Club*  
490 S Crow Creek Dr., Calabash  
(910) 287-3081

*Magnolia Greens*  
1800 Tommy Jacobs Dr., Leland  
(910) 383-0999

*Leopards Chase at Ocean Ridge  
Plantation*  
6330 Castlebrook Way SW, Sunset  
Beach  
(800) 233-1801

*Lockwood Folly Country Club*  
19 Clubhouse Dr. SW, Supply  
(877) 562.9663

*Meadowlands Golf Club*  
1000 Meadowlands Trail, Calabash  
(910) 287-7529

*Oyster Bay Golf Links*  
614 Lakeshore Dr, Sunset Beach  
(910) 579.3528

*Panther's Run at Ocean Ridge*  
51 Ocean Ridge Pkwy., Ocean Isle  
Beach  
(910) 287-1717

*The Pearl Golf Course*  
1300 Pearl Blvd. SW, Calabash  
(888) 947-3275

*Rivers Edge Golf Club*  
2000 Arnold Palmer Dr., Shallotte  
(910) 755-3434

*Sandpiper Bay Golf & Country Club*  
800 N Sandpiper Club Dr., Sunset  
Beach  
(800) 356-5827

*Sea Trail Golf Resort*  
75 Clubhouse Rd., Sunset Beach  
(910) 287-1100

*Thistle Golf Club*  
1815 Olde Thistle Club Rd., Sunset  
Beach  
(910) 444-2500

*Tiger's Eye at Ocean Ridge*  
360 Ocean Ridge Pkwy., Ocean Isle  
Beach  
(800) 233-1801

*Oak Island Golf Club*  
928 Caswell Beach Rd, Caswell  
Beach  
(910) 278-5275



Explore like a local...

# Wilmington Area



## Restaurants

- Blockade Runner:** 275 Waynick Blvd.,  
Wrightsville Beach
- Blue Water:** 4 Marina Street, Wrightsville Beach
- Blue Butcher:** 1125 Military Cutoff, Wilmington
- Brasserie du Soleil:** 1908 Eastwood Road–  
Lumina Station
- Bridge Tender:** 1414 Airlie Road, Wilmington
- Cameo 1900:** 1900 Eastwood Road – Lumina  
Station
- Catch:** 6623 Market Street, Wilmington
- Causeway Cafe:** 114 Causeway Drive,  
Wrightsville Beach
- Dockside:** 1308 Airlie Road, Wilmington
- Caprice:** 10 Market Street, Wilmington
- Circa 1922:** 8 North Front Street, Wilmington
- Copper Penny:** 109 Chestnut Street, Wilmington
- Dock Street Oyster Bar:** 12 Dock Street,  
Wilmington
- Elijah's:** 2 Ann Street, Wilmington
- Fortunate Glass:** 29 South Front Street,  
Wilmington
- Fuzzy Peach:** 1109 New Pointe Blvd, Leland
- Front Street Brewery:** 9 North Front Street,  
Wilmington
- Indochine:** 7 Wayne Drive, Wilmington
- Kilwins:** 16 Market Street, Wilmington
- Le Catalan:** 224 South Water Street, Wilmington
- Little Dipper:** 138 S Front St, Wilmington
- The Point at Barclay:** (10 restaurants) 1450  
Barclay Pointe Blvd, Wilmington

## Shopping

- Independence Mall:** 3500 Oleander Dr, Wilmington
- The Forum:** 1125 Military Cutoff Road, Wilmington
- Home Again:** 1115-D Military Cutoff, Wilmington
- Home Goods:** 341 South College Road, Wilmington
- Ivy Cottage:** 3020-3030-3100 Market Street, Wilmington
- Kohls:** 228 Old Eastwood Road, Wilmington
- Lumina Station:** 1900 Eastwood Road, Wilmington
- Mayfaire Towncenter:** 6835 Conservation Way,  
Wilmington
- Old Wilmington City Market:** 119 S Water Street,  
Wilmington
- Redix:** 120 Causeway Cafe, Wrightsville Beach
- TJ Maxx:** 341 South College Road Wilmington
- The Cotton Exchange:** 321 N Front Street, Wilmington
- Target:** 4711 New Centre Drive Wilmington
- Tidal Creek:** 5329 Oleander Dr. Ste.100, Wilmington

