



Welcome to Water Oak & Water Oak Reserve

Welcome to Water Oak & Water Oak Reserve, where community meets artful design and meaningful living. This thoughtfully designed, 70 parcel community features a manicured entry, multiple green areas to enjoy, and a community pier with kayak launch on the Kitty Hawk Sound.

The home sites will range from 7500 to 14,400 sq. ft. and are on central sewer allowing for the preservation of many trees and low maintenance style living.

Showcasing several customizable plans to choose from, you are bound to find the perfect home for your needs. Artful and functional elegance describe these newly designed plans that feature:

- **3 - 8 Bedrooms**
- **Open flow concepts**
- **Multi-purpose rooms**
- **Office space**
- **Modern-coastal architecture**
- **Outdoor courtyards**

Located in the heart of Kill Devil Hills, Water Oak's residence will enjoy:

- **Several miles of the Bay Drive Multi-Use Path**
- **Walking and biking distance to the beach**
- **Close proximity to the disc golf course**
- **Easy access to a variety of restaurants and eclectic beach shopping**

HOA dues \$50 per month

One time initial funding fee of \$500



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1314 S. Croatan Hwy #301, Kill Devil Hills, NC 27948

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Effective 05/17/21





WATER OAK
ON KITT HAWK BAY

Site Plan

MODEL ● SHOWCASE HOME ● SOLD/RESERVED ● CONSTRUCTION PACKAGE



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Effective 08/18/25

Laurel II



Starting From \$568,500
3 Bedrooms | 2 Bathrooms | 1,531 Sq.Ft.

Carrington II-A with Upstairs



Starting From \$697,300
4 Bedrooms | 3 Bathrooms | 2,028 Sq.Ft.

Rosewood B



Starting From (B) \$570,800
3 Bedrooms | 2 Bathrooms | 1,611 Sq.Ft.

Pinehurst



Starting From \$727,100 Opt. Morning Room
4 Bedrooms | 3.5 Bathrooms | 2,187 Sq.Ft.-2,315 Sq.Ft.

Hillcrest II



Starting From \$593,600
3 Bedrooms | 2.5 Bathrooms | 1,686 Sq.Ft.

Bridgewater



Starting From \$752,300
3 Bedrooms | 3.5 Bathrooms | 2,300 Sq.Ft.

Magnolia



Starting From \$598,900
3 Bedrooms | 2.5 Bathrooms | 1,670 Sq.Ft.

Renfred



Starting From \$807,300
3 Bedrooms | 2.5 Bathrooms | 2,179 Sq.Ft.

Carrington II A-B



Starting From (A) \$625,500 (B) \$618,700
3 Bedrooms | 2 Bathrooms | 1,731 Sq.Ft.

Willow



Starting From \$829,600
5 Bedrooms | 3.5 Bathrooms | 2,504 Sq.Ft.

Aftair



Starting From \$637,400
3 Bedrooms | 2.5 Bathrooms | 1,720 Sq.Ft.

THE LAUREL II

3

BEDROOMS

2

BATHS

1.5

CAR GARAGE

1,531 Square Feet



1531SLAX-BYS Laurel II



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Effective 05/09/24

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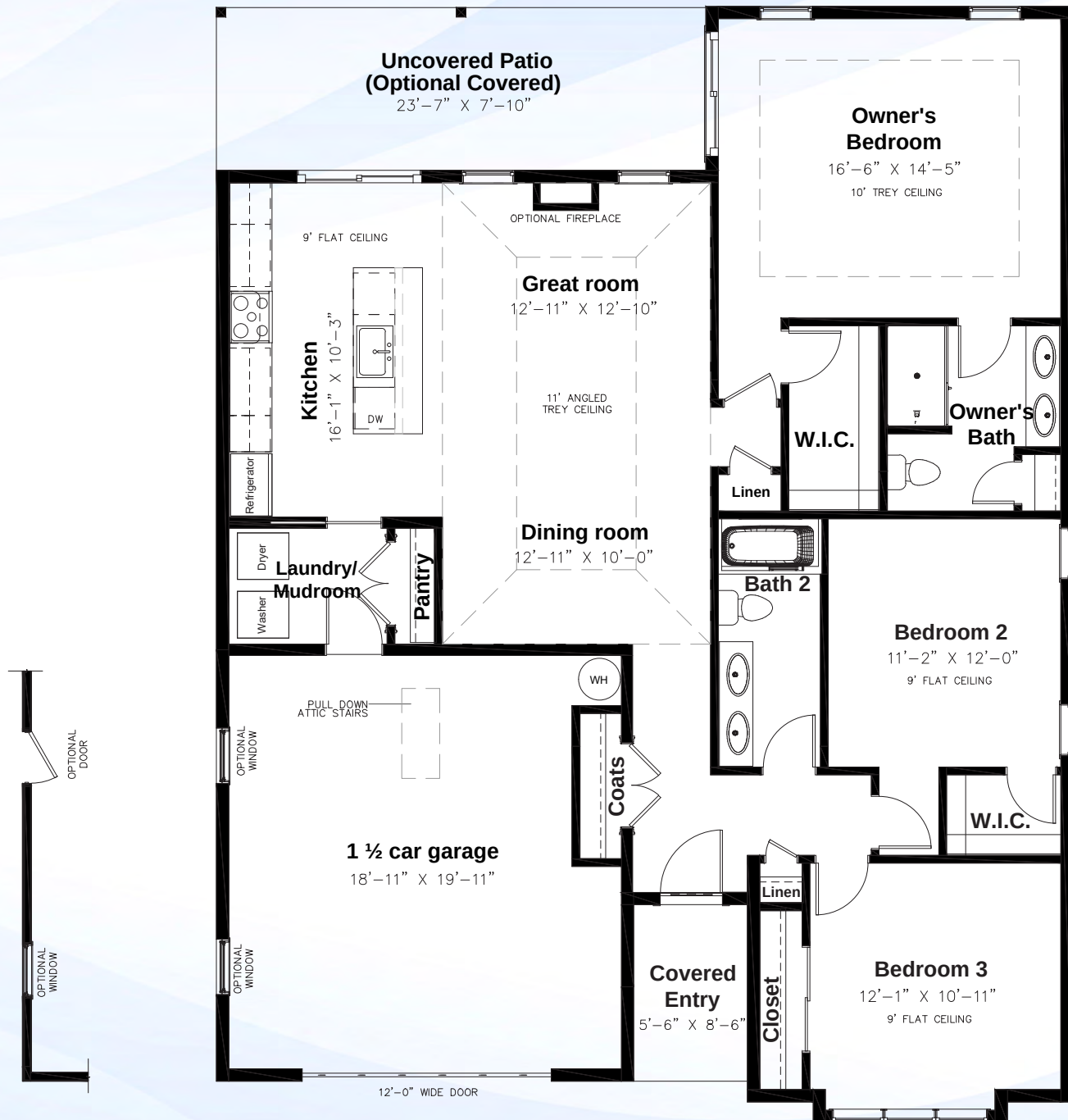
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3

2

1.5

1,531 Square Feet



1531SLAX-BYS Laurel II



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THE ROSEWOOD

3

BEDROOMS

2

BATHS

1

CAR GARAGE

1,611 Square Feet



1611SLA-BYS Rosewood



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THE ROSEWOOD



3 BEDROOMS 2 BATHS 1 CAR GARAGE 1,611 Square Feet

Ground Floor



1611SLA-BYS Rosewood



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THE HILLCREST II

3

BEDROOMS

3.1

BATHS

1

CAR GARAGE

1,686 Square Feet



1686SLA-BYS Hillcrest II



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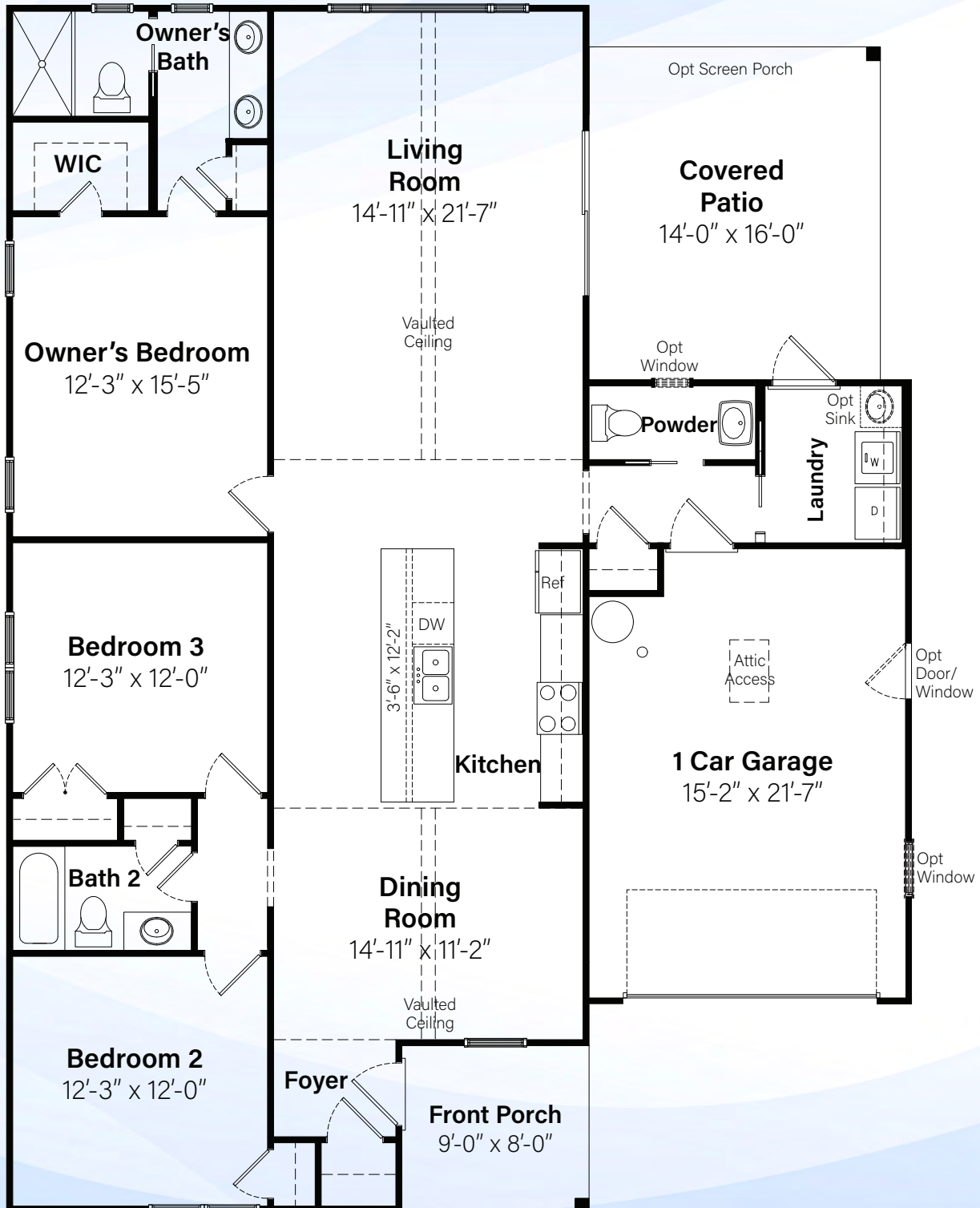
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THE HILLCREST II

3 BEDROOMS 3.1 BATHS 1 CAR GARAGE 1,686 Square Feet



First Floor



1686SLA-BYS Hillcrest II



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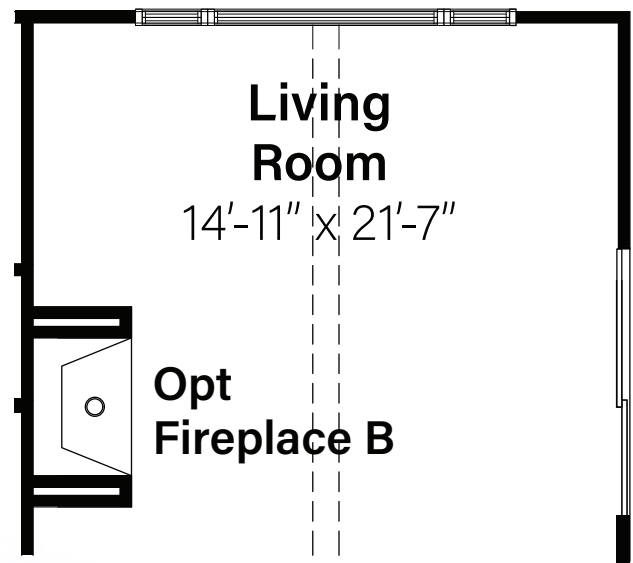
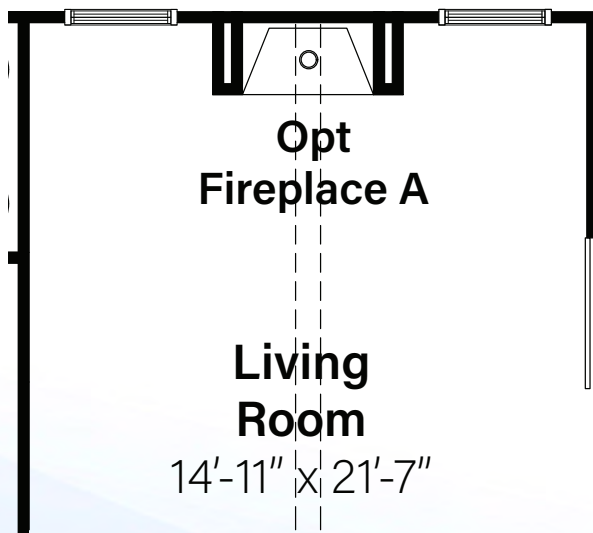
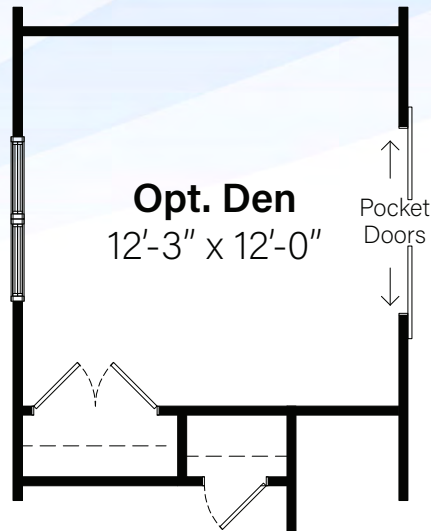
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THE HILLCREST II



3 BEDROOMS 3.1 BATHS 1 CAR GARAGE 1,686 Square Feet

Options



1686SLA-BYS Hillcrest II



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THE MAGNOLIA

3 BEDROOMS 2.5 BATHS 1.5 CAR GARAGE 1,670 Square Feet



1670SLAX-BYS Magnolia



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THE MAGNOLIA



3 BEDROOMS 2.5 BATHS 1.5 CAR GARAGE 1,670Square Feet



1670SLAX-BYS Magnolia



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THE CARRINGTON II

3 BEDROOMS 2 BATHS 2 CAR GARAGE 1,731 Square Feet



1731SLB Carrington II-A



1731SLB Carrington II-B

1731SLA-BYS Carrington II



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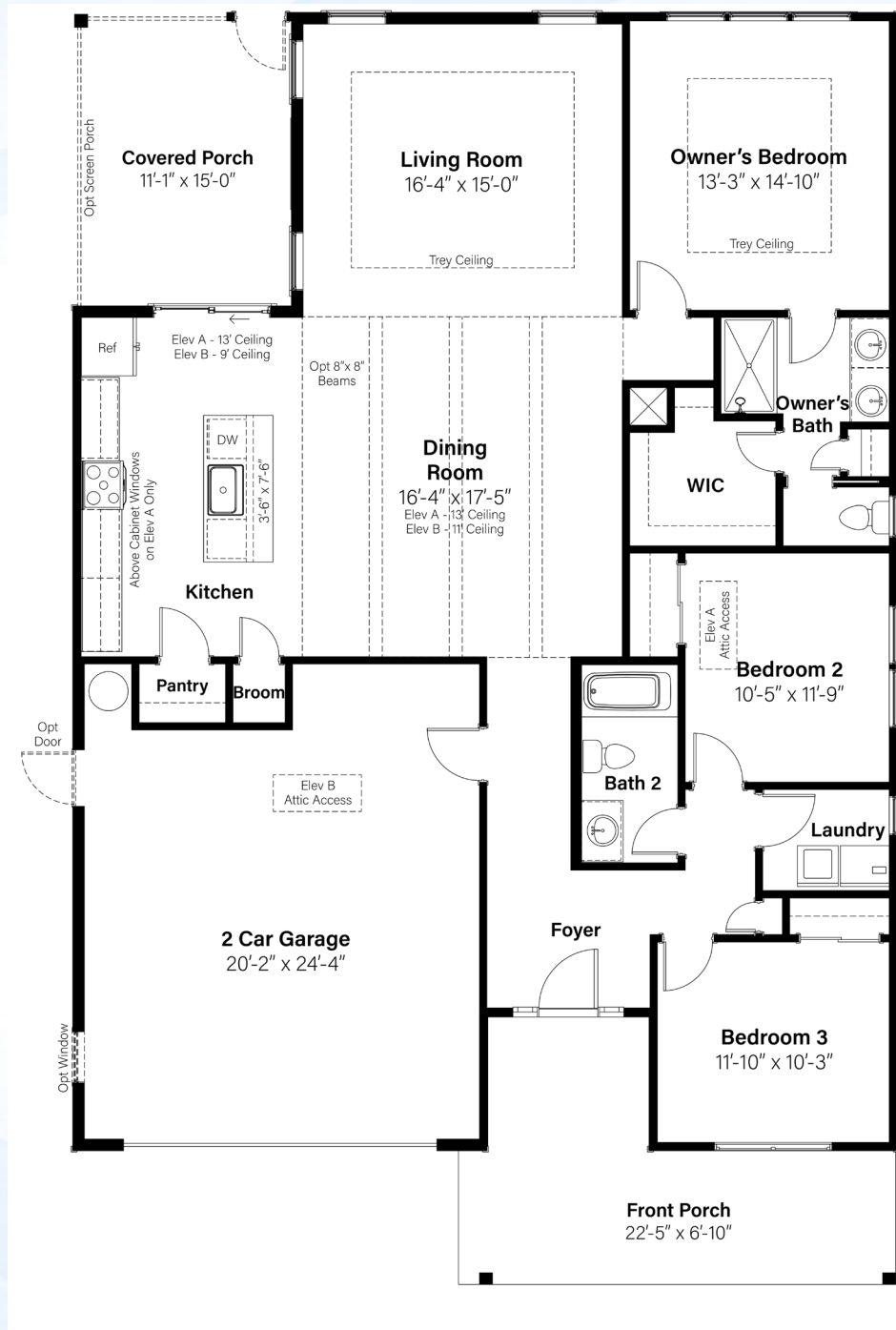
THE CARRINGTON II



