



The Developer

BAYSHORE ESTATES, INC. – Two long-standing, prominent Wilmington families that have been in the land development business for three generations are responsible for several Wilmington developments, both commercial and residential. Some of the more noted developments that the principals have partnered on are: Figure Eight Island, Bayshore Estates, Windward Oaks, Sterling Edition at Wrightsville Dunes, Muirfield at Landfall. Today, the corporation is run by Alexander Koonce and William Cameron.

Architectural Control

In order to ensure the harmony of home styles and landscaping within Marsh Oaks, all building plans and site plans are submitted for review and approval by the Marsh Oaks Architectural Committee.

Features

Marsh Oaks features wooded creek front home sites providing a 2 year time limit to build. Available custom homes built by our Exclusive Builders start from the \$500's and Saltgrass built by Hagood Homes features European inspired villas starting in the \$400's.

Directions

Highway 17 Business North one mile north of Bayshore Estates on the right.

Size

Over 450 +/- acres of beautiful wooded land available for residential homesites.

Amenities

The amenities for Marsh Oaks include: clubhouse with kitchen facilities; pool; recreational area; tennis courts; underground utilities; lantern style street lights; professionally landscaped and lighted entry, club and common areas. HOA dues are \$120 a quarter. Spring 2007 brings a new playground at the clubhouse!

Area Information

Climate: Average summer high 85 degrees, average winter 61 degrees and yearly average 65.7 degrees.

Population: 233,450, Wilmington NC (MSA) as of 2000 census

Schools: Ogden Elementary, Noble Middle, Laney High School.

Medical Services: New Hanover Regional Medical Center (public) and Cape Fear Memorial Hospital (private). (Additional information available upon request).

Property Taxes

Located within New Hanover County tax district, currently 69 cents per \$100.

Utilities

All underground utilities; electricity (Progress Energy), sewer (New Hanover County), County owned community water, cable (Time Warner), and telephone (Bell South).



The Builders

CLAYTON CUSTOM HOMES

Clayton Custom Homes offers over 30 years of experience in the building industry. Special attention to details, quality control and customer follow-up have always been top priority. Upon previewing their homes, you will realize why their homes speak for themselves.

MURDOCK BUILDING AND DESIGN, INC.

Murdock Construction Company is a family owned business, that has combined their talent and energies to insure each home built reflects their best and delivers pride of ownership to its owners. The company has been designing and building award winning homes since 1972.

BLANTON HOMES, INC.

Blanton Homes, Inc. is Wilmington native Dale Blanton, with years of knowledgeable experience in all phases of mid to high-end quality custom home building. This experience, coupled with inherent talent, enables Blanton Homes, Inc. to offer design guidance toward turning the concept of your dream home into a pleasant reality.

TONY IVEY CONSTRUCTION, INC.

Since 1992 Tony Ivey Construction has been a general contractor specializing in speculative homes in the classic bungalow style. Recently Tony has completed the cottages on "The Park", a series of bungalow style homes that blend perfectly with the existing Audubon community. Tony's homes are noted for their warm interiors including custom maple or pine kitchens, beautiful moldings and hardwood floors. Attention to detail and pride in workmanship are his trade marks.

PARAGON CUSTOM HOMES, INC.

Paragon Custom Homes approaches home building from the buyer's point of view, customer involvement throughout the building process and post-closing attentiveness are trademarks of Paragon Custom Homes. Communication, confidence, respect, committent, and trust ensure pure customer satisfaction making customers into personal friends. A 1998 Parade of Homes Gold Award Winner, we pride ourselves in using only the finest craftsmen and materials in the construction of our homes and our attention to detail is second to none.

EDDIE EVANS HOMES, INC.

Eddie Evans Homes Inc. has been serving Wilmington area homebuyers for over 19 year. Our company has built over 225 homes in the top neighborhoods in the area. Our goal is 100 % customer satisfaction. Our team of employees and subcontractors are the best available.

HAGOOD HOMES