## Things To See

- Battleship North Carolina:** 1 Battleship Rd,  
Wilmington
- Carolina Beach Fishing Pier:** 1800 Carolina Beach  
Ave N, Carolina Beach
- Fort Fisher Aquarium:** 900 Loggerhead Road, Kure  
Beach
- Fort Fisher:** 1610 Ft. Fisher Blvd South, Kure Beach
- Henrietta:** 101 S Water Street, Wilmington
- Johnnie Mercer's Pier:** 102 Lumina Ave. Wrightsville  
Beach
- Thalian Hall:** 310 Chestnut Street, Wilmington
- Theatre Now:** 19 South 10th Street, Wilmington
- Wilmington Water Tours:** 212 South Water Street  
Wilmington





# Wilmington & Leland



## Restaurants

- Epic Foods Co.:** 1125 Military Cutoff (inside the Forum), Wilmington
- Nikki's Hibachi SteakHouse and Sushi Bar:** 1055 Military Cutoff, Wilmington
- Ruth Chris:** 301 N Water Street, Wilmington
- Osteria Cichetti:** 1125 Military Cutoff Rd, Wilmington
- Slice of Life:** 1437 Military Cutoff, Wilmington.
- Motts Channel Seafood:** 120 Short St., Wrightsville Beach
- Oceanic Restaurant:** 703 S Lumina Ave, Wrightsville Beach
- Port City Chop House:** 1981 Eastwood Rd, Wilmington
- Roko:** 6801-105 Parker Farm Drive, Wilmington
- Port Land Grille:** 1900 Eastwood Road- Lumina Station
- Sweet & Savory Bake Shop:** 1611 Pavilion Place, Wilmington
- Manna:** 123 Princess Street, Wilmington
- Nikki's:** 16 South Front Street Hours, Wilmington
- Pilot House:** 2 Ann and South Water Street, Wilmington
- Pizzetta's:** 4107 Oleander Drive, Wilmington
- Benny's Big Time:** 206 Greenfield Street, Wilmington
- Shuckin' Shack:** 127 N Front St, Wilmington
- Slice of Life:** 122 Market St, Wilmington
- Steam:** 9 Estell Lee Pl., Wilmington (located in Embassy Suites)
- Mariposa Tapas Bar:** 1502 S 3rd Street, Wilmington
- YoSake:** 33 S Front St, Wilmington (above Husk)
- Empire Deli:** 1105 New Point Blvd, Leland
- Leland Smoke House:** 503 Olde Waterford Way, Leland
- Mexico Viejo:** 2013 Old Regent Way, Leland
- P.T.'s Old Fashioned Grille:** 1035 Grandiflora Drive, Leland
- Tony's NY Pizza:** 1107 New Pointe Blvd, Leland
- Two Guys Grill:** 2013 Old Regent Way, Leland

## Grocery

- Costco:** 5351 Gingerwood Dr, Wilmington
- Harris Teeter:** 820 S College, Wilmington  
6805 Parker Farm Drive  
2021 Olde Regent Way, Leland
- Lovey's:** 1319 Military Cutoff, Wilmington
- Lowe's:** 341 S College Rd, Wilmington  
2316 N College Rd, Wilmington
- Publix:** 716 Bragg Drive, Wilmington  
7144 Market Street, Wilmington
- Sam's Club:** 412 S College Rd, Wilmington
- Trader Joe's:** 1437 South College Road Wilmington
- Walmart:** 8035 Market Street, Wilmington  
5135 Carolina Beach Road  
5226 Sigmon Road, Wilmington  
1114 New Pointe Blvd, Leland
- Whole Foods:** 3804 Oleander Drive, Wilmington

## Coffee, Breweries, & Distilleries

- Bespoke
- Casa Blanca Coffee Roasters
- Cheeky Monkey Coffee Company
- Complex Bean
- Dunkin Donuts (8 locations)
- Grinders
- Port City Java (13 locations)
- Social Supply Coffee
- Starbucks (15 locations)
- Three Friends Coffee