3 BEDROOMS 2 BATHS 2 CAR GARAGE 1,731 Square Feet

Ground Floor

- Above cabinet windows only available on elevation A



1731SLA-BYS Carrington II



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THE CARRINGTON II

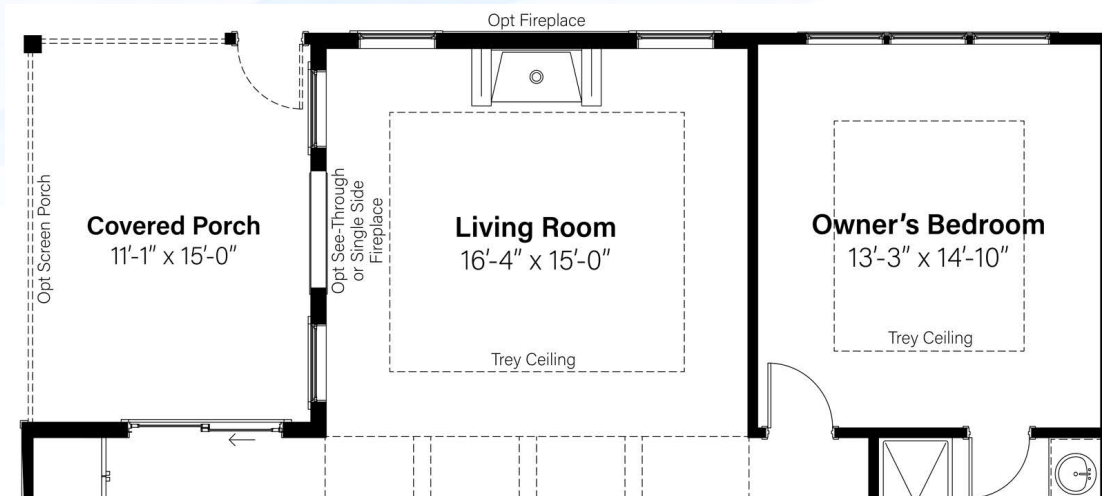


3 BEDROOMS 2 BATHS 2 CAR GARAGE 1,731 Square Feet

Options

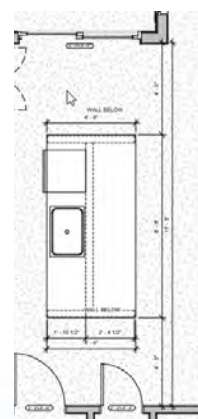
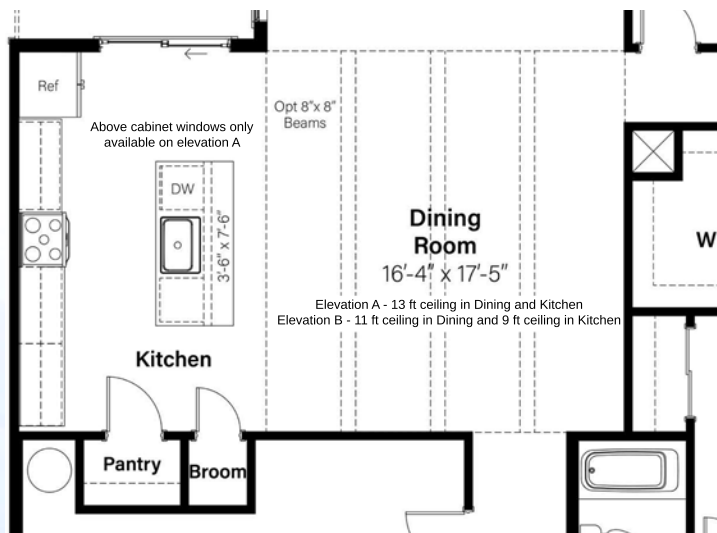
• Opt Screen Porch

• Opt Fireplace(s)



• Opt Beams in Dining Room

• Opt Garage Exterior Door or Window



• Opt Extended Island

1731SLA-BYS Carrington II



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THE ALTAIR

3

BEDROOMS

2.1

BATHS

2

CAR GARAGE

1,720 Square Feet



1720SLA-BYS Altair



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THE ALTAIR



3 BEDROOMS 2.1 BATHS 2 CAR GARAGE 1,720 Square Feet

First Floor



1720SLA-BYS Altair



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Altair fp_01

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THE CARRINGTON II-A WITH UPSTAIRS

4 BEDROOMS 3 BATHS 2 CAR GARAGE 2,028 Square Feet



2028SLA-BYS Carrington II with Upstairs



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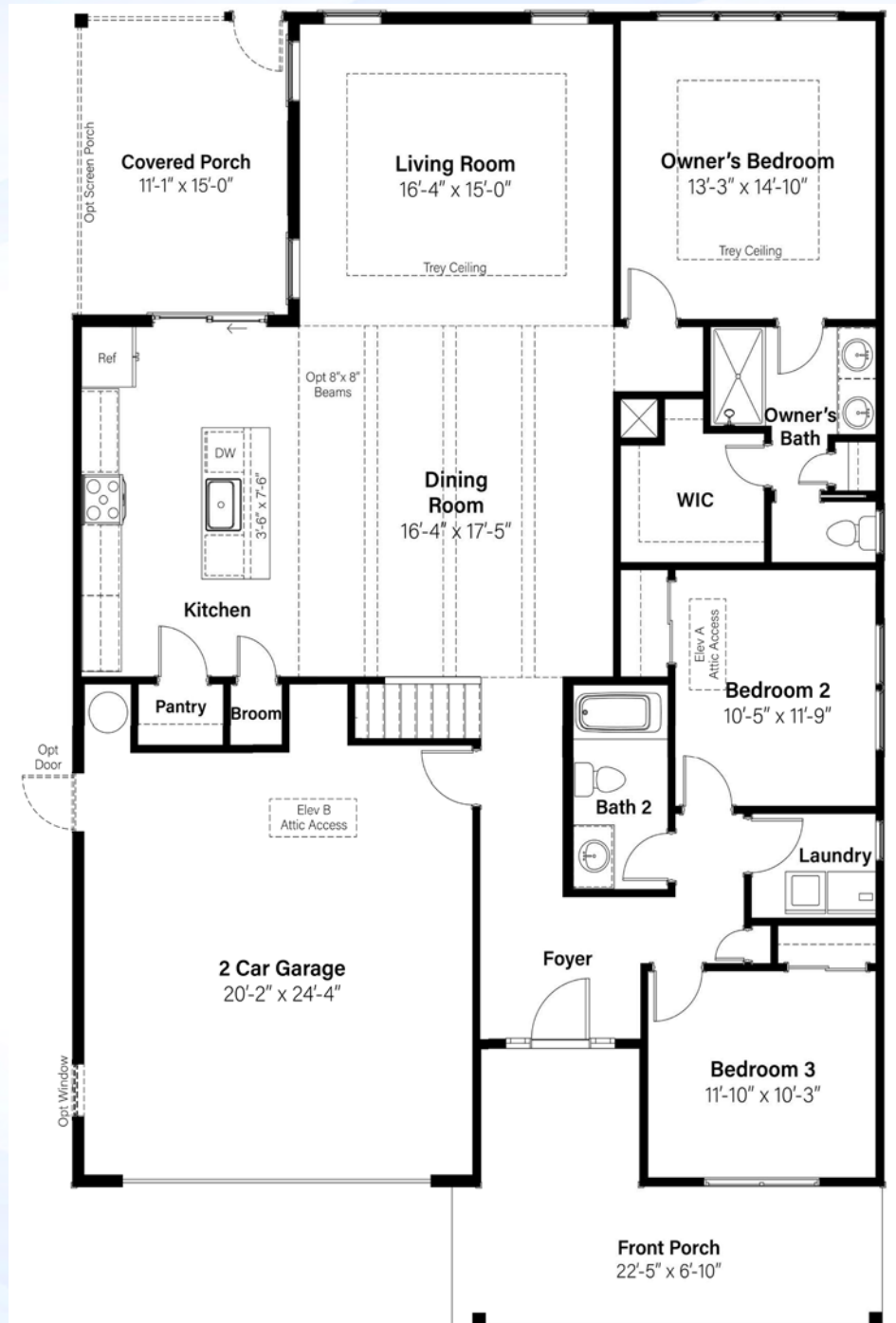
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THE CARRINGTON II-A WITH UPSTAIRS



4 BEDROOMS 3 BATHS 2 CAR GARAGE 2,028 Square Feet

Ground Floor



2028SLA-BYS Carrington II with Upstairs



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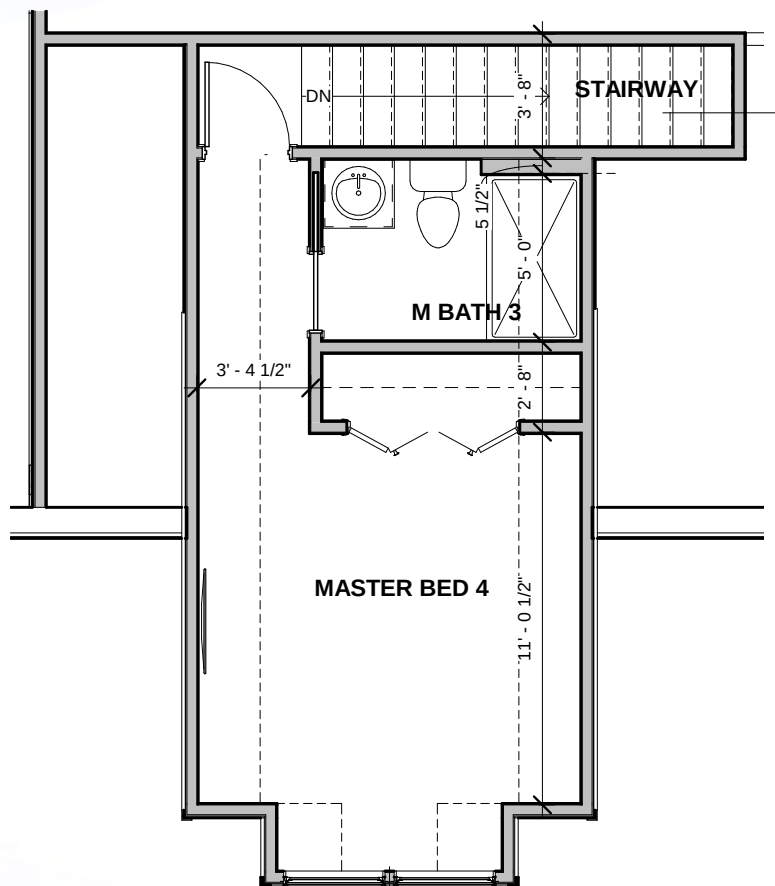
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THE CARRINGTON II-A WITH UPSTAIRS



4 BEDROOMS 3 BATHS 2 CAR GARAGE 2,028 Square Feet

Second Floor



2028SLA-BYS Carrington II with Upstairs



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THE CARRINGTON II-A WITH UPSTAIRS

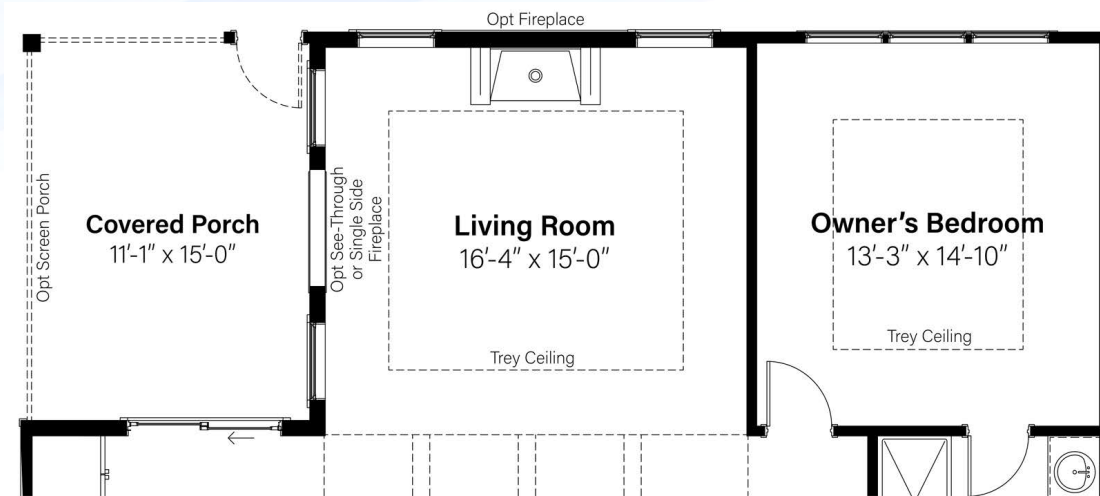


4 BEDROOMS 3 BATHS 2 CAR GARAGE 2,028 Square Feet

Options

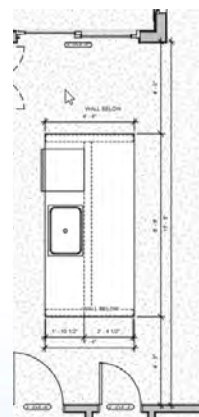
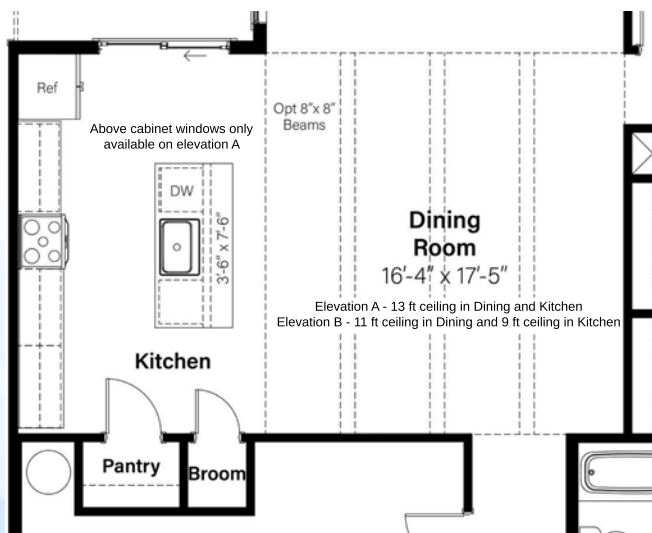
• Opt Screen Porch

• Opt Fireplace(s)



• Opt Beams in Dining Room

• Opt Garage Exterior Door or Window



• Opt Extended Island



2028SLA-BYS Carrington II with Upstairs



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THE PINEHURST

4 BEDROOMS 3.5 BATHS 2 CAR GARAGE 2,187 Square Feet



2187SLA-BYS Pinehurst



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THE PINEHURST



4 BEDROOMS 3.5 BATHS 2 CAR GARAGE 2,187 Square Feet

Ground Floor



2187SLA-BYS Pinehurst



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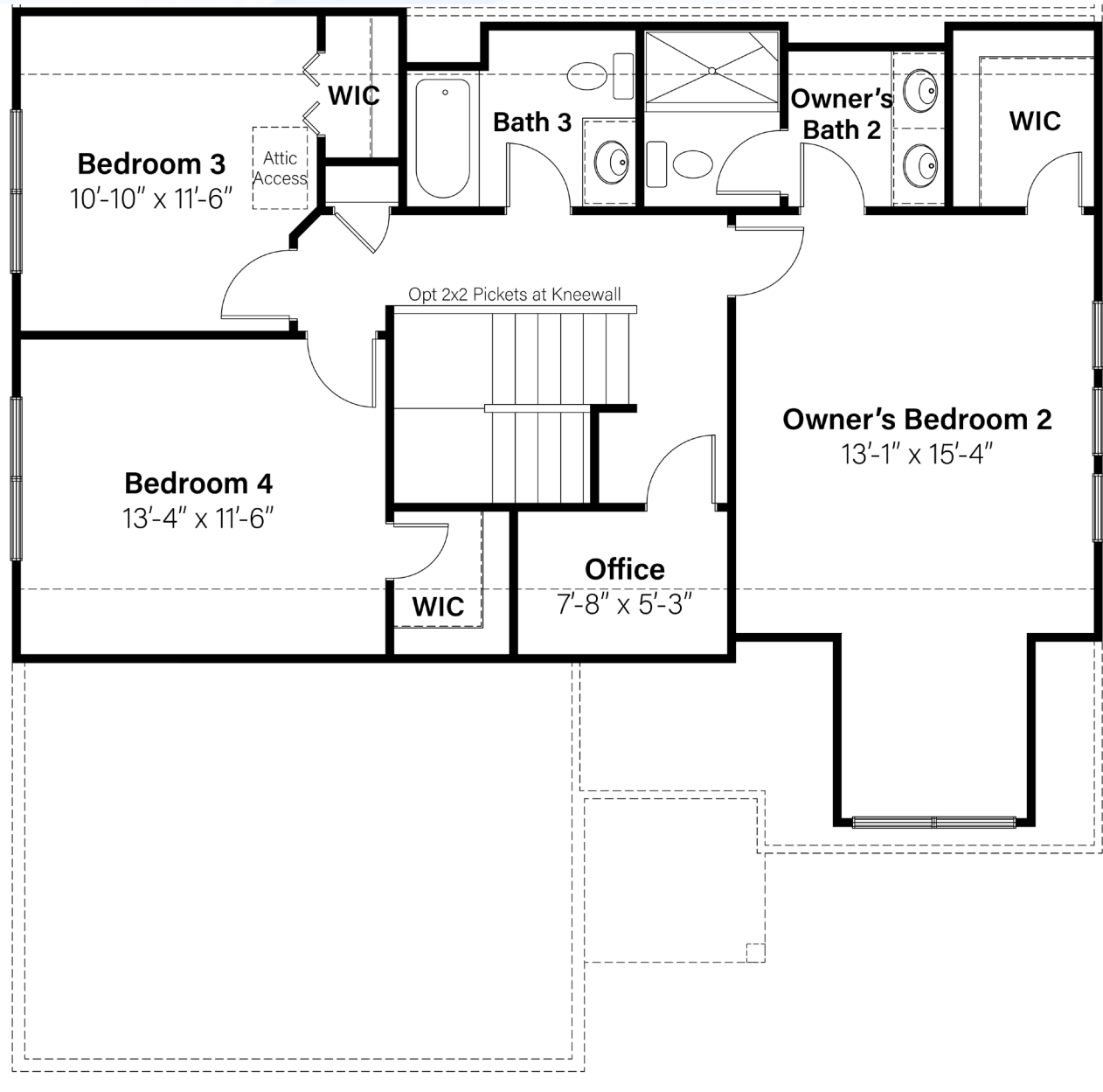
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THE PINEHURST

4 BEDROOMS 3.5 BATHS 2 CAR GARAGE 2,187 Square Feet



Second Floor



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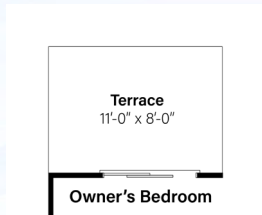
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THE PINEHURST

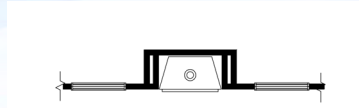


4 BEDROOMS 3.5 BATHS 2 CAR GARAGE 2,187 Square Feet

Options



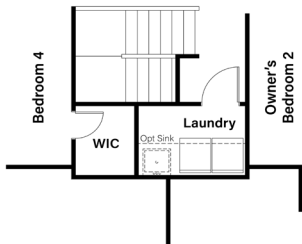
- Opt Bedroom Slider



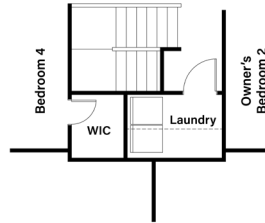
- Opt Fireplace



- Opt Fireplace



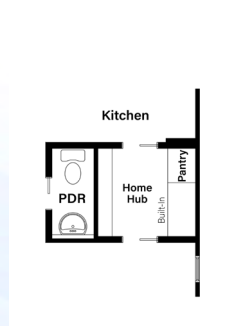
- Opt Second Floor Laundry



- Opt Second Floor Laundry



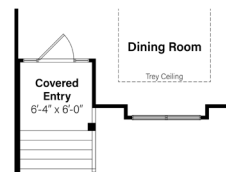
- Opt Morning Room



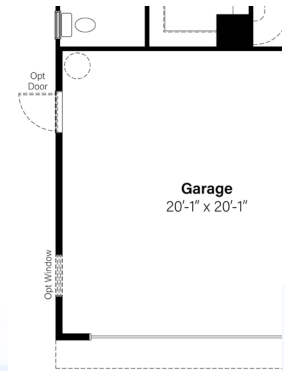
- Opt Home Hub



- Opt Wet Bar



- Opt Bay Window



- Opt Exterior Door or Window

2187SLA-BYS Pinehurst



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Effective 03/29/22

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THE BRIDGEWATER

3 BEDROOMS 3.1 BATHS 2 CAR GARAGE 2,300 Square Feet



2300SLA-BYS Bridgewater



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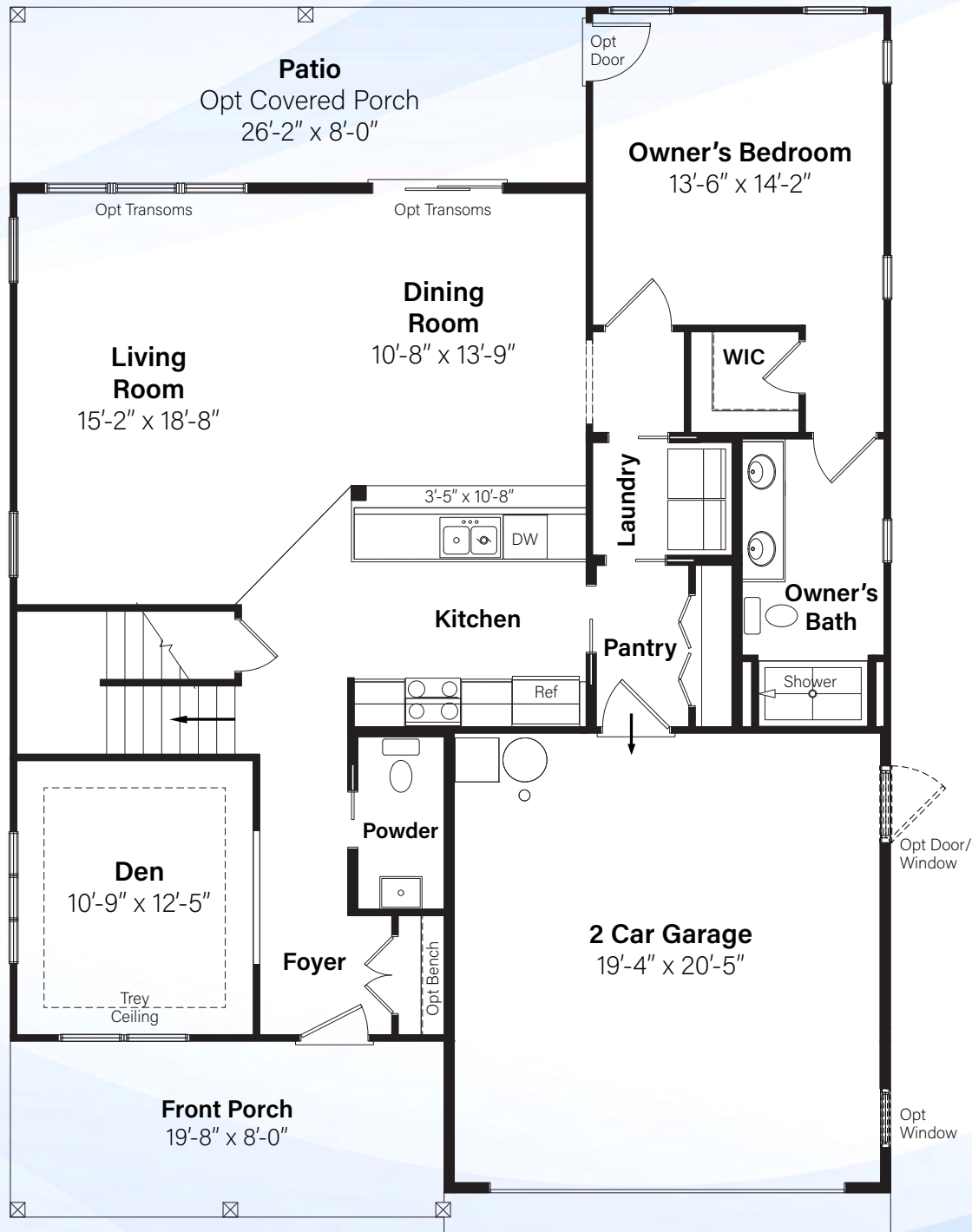
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THE BRIDGEWATER



3 BEDROOMS 3.1 BATHS 2 CAR GARAGE 2,300 Square Feet

First Floor



2300SLA-BYS Bridgewater



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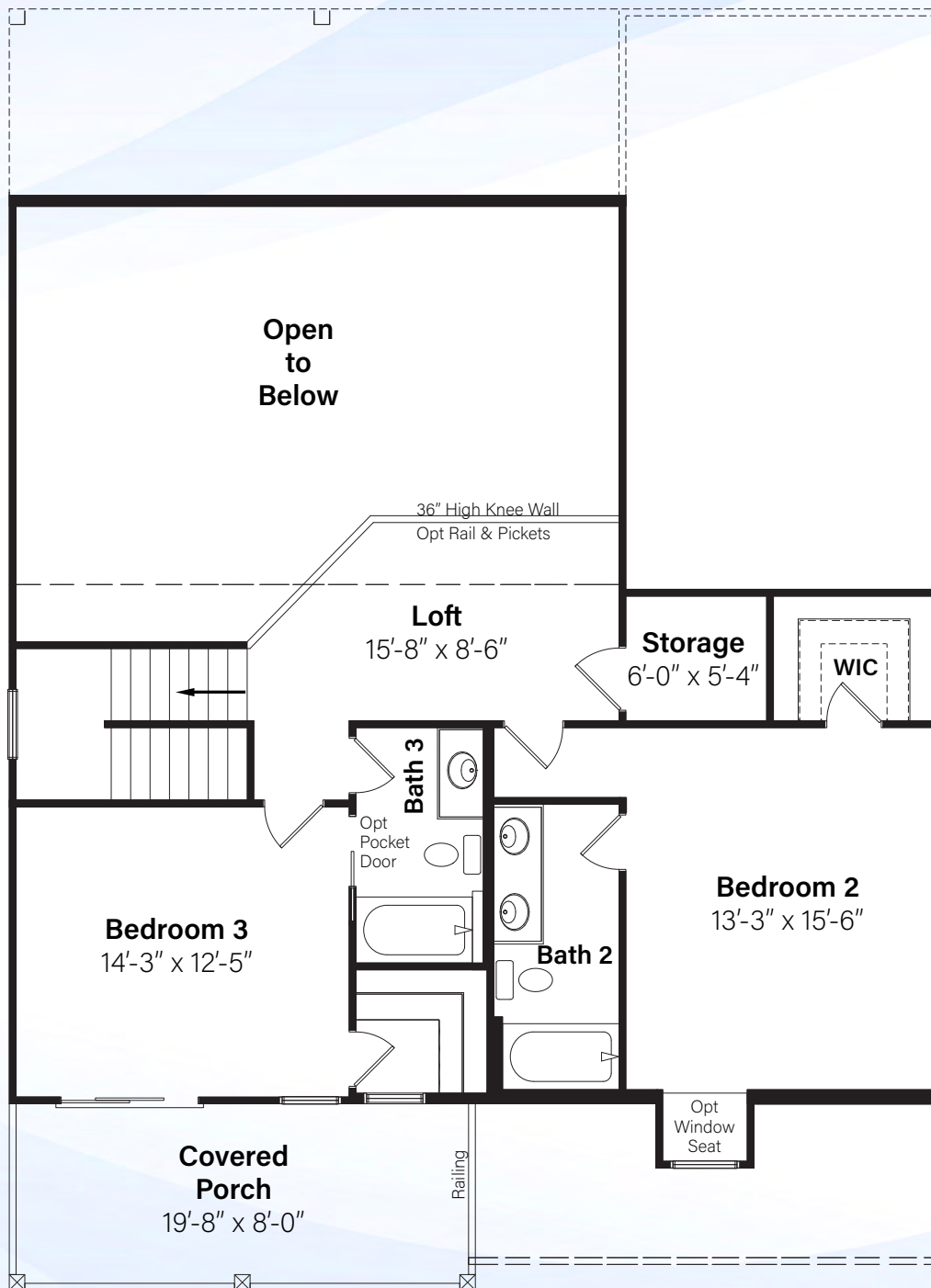
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THE BRIDGEWATER



3 BEDROOMS 3.1 BATHS 2 CAR GARAGE 2,300 Square Feet

Second Floor



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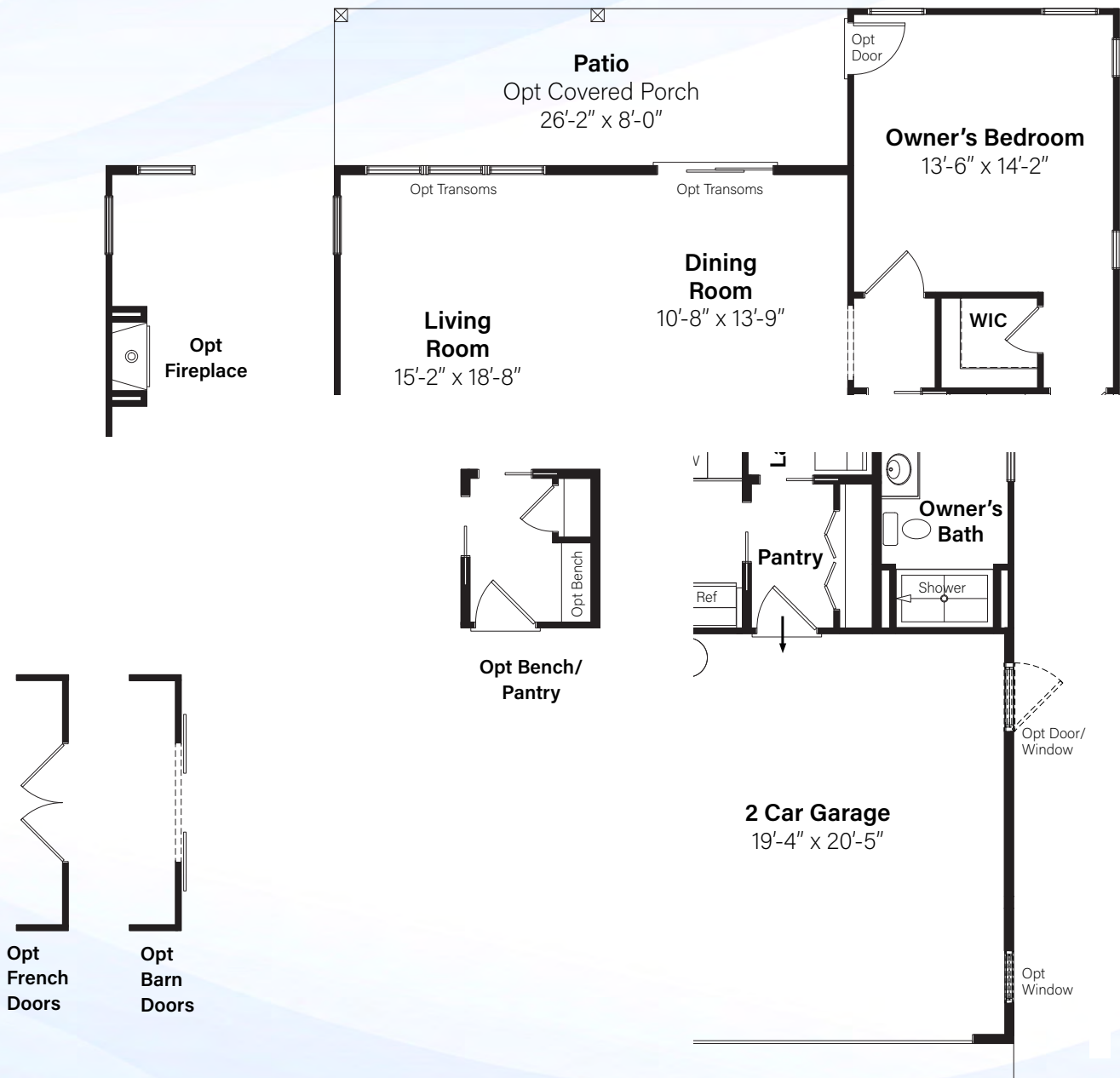
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THE BRIDGEWATER