- Wilmington Brewing Company  
Waterline Brewing Co.  
Edward Teach Brewing  
Flying Machine Brewing Company  
Ironclad Brewery  
Hi-Wire Brewing  
New Anthem Beer Project  
Flytrap Brewing  
The Blind Elephant  
Wrightsville Beach Brewery  
Pour Taproom  
Outer Dunes Brewing Company  
Cloud 9 Rooftop Bar



End of Days Distillery

# Southern Brunswick County



## Restaurants

**Boundary House Restaurant:** 1045 River Rd, Calabash

**Provision Co:** 130 Yacht Basin Dr, Southport

**Fishy Fishy Cafe:** 106 Yacht Basin Dr, Southport

**Barbeque House:** 5002 E Oak Island Dr, Oak Isl.

**Shagger Jacks:** 8004 E Oak Island Dr, Oak Island

**Sugar Shack:** 1609 Hale Beach Rd SW, OIB

**Sharky's Restaurant:** 61 Causeway Dr, OIB

**Rusty Hooks:** 4907 Fish Factory Rd, Southport

**Calabash Seafood Hut:** 1125 River Rd, Calabash

**Causeway Gourmet Take-Out Spec:** 100 Causeway Dr # 7, OIB

**Island Way:** 1407 E Beach Dr, Oak Island

**Olivers On The Cape Fear:** 101 W Bay St, Southport

**Frying Pan:** 319 West Bay St, Southport

**Crabby Oddwaters:** 310 Sunset Blvd N, Sunset Beach

**Provision Co:** 1343 Cedar Landing Rd SW, Holden Beach

**Dockside Seafood:** 9955 Nance St, Calabash

**The Oyster Rock Waterfront Seafood:** 9931 Nance St, Calabash

**Castucci's Italian Restaurant:** 4332 Long Beach Rd SE, Southport

**San Felipe Mexican Restaurant:** 1673 N Howe St, Southport

**Southport Gourmet and Sushi Bar:** 1643 N Howe St, Southport



## Shopping & Coffee

**Drift:** 20 E 2nd St, Ocean Isle Beach

**OIB Surf & Java:** 6278 Beach Dr SW Unit 6, OIB

**Mavericks Java:** 303 Sunset Blvd N, Sunset Beach

**Port City Java:** 113 N Howe St, Southport

**Island Jo Coffee and Cafe:** 7916 E Oak Island Dr, Oak Island

**Ocean Boulevard Coffee:** 132 Ocean Blvd W, Holden Beach

**Grand Strand Coffee Bar:** 9869 Ocean Hwy W # 4, Calabash

**Coastal Walk Marketplace:** Smith Ave, Shallotte

**Olde Southport Village Shoppes:** 1102 N Howe St, Southport

**The Village at Sunset Beach:** Chandlers Ln, Sunset Beach

**Victoria's Ragpatch:** 10164 Beach Dr SW, Calabash

**Color me Carolina:** 4143 Colfax Lane SE, Oak Island

**Southport Market:** 104 S. Howe Street, Southport

**Strands Outfitters:** 5319 E. Oak Island Drive Oak Island

## Beaches

*Bald Head Island*

*Holden Beach*

*Ocean Isle Beach*

*Oak Island*

*Sunset Beach*

## Island Way

An upscale-casual beachfront stop for high-end steaks & seafood. Island Way has some of the best views that the east coast has to offer.

\* Fan Favorite



# North Carolina

## TAXES

**State Sales Tax:** 4.75% state levy. Localities can add as much as 2.75%, and the average combined rate is 6.9%, according to the Tax Foundation. Groceries are not taxed by the state, but a 2% local tax is levied. Brunswick County Sales Tax is 2%. In January 2016, the state made a wide range of services, such as cable setup, clothing alterations and ammunition reloading, taxable.