3 BEDROOMS 3.1 BATHS 2 CAR GARAGE 2,300 Square Feet

Options



2300SLA-BYS Bridgewater



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THE RENFRED

3

BEDROOMS

2.5

BATHS

2

CAR GARAGE

2,179 Square Feet

SAGA
REALTY & CONSTRUCTION



2179SLA-BYS Renfred



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THE RENFRED

3 BEDROOMS 2.5 BATHS 2 CAR GARAGE 2,179 Square Feet



First Floor



2179SLA-BYS Renfred



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THE RENFRED

3 BEDROOMS 2.5 BATHS 2 CAR GARAGE 2,179 Square Feet



Second Floor



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THE RENFRED

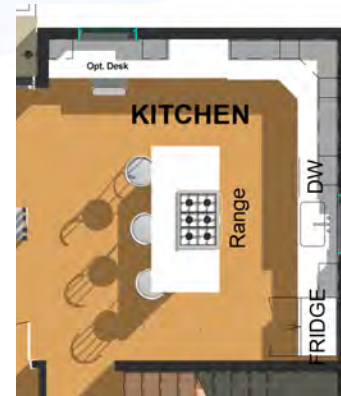
3 BEDROOMS 2.5 BATHS 2 CAR GARAGE 2,179 Square Feet



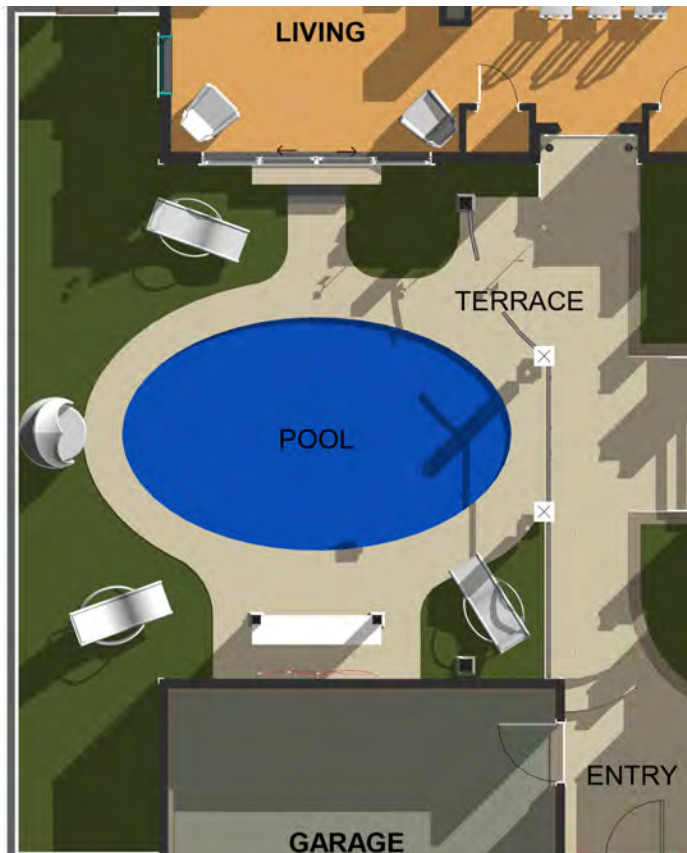
Options



- Opt Single Or Double Sided Fireplace



- Opt Gourmet Kitchen



- Opt Pool, Terrace, & Bar



- Opt Luxury Master Bath

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THE WILLOW

5 BEDROOMS 3.1 BATHS 2 CAR GARAGE 2,504 Square Feet



2504SLA-BYS Willow



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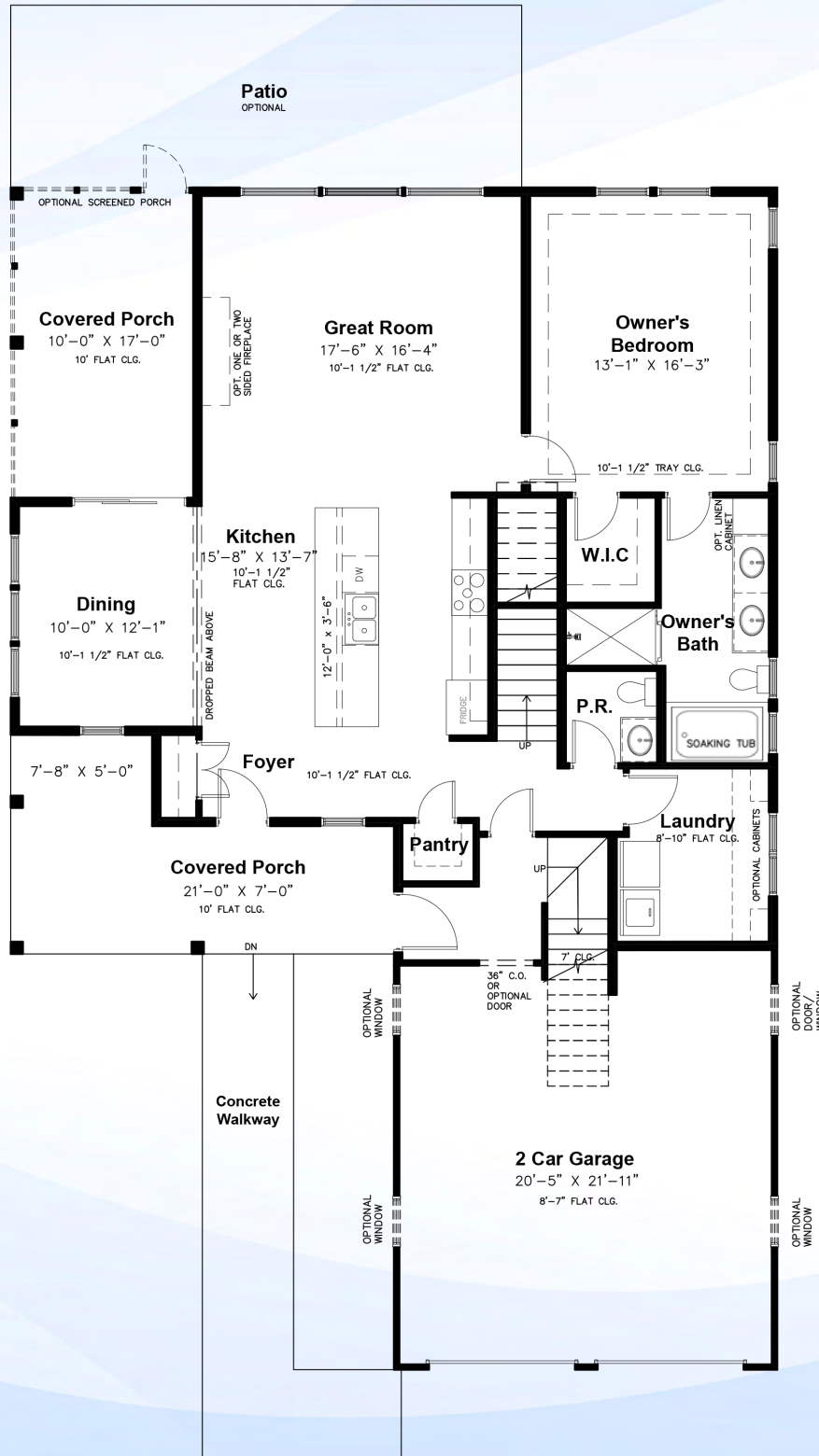
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THE WILLOW



5 BEDROOMS 3.1 BATHS 2 CAR GARAGE 2,504 Square Feet

First Floor



2504SLA-BYS Willow



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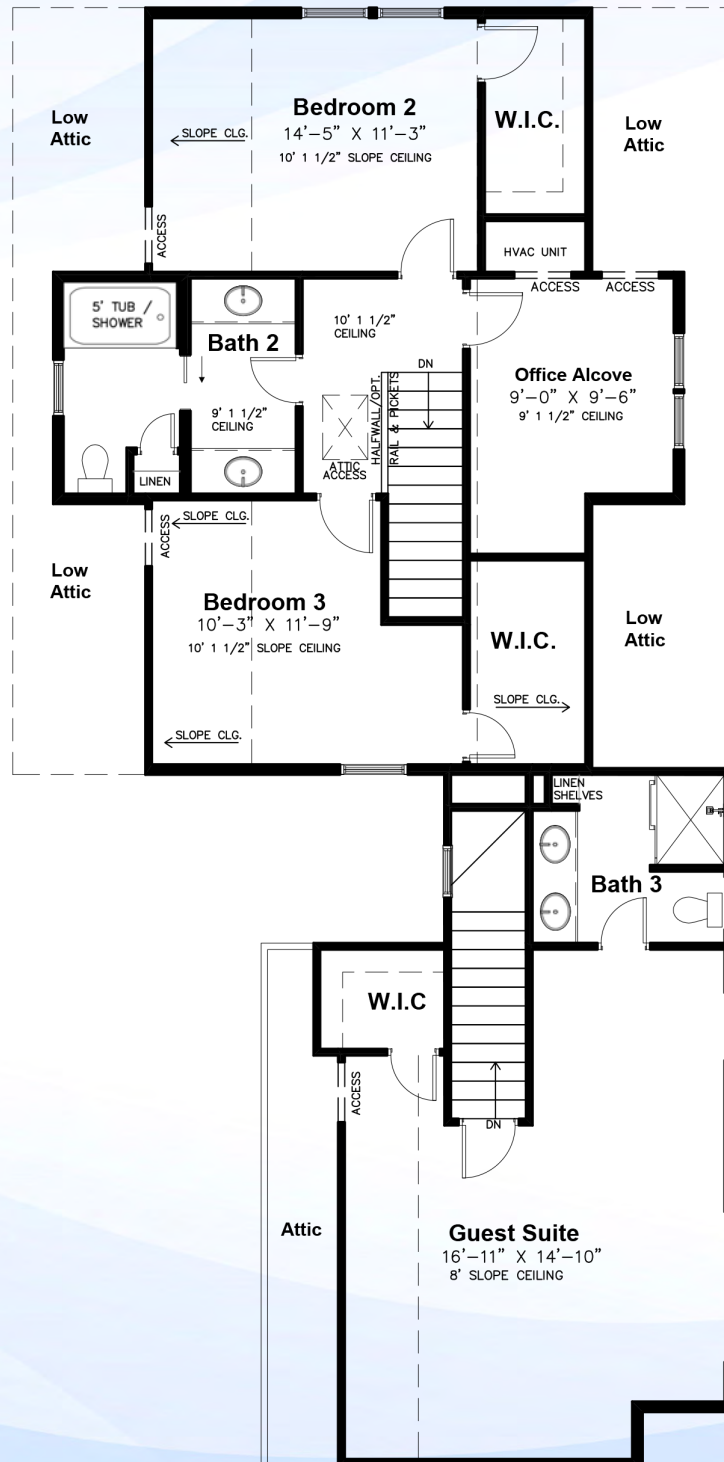
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THE WILLOW

5 BEDROOMS 3.1 BATHS 2 CAR GARAGE 2,504 Square Feet



Second Floor



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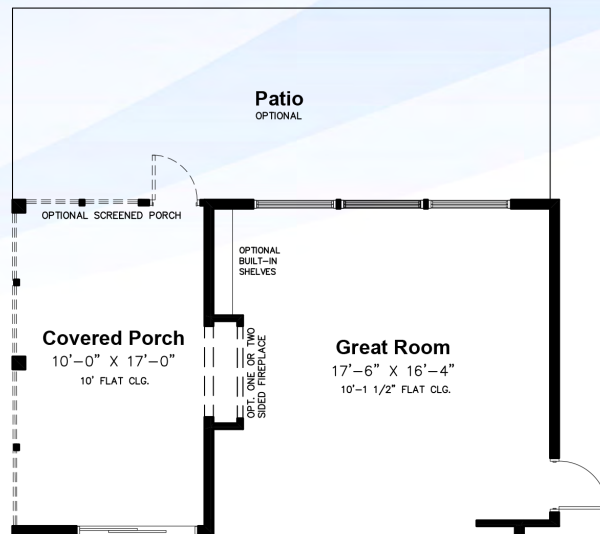
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THE WILLOW

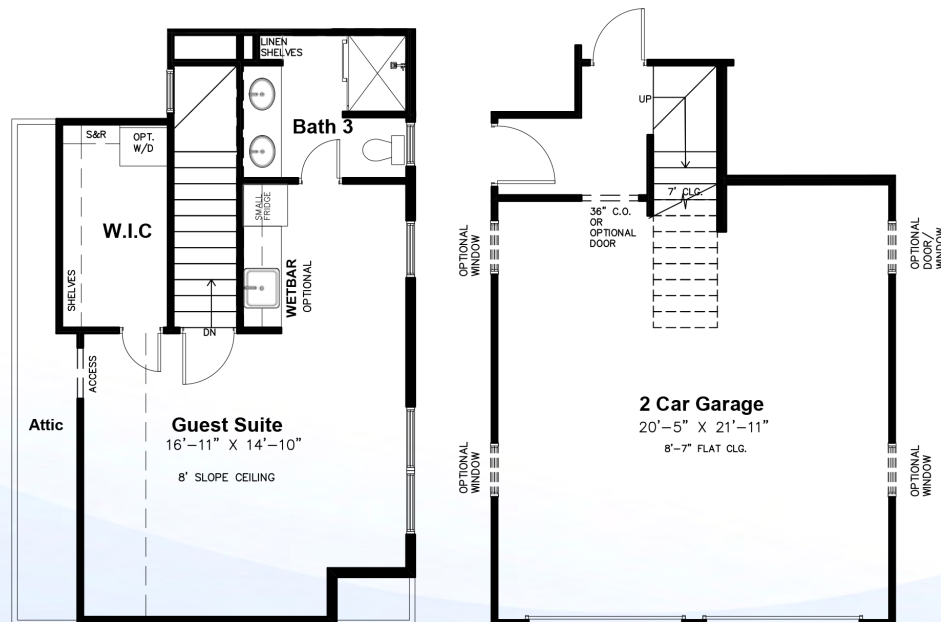


5 BEDROOMS 3.1 BATHS 2 CAR GARAGE 2,504 Square Feet

Options



- OPTIONAL ONE OR TWO SIDED FIREPLACE & BUILT-IN SHELVES
- OPTIONAL SCREENED PORCH
- OPTIONAL PATIO



- OPTIONAL WETBAR IN GUEST SUITE
- OPTIONAL EXTENDED CLOSET WITH STACKABLE WASHER/DRYER IN GUEST SUITE
- OPTIONAL DOORS/WINDOWS IN GARAGE

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Semi Soundfront *Short Piling Foundations



Beach Haven

STARTING FROM \$861,300

4 Bedrooms | 4 Full Baths | 1 Half Baths | 2,056 SqFt



Ocean Bay V

STARTING FROM \$925,900

5 Bedrooms | 4 Full Baths | 2 Half Baths | 2,279 SqFt



Moongate II

STARTING FROM \$1,081,400

6 Bedrooms | 5 Full Baths | 1 Half Baths | 2,870 SqFt

Soundfront *Short Piling Foundations



Albemarle I

STARTING FROM \$1,390,100

6 Bedrooms | 5 Full Baths | 1 Half Baths | 2,788 SqFt



Sea Star

STARTING FROM \$1,494,300

5-7 Bedrooms | 4-5 Full Baths | 1-3 Half Baths | 3,630 SqFt



Aria

STARTING FROM \$1,837,800

8 Bedrooms | 6 Full Baths | 1 Half Baths | 4,366 SqFt



Tafora

STARTING FROM \$1,873,850

8 Bedrooms | 7 Full Baths | 1 Half Baths | 4,514 SqFt

THE BEACH HAVEN

4

BEDROOMS

4.1

BATHS

0

CAR GARAGE

2,056 Square Feet



2056HBA-BYS Beach Haven



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THE BEACH HAVEN

4 BEDROOMS 4.1 BATHS 0 CAR GARAGE 2,056 Square Feet



Ground Floor



2056HBA-BYS Beach Haven



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THE BEACH HAVEN



4 BEDROOMS 4.1 BATHS 0 CAR GARAGE 2,056 Square Feet

First Floor



2056HBA-BYS Beach Haven



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THE BEACH HAVEN



4 BEDROOMS 4.1 BATHS 0 CAR GARAGE 2,056 Square Feet

Second Floor



2056HBA-BYS Beach Haven



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THE OCEAN BAY V

5 BEDROOMS 4.2 BATHS 0 CAR GARAGE 2,279 Square Feet



3 BACK PERSPECTIVE ON AXIS WITH DINING ROOM



4 HIGH FRONT PERSPECTIVE FROM EAST

2279HBA-BYS Ocean Bay V



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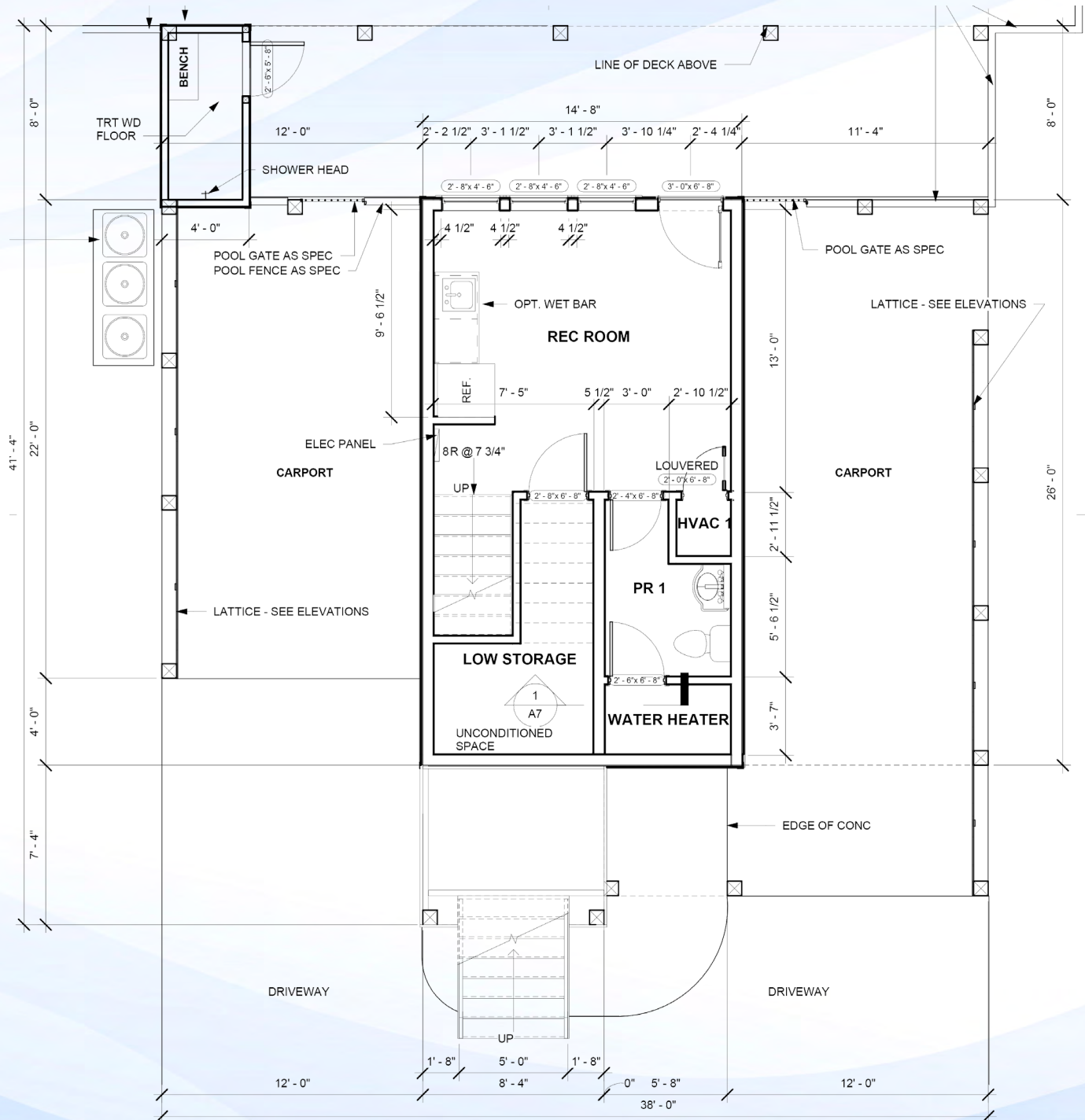
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THE OCEAN BAY V



5 BEDROOMS 4.2 BATHS 0 CAR GARAGE 2,279 Square Feet

Ground Floor



2279HBA-BYS Ocean Bay V



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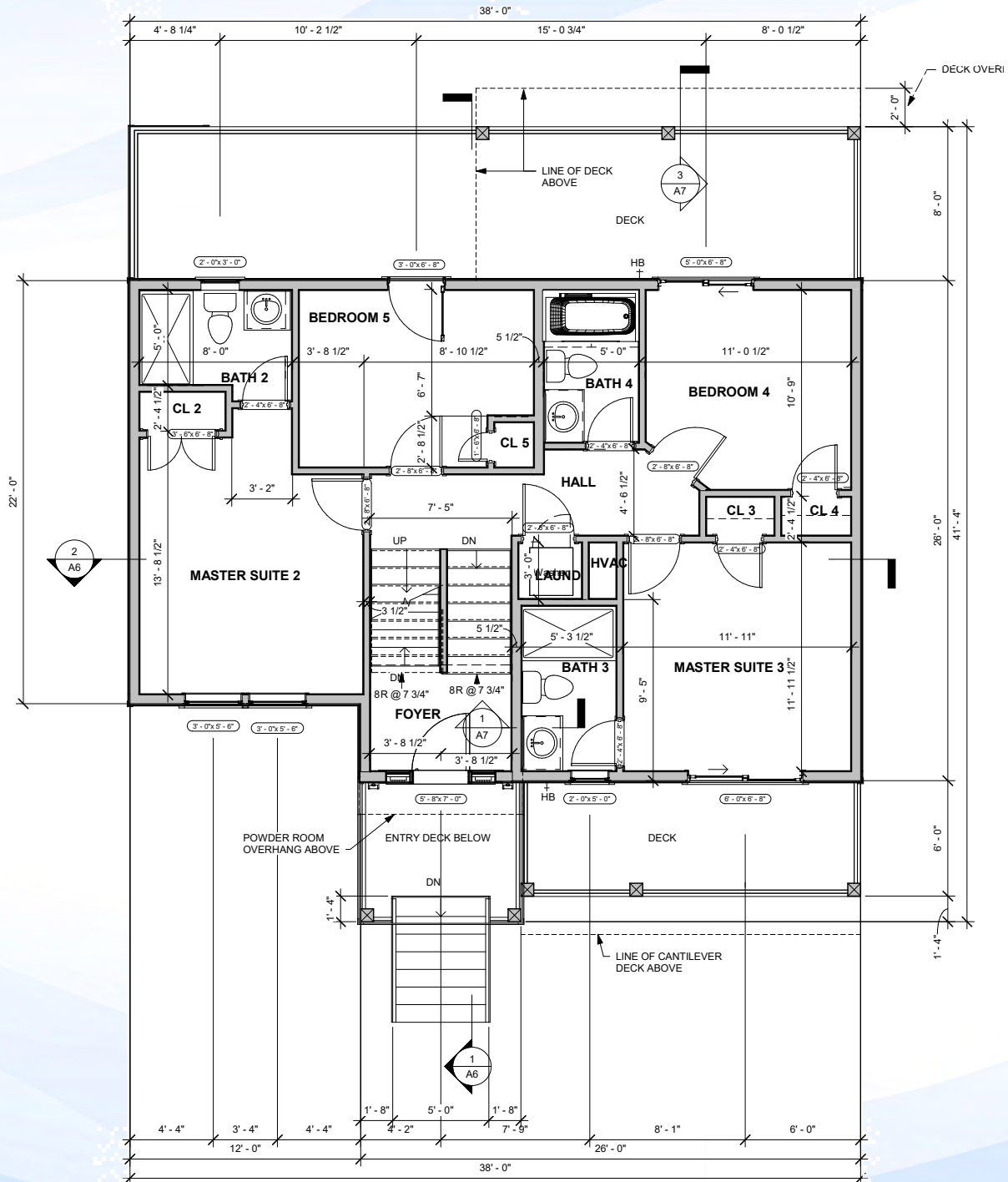
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THE OCEAN BAY V



5 BEDROOMS 4.2 BATHS 0 CAR GARAGE 2,279 Square Feet

First Floor



2279HBA-BYS Ocean Bay V



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REALTY & CONSTRUCTION

This is a detailed architectural floor plan of a house, showing the layout of rooms, corridors, and outdoor spaces. The plan includes the following rooms and features:

- Grand Master Suite 1:** Located on the left side, featuring a 11' vaulted ceiling, a walk-in closet (WIC 1), and a bathroom (BATH 1). Dimensions include 12' - 8 1/2" and 12' - 0".
- Kitchen:** Located in the center, featuring a 12' vaulted ceiling, a kitchen island, a refrigerator (FRIDGE), a microwave (MICRO OVER RANGE), a dishwasher (DW), and a sink. Dimensions include 14' - 6", 9' - 6 3/4", and 8' - 11 1/2".
- Dining:** Located to the right of the kitchen, featuring a 12' vaulted ceiling. Dimensions include 10' - 7" and 9' - 6 3/4".
- Living:** Located on the right side, featuring a 12' vaulted ceiling and a support wall below the island. Dimensions include 17' - 4 1/2" and 8' - 10 1/2".
- Bath 1:** Located in the top left, with a 5' - 8" width.
- Staircase:** Located in the center, with a handrail and stairs leading down (DN) and up (UP). Dimensions include 7' - 5" and 8' - 10 1/2".
- Decks:** There are two decks, one at the top and one at the bottom, both with dimensions of 6' - 0" x 6' - 8".
- Other Features:** The plan includes various dimensions for walls, windows, and doors, as well as labels for "DECK BELOW", "ROOF BELOW", and "3' - 0" HIGH WALL WITH TRIM CAP".

The overall dimensions of the house are 38' - 0" wide and 26' - 0" deep. The plan also shows a "DECK" area at the top right and a "ROOF BELOW" area at the bottom left.



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THE ALBEMARLE I

6

BEDROOMS

5.1

BATHS

0-1

CAR GARAGE

2,788 Square Feet

SAGA
REALTY & CONSTRUCTION



2788HBA-BYS Albemarle I



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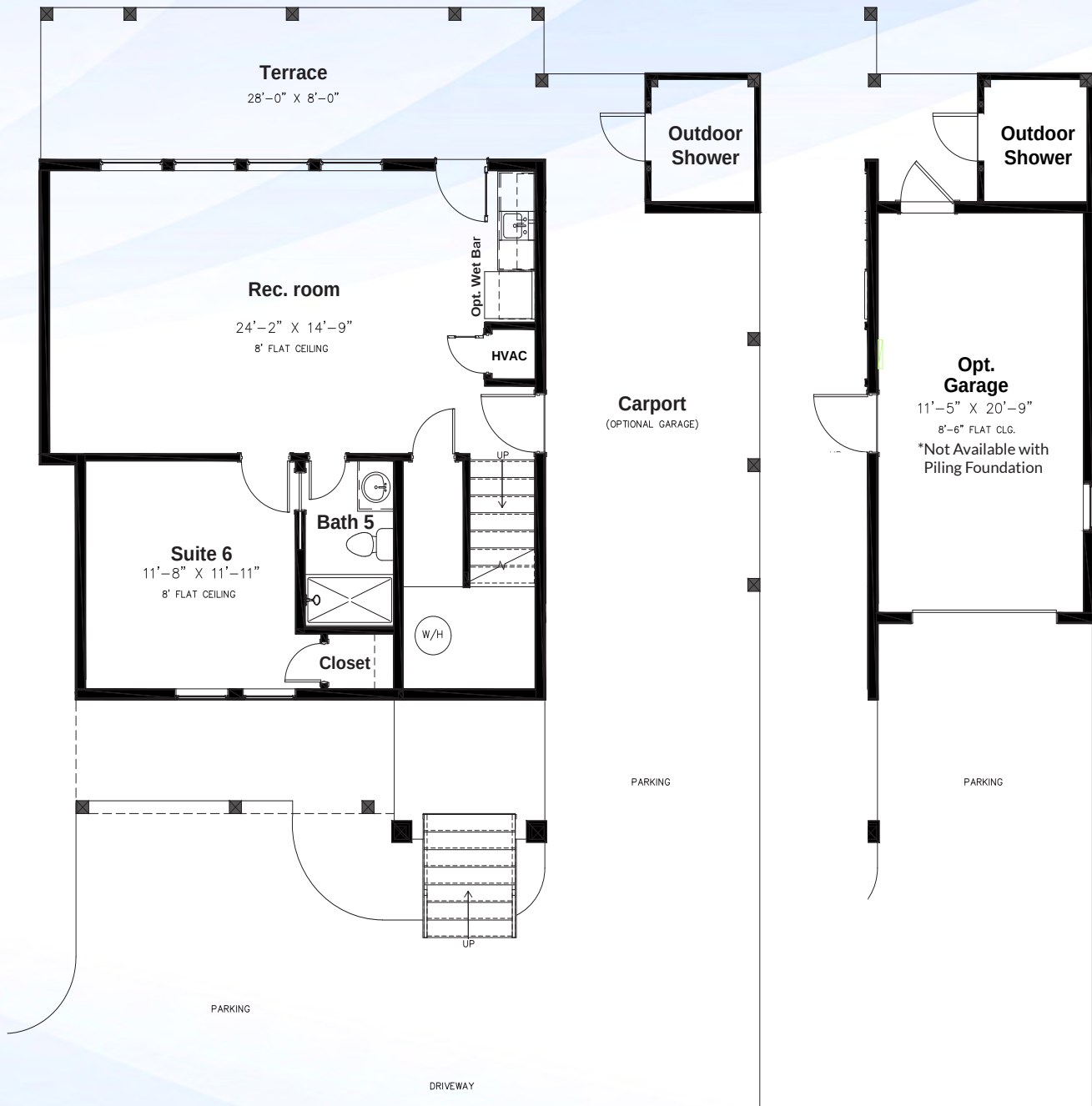
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THE ALBEMARLE I

6 BEDROOMS 5.1 BATHS 0-1 CAR GARAGE 2,788 Square Feet



STANDARD GROUND FLOOR PLAN

OPTIONAL GARAGE

Ground Floor

2788HBA-BYS Albemarle I



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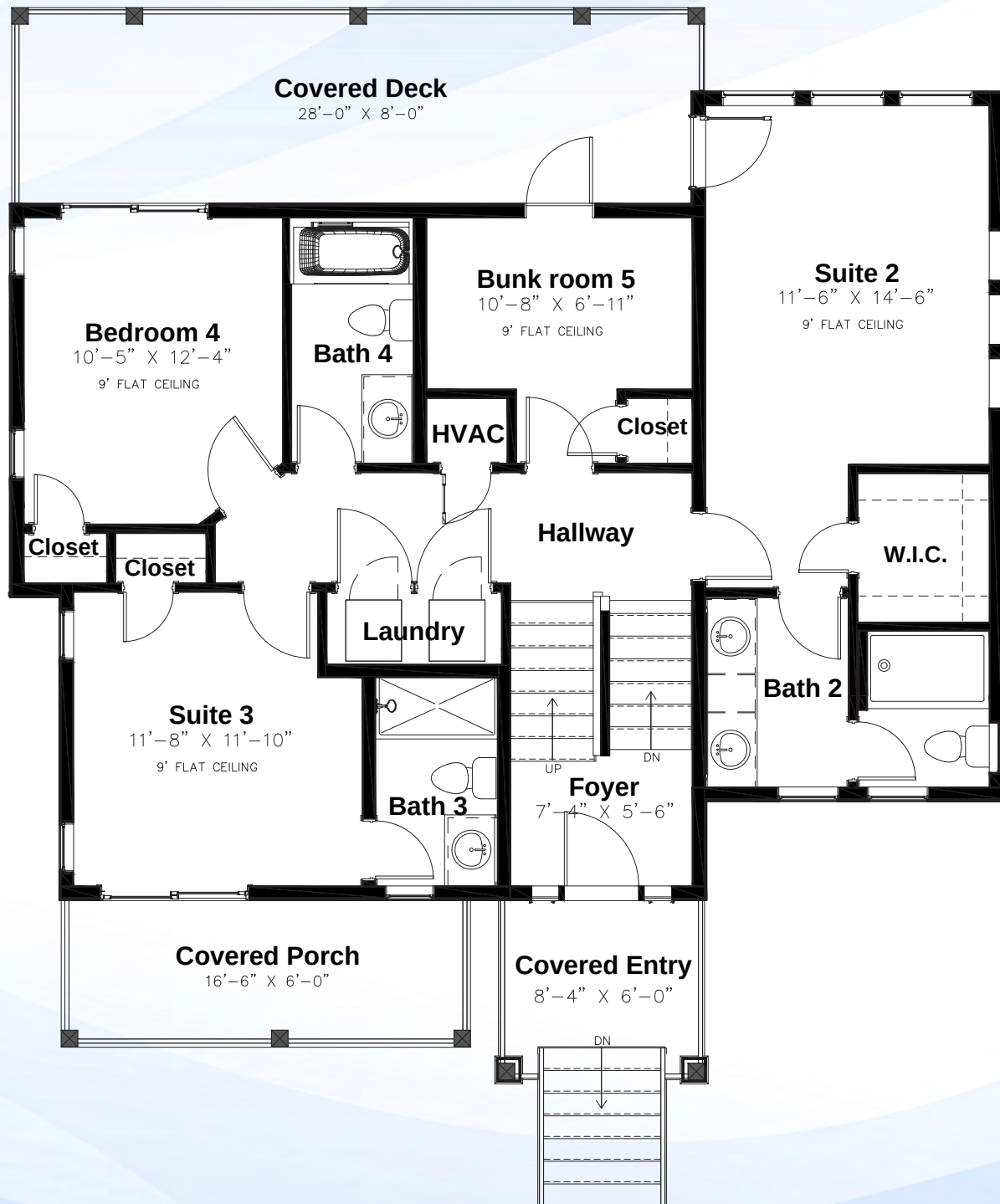
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THE ALBEMARLE I