**Income Tax:** North Carolina has a flat tax rate of 5.49%

**Social Security:** Benefits are not taxed

**Exemptions for Other Retirement Income:** A tax break known as the "Bailey exemption" remains despite the elimination of previous tax breaks; this tax break exempts taxation from certain retirement benefits received by a state or federal government retiree, if the retiree had five or more years of creditable service as of August 12, 1989. Railroad Retirement income is not taxed.

**IRAs:** Taxable at the flat tax rate

**401(k)s & Other Defined-Contribution Employer Retirement:** Taxable at flat tax rate

**Private Pensions & Public Pensions Taxable at flat tax rate**

**Property Taxes:** The median property tax on North Carolina's median home value of \$300,000 is \$2,500 / year.

Local Tax Rates: (Example: House Value / 100 X tax rate = annual taxes)

**Tax breaks for seniors:** To qualify for the Elderly or Disabled Exclusion, a homeowner must be at least 65 years old or totally and permanently disabled, with income of no more than \$29,500 for the 2017 tax year. The program excludes the first \$25,000 or 50% of the home's assessed value, whichever is greater, from taxation. The state's Circuit Breaker Tax Deferment Program limits property taxes to 4% of an owner's income for those 65 years and older who make less than \$29,500 a year for the 2017 tax year. For those making between \$29,501 and \$44,250 for the 2017 tax year, property taxes are limited to 5% of their income.

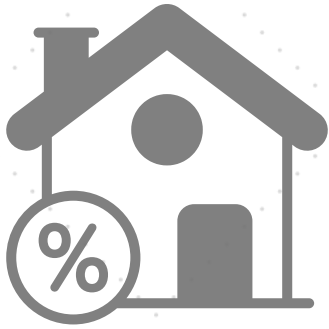
**Vehicle Taxes: Registration:** 3% tax due when title is transferred, revenue from this tax is specifically allocated to maintenance of North Carolina highways.

**Vehicle Property tax:** Annual. Determined by multiplying the combined county and municipal/district tax rate by the county tax appraisal of the vehicle. Example: In Brunswick County, a vehicle worth \$20,000 would be taxed about \$107.00 each year.

**Inheritance and Estate Tax:** There is no inheritance tax and no estate tax.

# TAXES CONTINUED

## New Hanover vs. Brunswick County



2017 to present

You have a county tax rate and also a city tax rate IF the property is located within a city limit. So for example, if you had a property in Brunswick Forest, which is located in Leland, your tax rate would be \$700 per \$100,000. So a \$300,000 home would be about \$2,100 per YEAR in property taxes!

**Brunswick County Rate:** \$485 per \$100,000

+

**Town Rate:** (Per \$100,000)

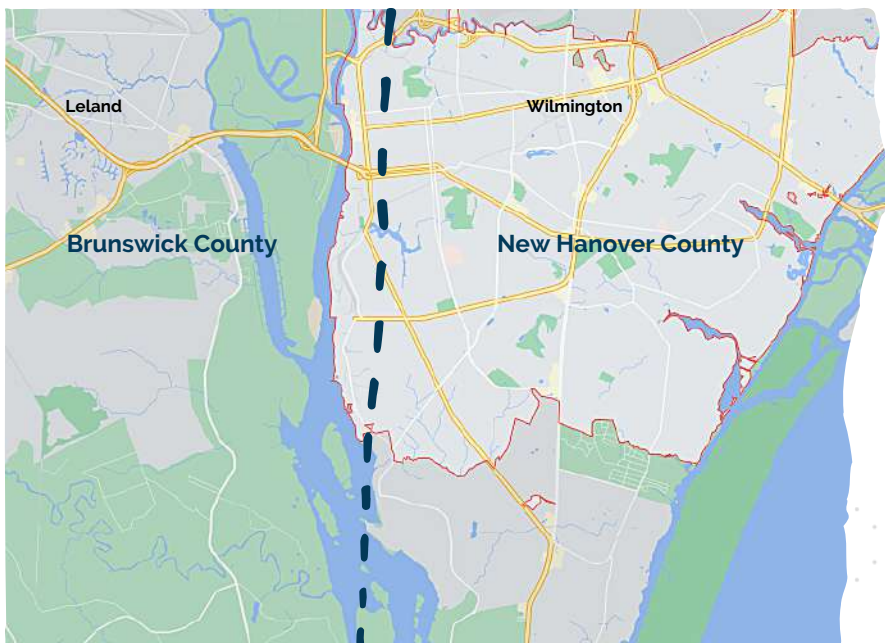
Belville	<b>\$90</b>
Bolivia	<b>\$50</b>
Calabash	<b>\$87</b>
Carolina Shores	<b>\$101</b>
Holden Beach	<b>\$200</b>