6 BEDROOMS 5.1 BATHS 0-1 CAR GARAGE 2,788 Square Feet



First Floor



2788HBA-BYS Albemarle I WATER OAK



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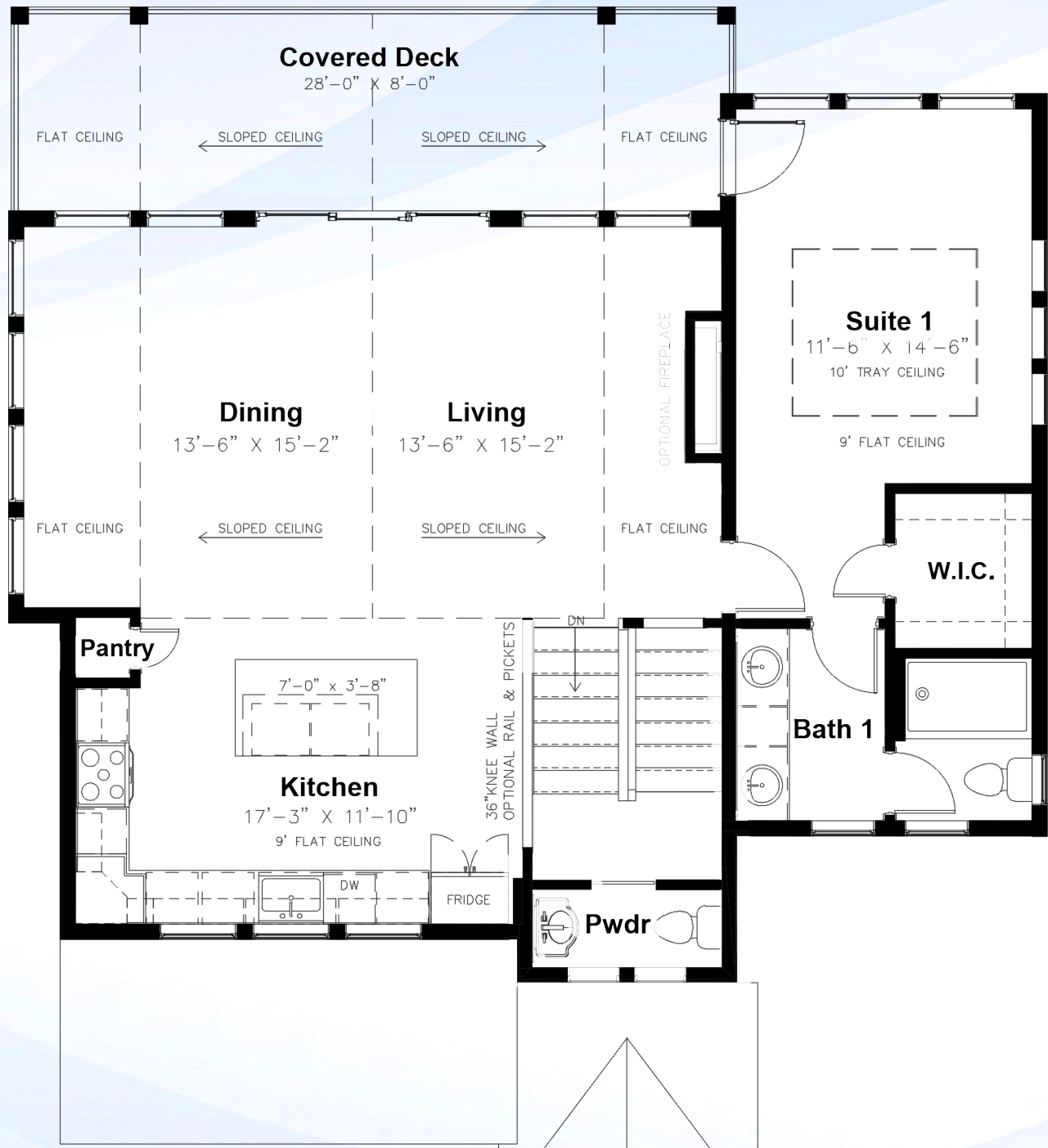
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THE ALBEMARLE I



6 BEDROOMS 5.1 BATHS 0-1 CAR GARAGE 2,788 Square Feet



Second Floor

2788HBA-BYS Albemarle I



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THE MOONGATE II

6 BEDROOMS 5.1 BATHS 0 CAR GARAGE 2,870 Square Feet



2870HBAX-BYS-BYS Moongate II



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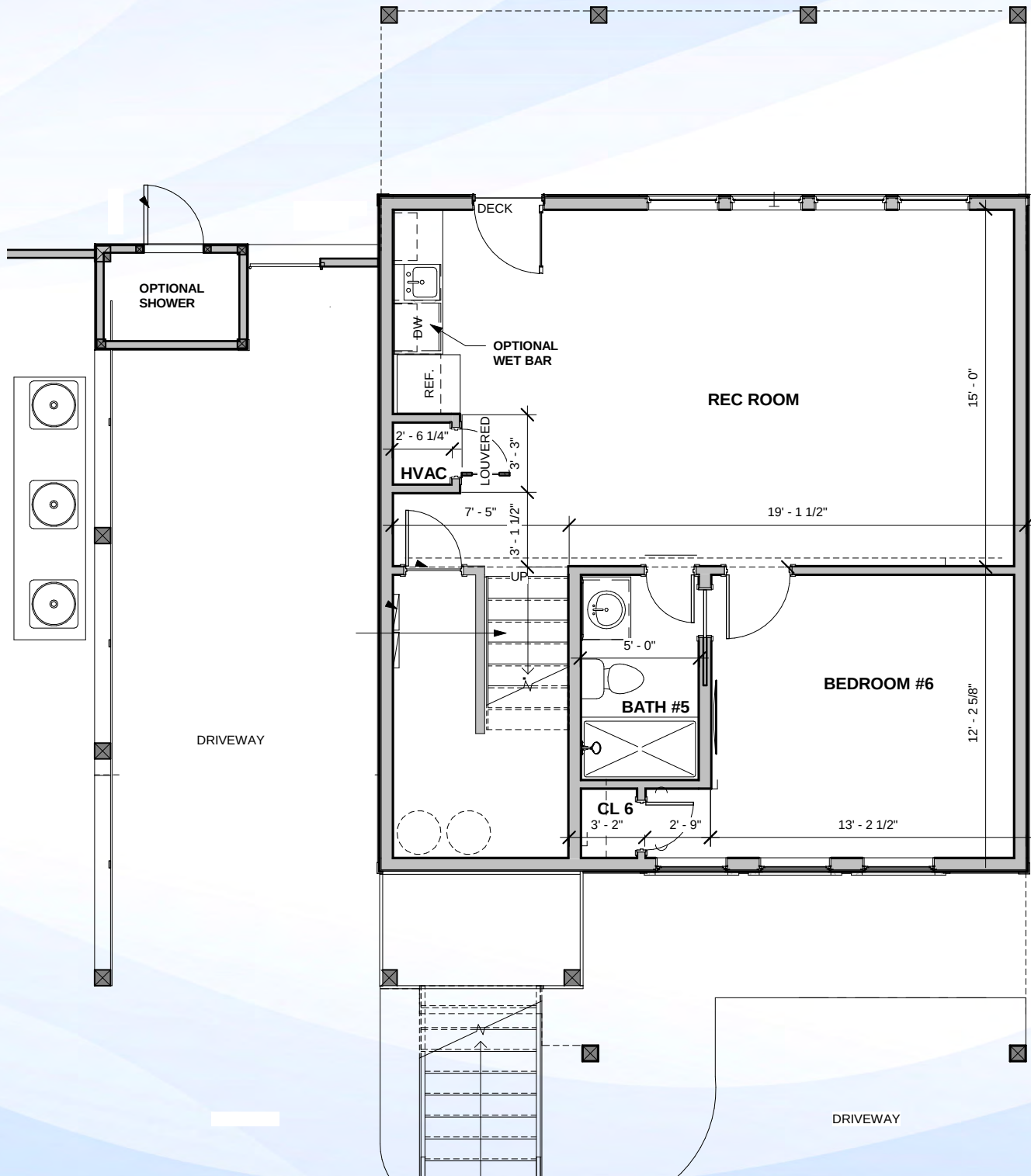
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THE MOONGATE II

6 BEDROOMS 5.1 BATHS 0 CAR GARAGE 2,870 Square Feet



Ground Floor



2870HBAX-BYS-BYS Moongate II



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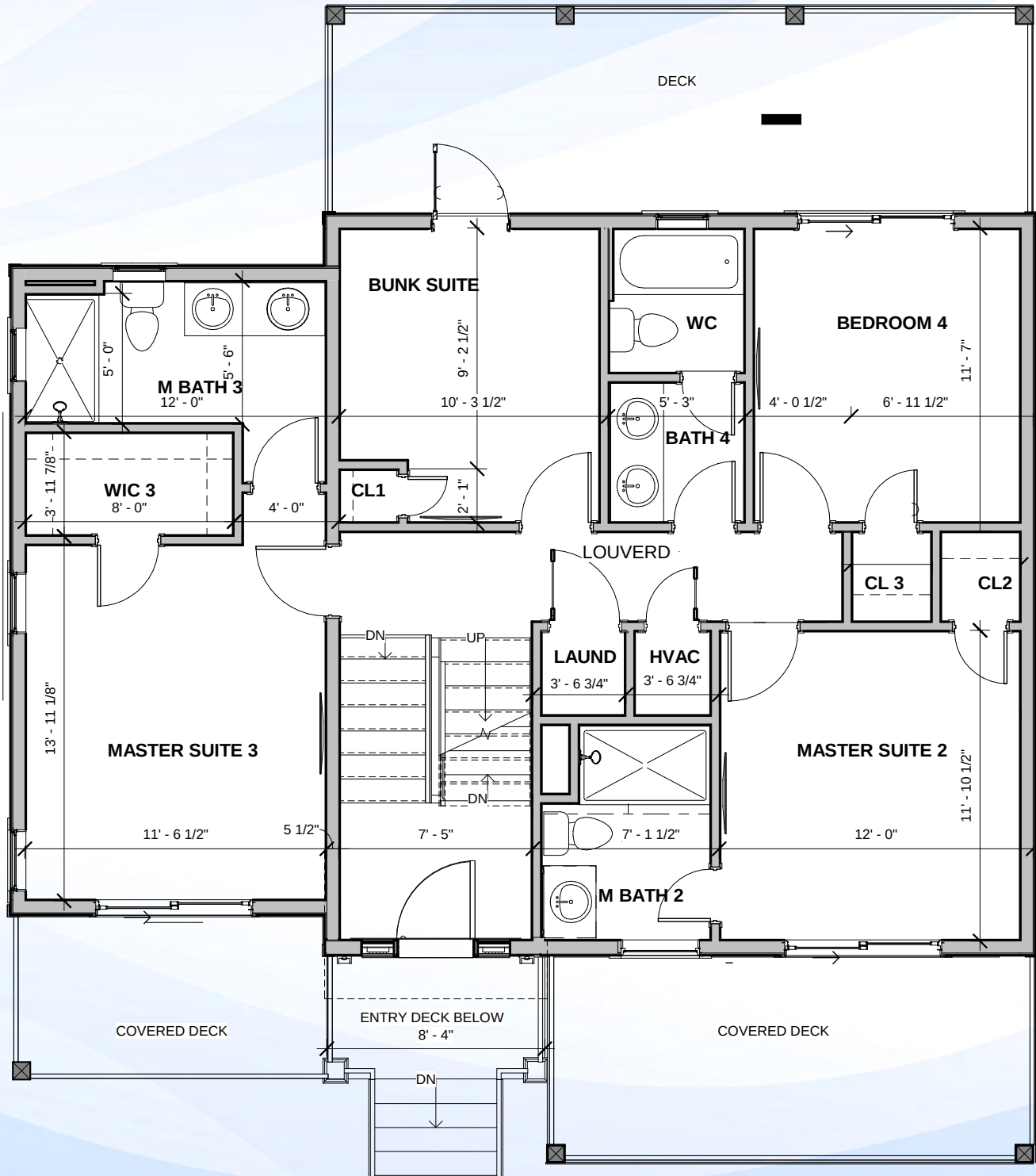
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THE MOONGATE II

6 BEDROOMS 5.1 BATHS 0 CAR GARAGE 2,870 Square Feet



First Floor



2870HBAX-BYS-BYS Moongate II



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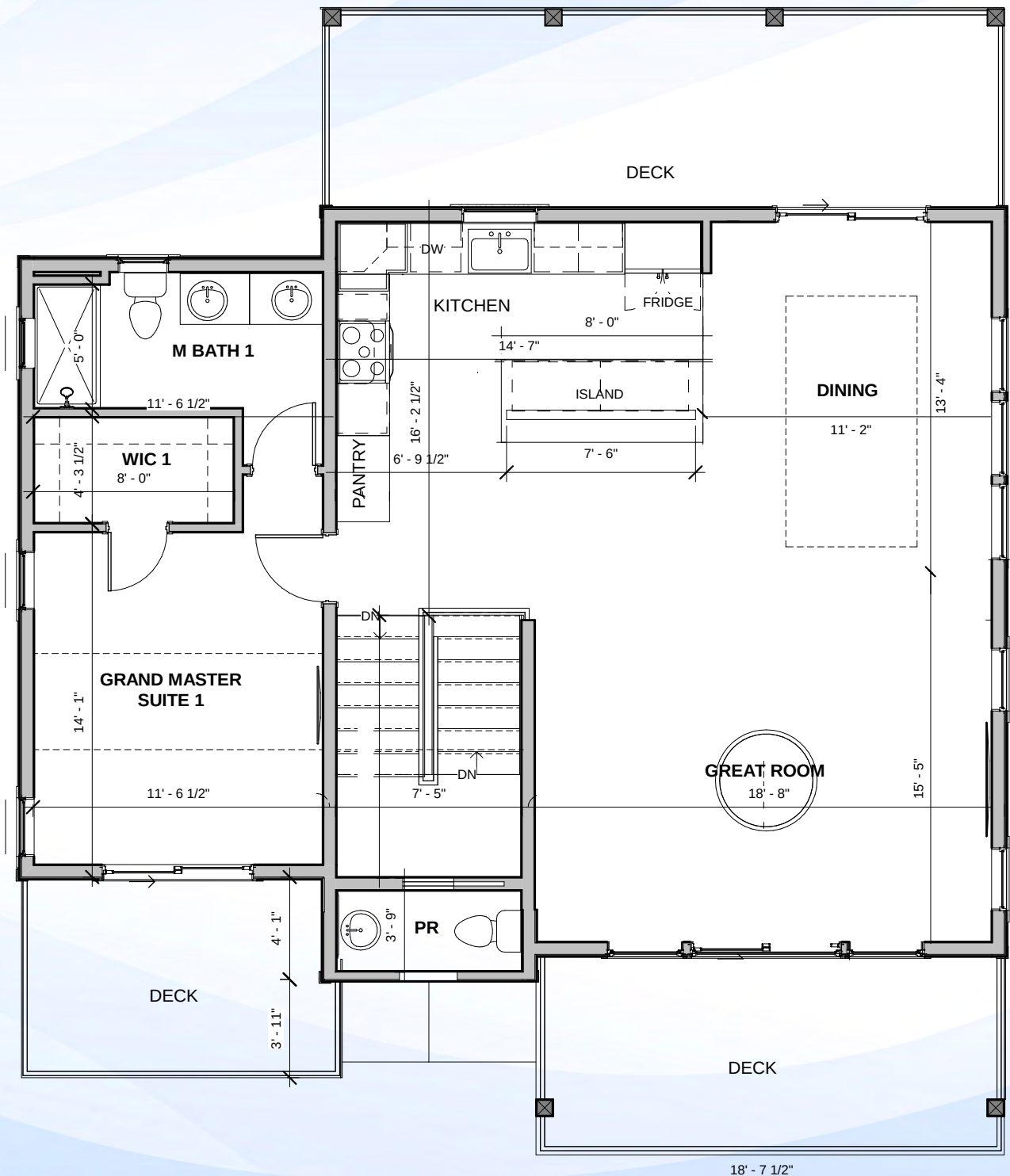
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THE MOONGATE II