**New Hanover County Rate:** .4304

+

**Town Rate:** (Per \$100,000)

Wilmington	<b>\$380</b>
Carolina Beach	<b>\$215</b>
Kure Beach	<b>\$265</b>
Wrightsville Beach	<b>\$92</b>



Leland \$250

Oak Island \$280

Ocean Isle Beach \$163

St. James \$60

Shalotte \$352

Southport \$295

Sunset Beach \$160

# HOW FAR ARE YOU FROM...?



## Be there in "minutes"

Leland to Wilmington	<b>10</b>
Leland to Wrightsville Beach	<b>27</b>
Leland to Southport	<b>35</b>
Leland to Oak Island	<b>42</b>
Wilmington to Southport	<b>44</b>



## Be there in "hours"

Raleigh	<b>2</b>	Myrtle Beach	<b>1.5</b>	Atlanta	<b>6.5</b>
Charlotte	<b>3.5</b>	DC	<b>6</b>	Orlando	<b>9</b>
Pinehurst	<b>2.5</b>	Philadelphia	<b>8.5</b>	Pittsburg	<b>9.5</b>
Asheville	<b>5.5</b>	Charleston	<b>3.5</b>	Indianapolis	<b>12</b>
I-95	<b>1.5</b>	Boston	<b>13</b>	NYC	<b>9.5</b>



511 Olde Waterford Way, Suite 102, Leland, NC 28451



# Hotel Recommendations

## Wilmington

Embassy Suites  
Aloft  
Hotel Ballast  
Best Western Coastline  
Courtyard by Marriott  
Hampton Inn Downtown  
Hampton Inn & Suites Wrightsville  
Holiday Inn Resort  
Shell Island Resort  
Residence Inn by Marriot Landfall  
Homewood Suites by Hilton Mayfaire



## Leland

Holiday Inn Express Leland  
Best Western Plus Westgate  
Inn & Suites Leland

## Shallotte & SoBrunasco

Best Western Shallotte/Ocean  
Isle Beach  
Comfort Suites Southport  
Hampton Inn & Suites Southport  
River Hotel of Southport  
Fairfield Inn & Suites by Marriott  
Ocean Isle Inn

## Other

VRBO  
Air BnB  
HolidayLettings  
Better Beach Rentals  
Front Street Inn  
C.W. Worth House Bed and Breakfast



Where to stay

# Martini Theory

- a three-step guide • to help you decide •

**Carolina Plantations** has a unique approach for assisting clients in finding the perfect place in which to retire. **The Martini Theory** has 3 simple steps; finding an area, narrowing down the community, and lastly selecting the perfect home or home site to build your home. At Carolina Plantations, our goal is to provide you with all the information you need to make a well informed decision. Whether it's today, or next year, we're with you every step of the way.

## Area

This is the largest part of the glass. It's crucial to understand what an area provides you in terms of medical facilities, restaurants, entertainment, shopping, weather, worship, etc.

## Community

Once your research leads you to a specific town or area, you'll need to match your lifestyle and budget requirements with the local active adult communities- the middle part of the glass. The amenities in these communities are typically golf, indoor and outdoor pools, tennis, fitness, walking trails, social clubs, beach club activities, and much more.

## Home

The easiest part of your search is your home. When you've committed to an area and found the perfect community, you finally get to the olive. Whether you buy a home or choose to build, this step is the sweetest.



[www.CarolinaPlantations.com](http://www.CarolinaPlantations.com)

(910) 755-7557