6 BEDROOMS 5.1 BATHS 0 CAR GARAGE 2,870 Square Feet



Second Floor



2870HBAX-BYS-BYS Moongate II



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THE SEA STAR

(5-7) BEDROOMS (4-5) FULL BATHS (1-3) HALF BATHS (0-1) CAR GARAGE 3,630 Square Feet



Elevation With
Optional Features

*Garage Not Available with Piling Foundation



3630HBA-BYS Sea Star



Build Your Story

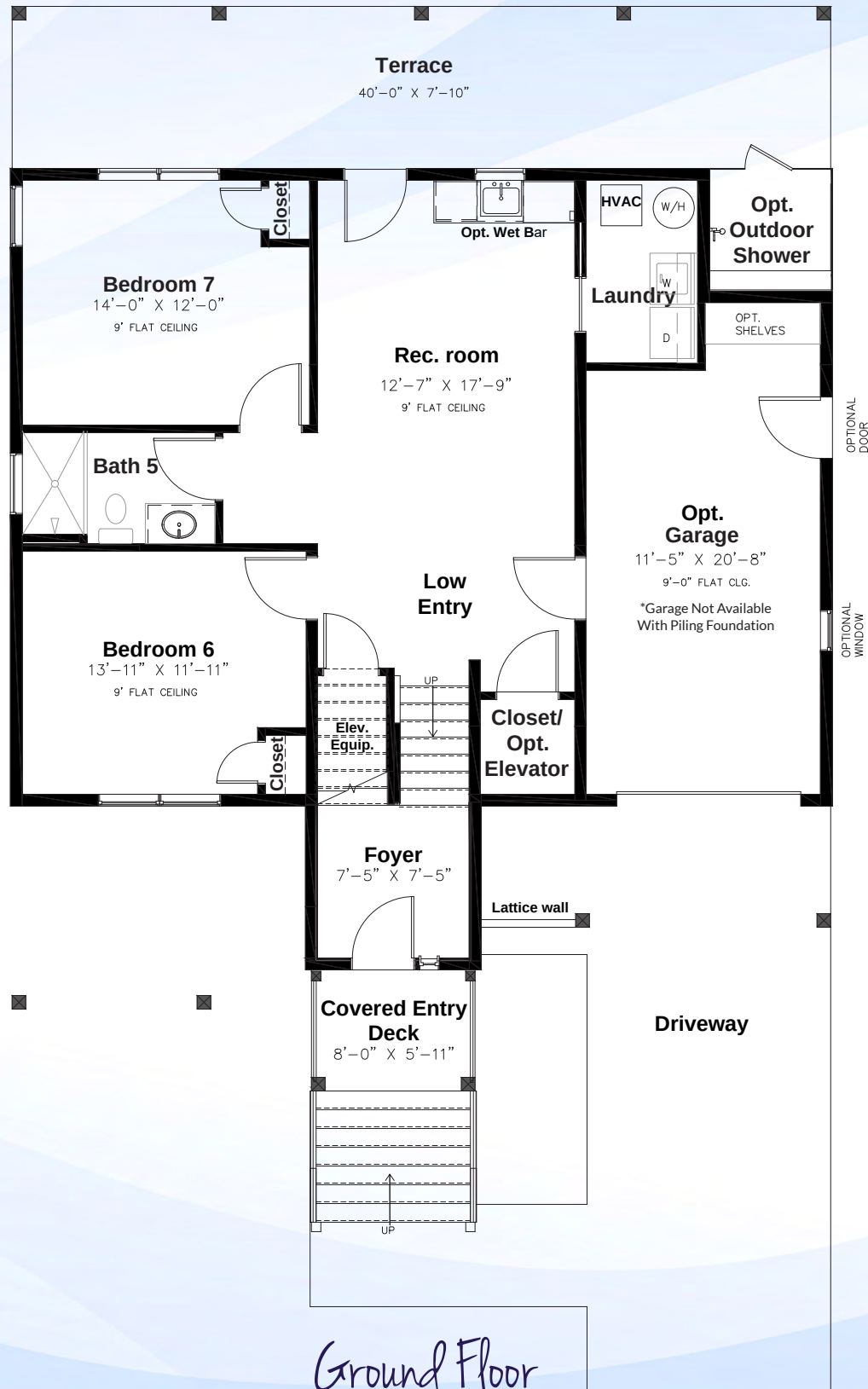
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THE SEA STAR

(5-7) BEDROOMS (4-5) Full BATHS (1-3) HALF BATHS (0-1) CAR GARAGE 3,630 Square Feet



3630HBA-BYS Sea Star



Build Your Story

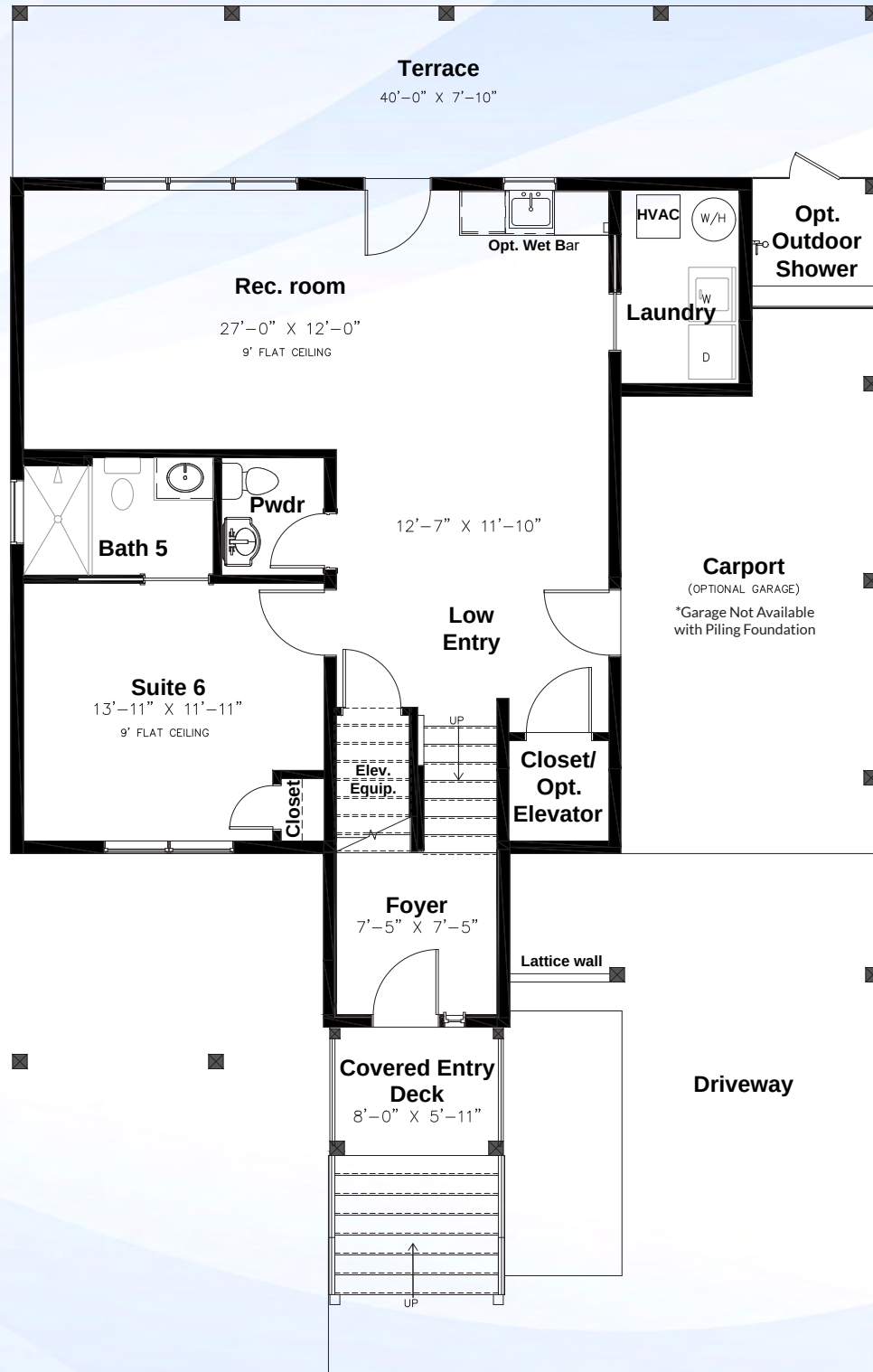
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THE SEA STAR

(5-7) BEDROOMS (4-5) Full BATHS (1-3) HALF BATHS (0-1) CAR GARAGE 3,630 Square Feet



Optional Ground Floor

3630HBA-BYS Sea Star



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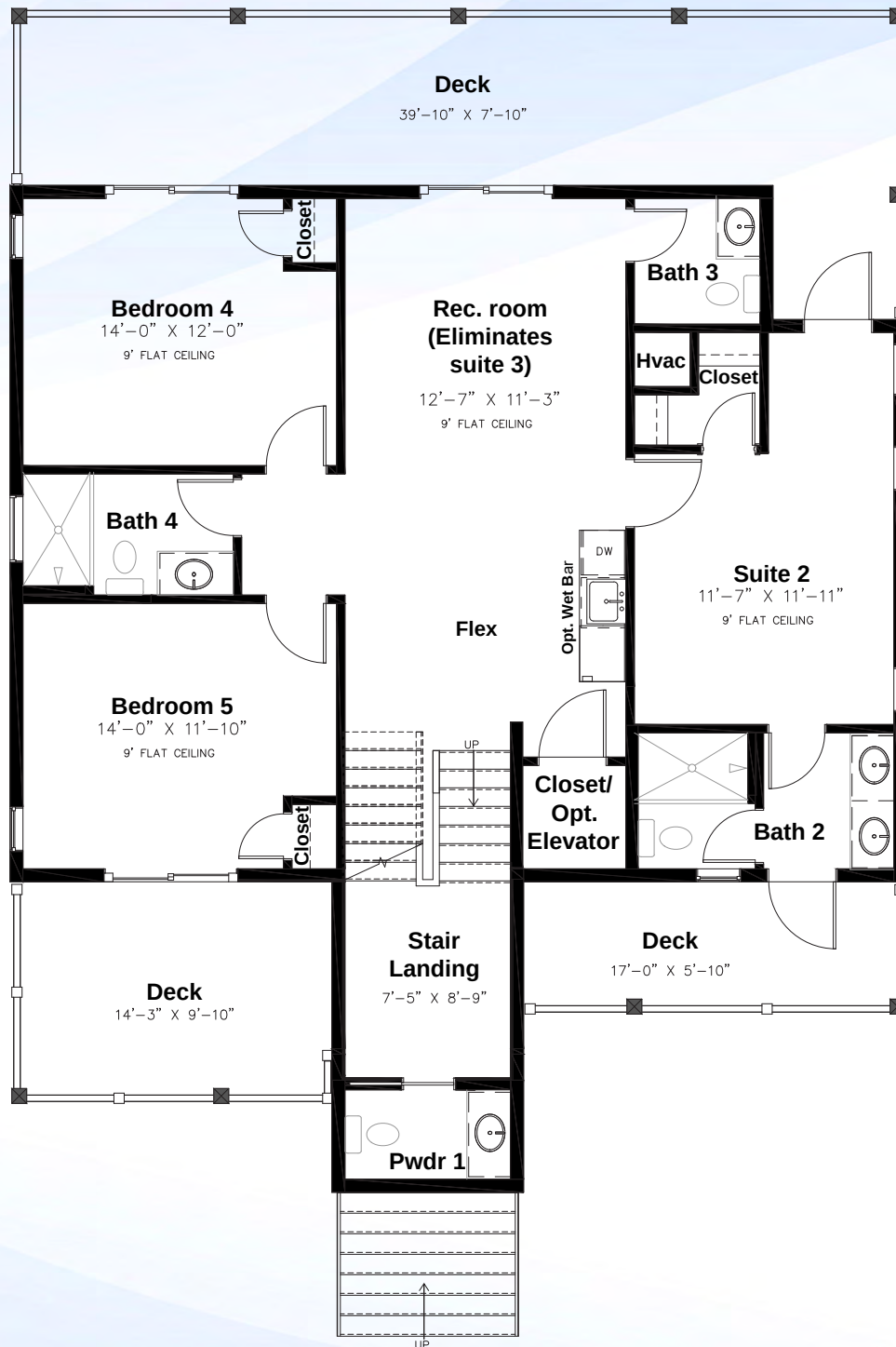
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THE SEA STAR

(5-7) BEDROOMS (4-5) Full BATHS (1-3) HALF BATHS (0-1) CAR GARAGE 3,630 Square Feet



First Floor

3630HBA-BYS Sea Star



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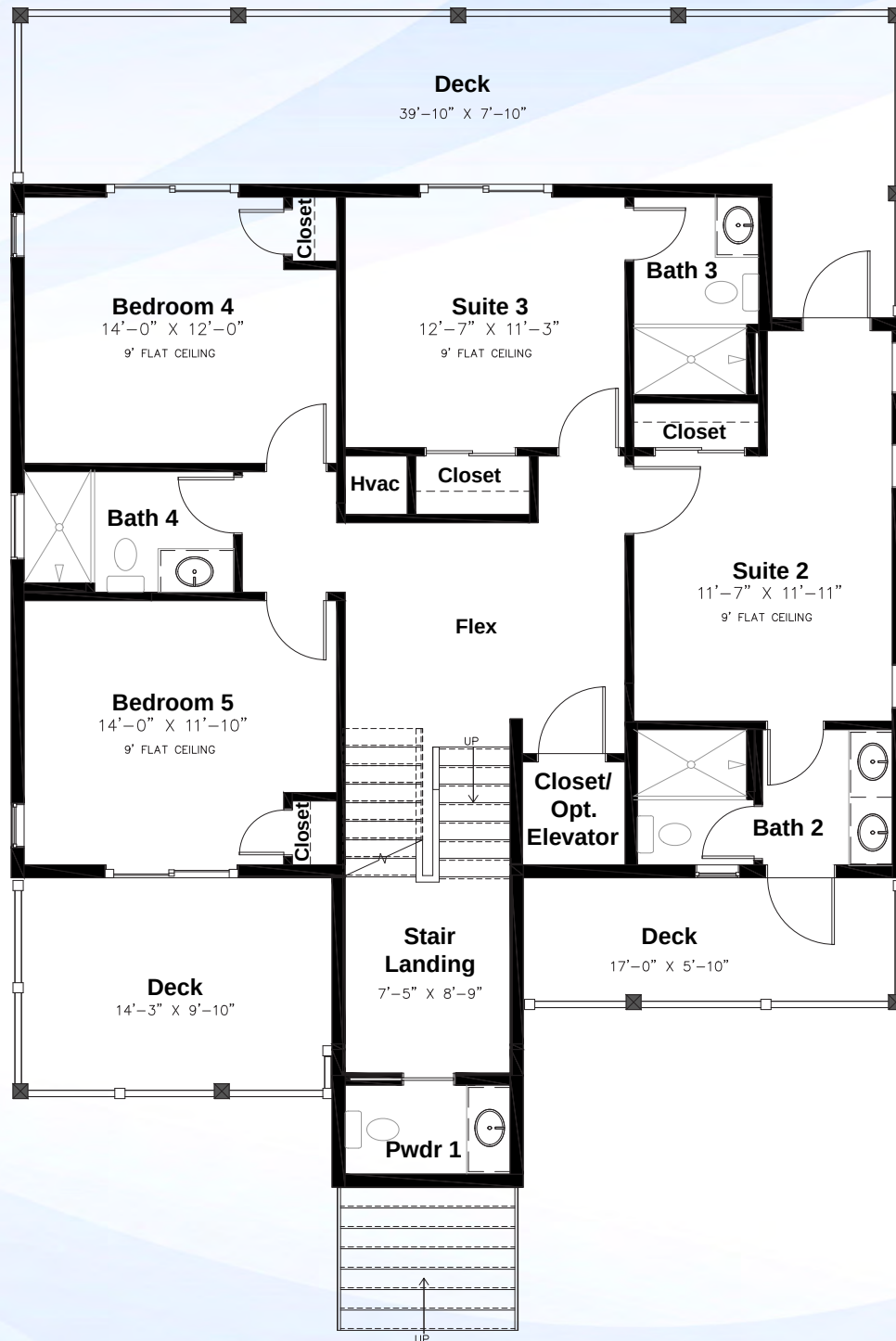
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THE SEA STAR

(5-7) BEDROOMS (4-5) Full BATHS (1-3) HALF BATHS (0-1) CAR GARAGE 3,630 Square Feet



Optional First Floor

3630HBA-BYS Sea Star



Build Your Story

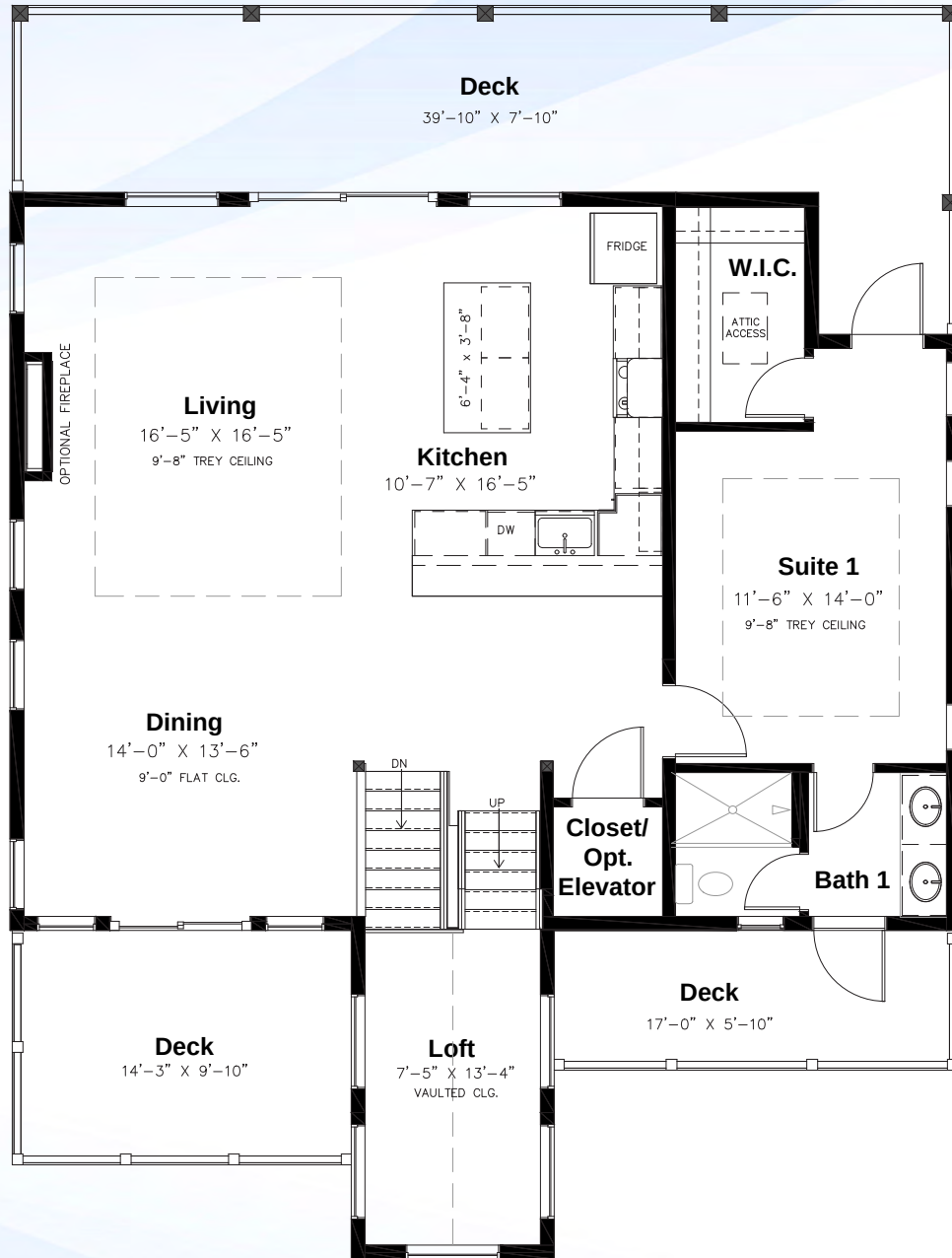
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THE SEA STAR

(5-7) BEDROOMS (4-5) Full BATHS (1-3) HALF BATHS (0-1) CAR GARAGE 3,630 Square Feet



Second Floor

3630HBA-BYS Sea Star



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THE ARIA

8 BEDROOMS 6.1 BATHS 2 CAR GARAGE 4,366 Square Feet



*Not all rendered options are included in base pricing.

4366SLAX-BYS Aria



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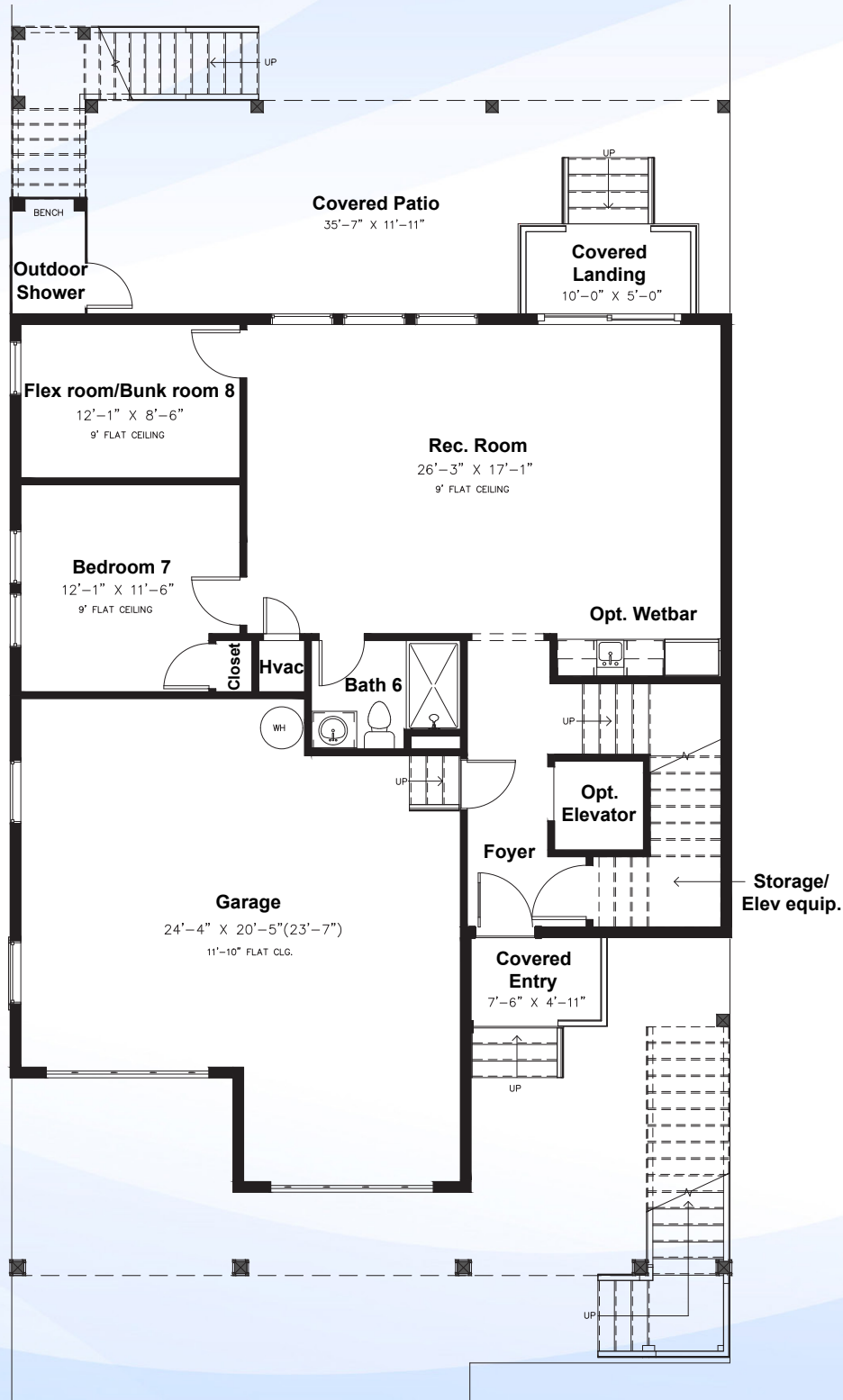
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THE ARIA

8 BEDROOMS 6.1 BATHS 2 CAR GARAGE 4,366 Square Feet



Ground Floor



4366SLAX-BYS Aria



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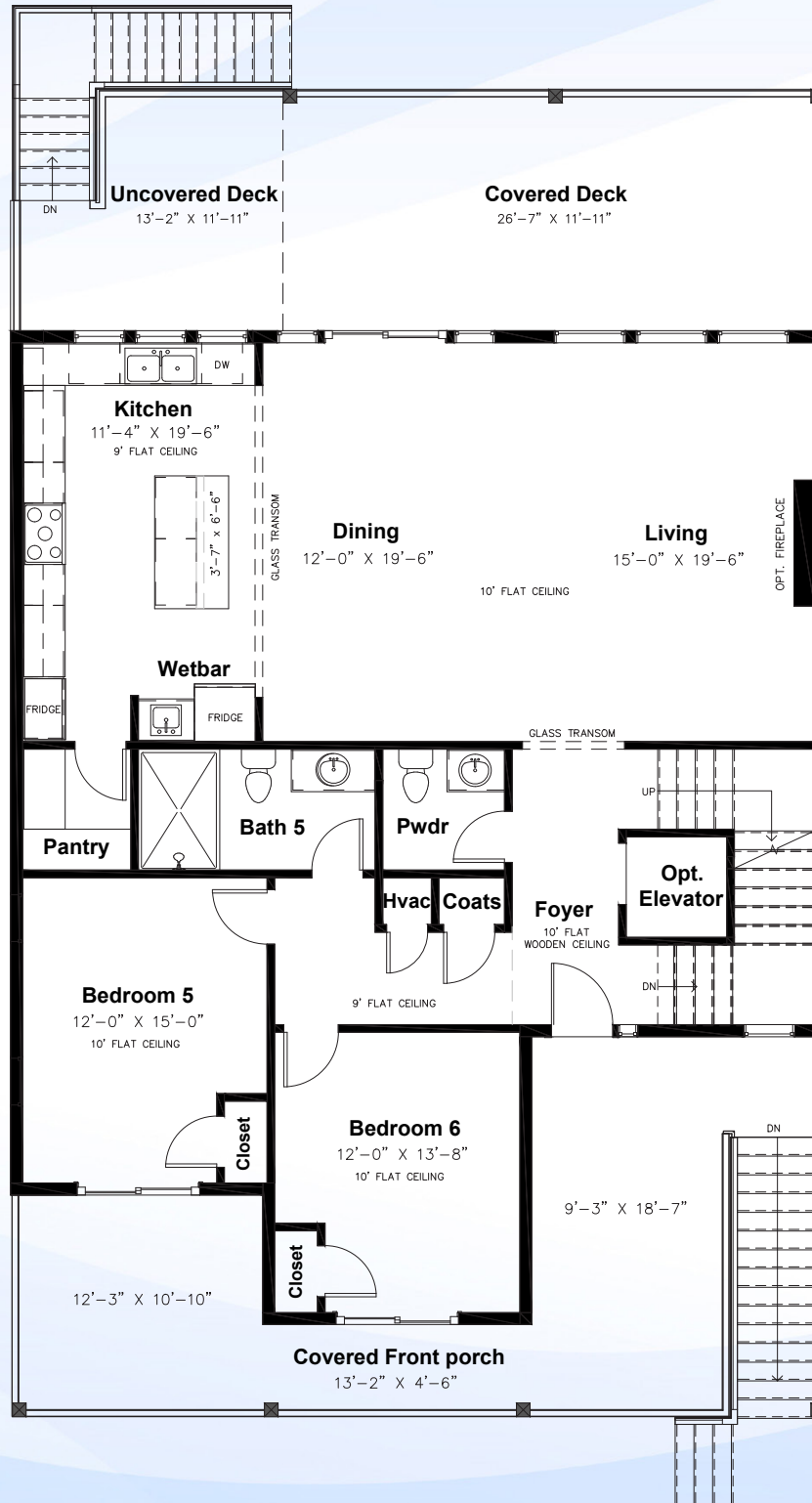
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THE ARIA

8 BEDROOMS 6.1 BATHS 2 CAR GARAGE 4,366 Square Feet



First Floor



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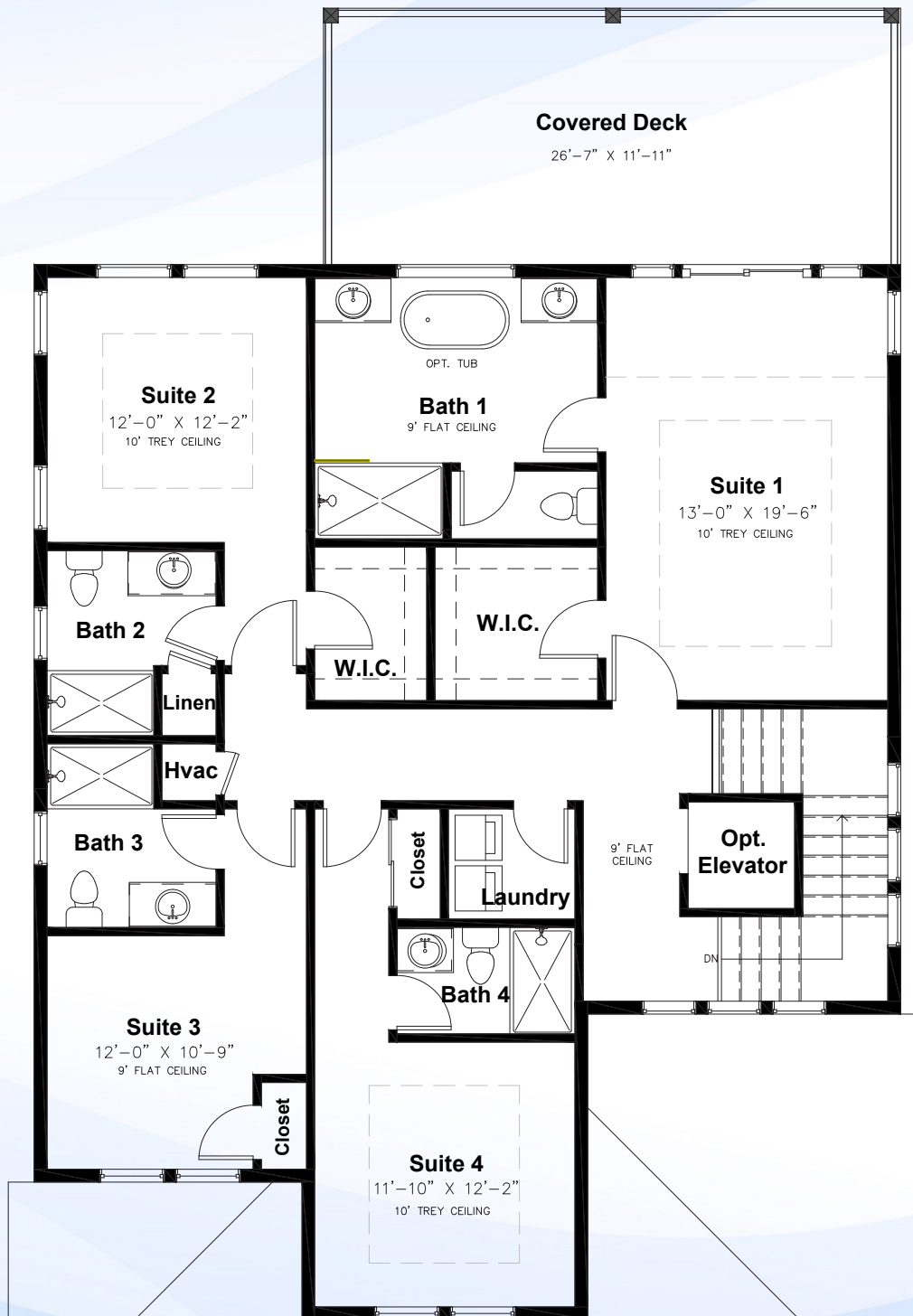
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THE ARIA



8 BEDROOMS 6.1 BATHS 2 CAR GARAGE 4,366 Square Feet

Second Floor



4366SLAX-BYS Aria



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THE TALORA

8

BEDROOMS

7.1

BATHS

2

CAR GARAGE

4,514 Square Feet



4514SLAX-BYS Talora



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THE TALORA

8

BEDROOMS

7.1

BATHS

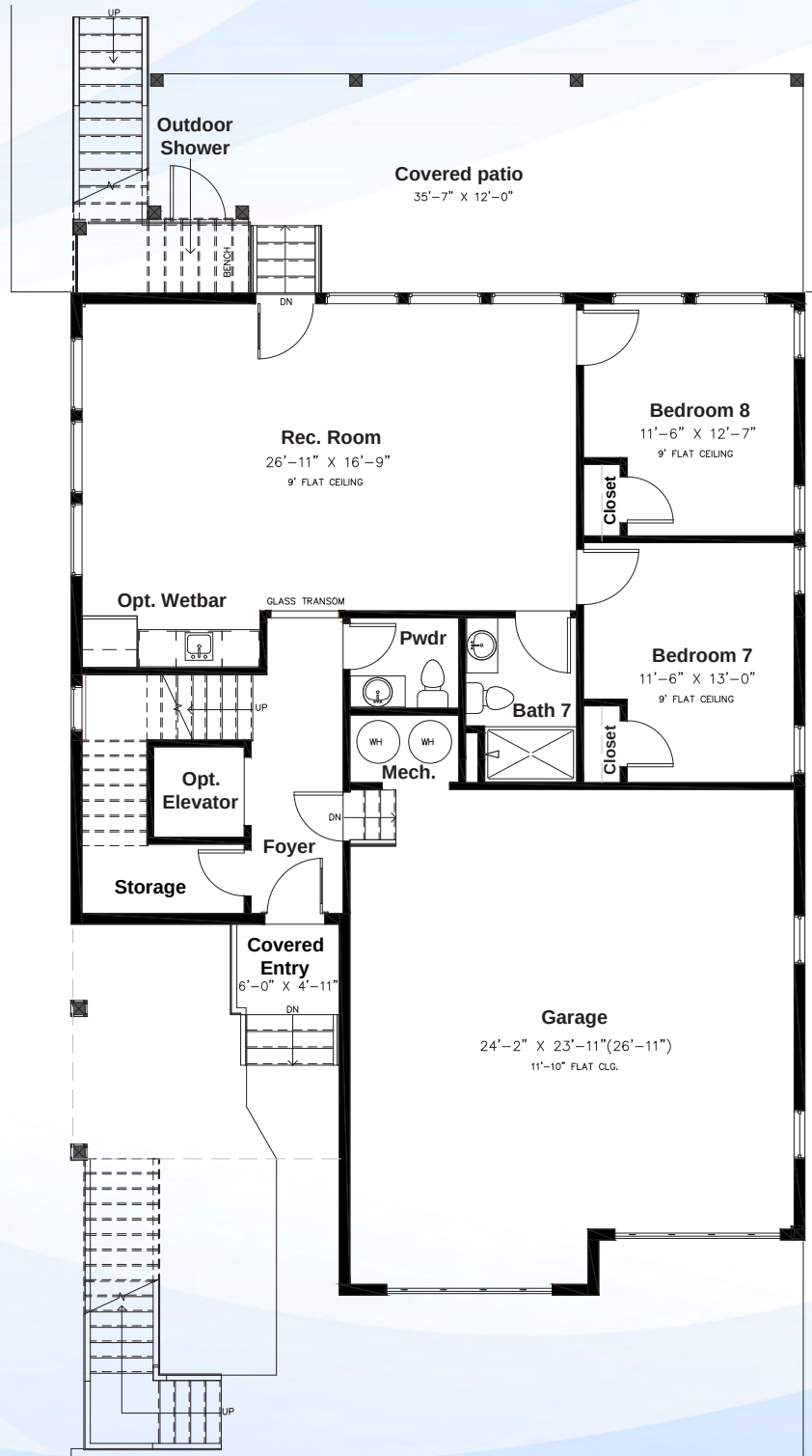
2

CAR GARAGE

4,514 Square Feet



Ground Floor



4514SLAX-BYS Talora



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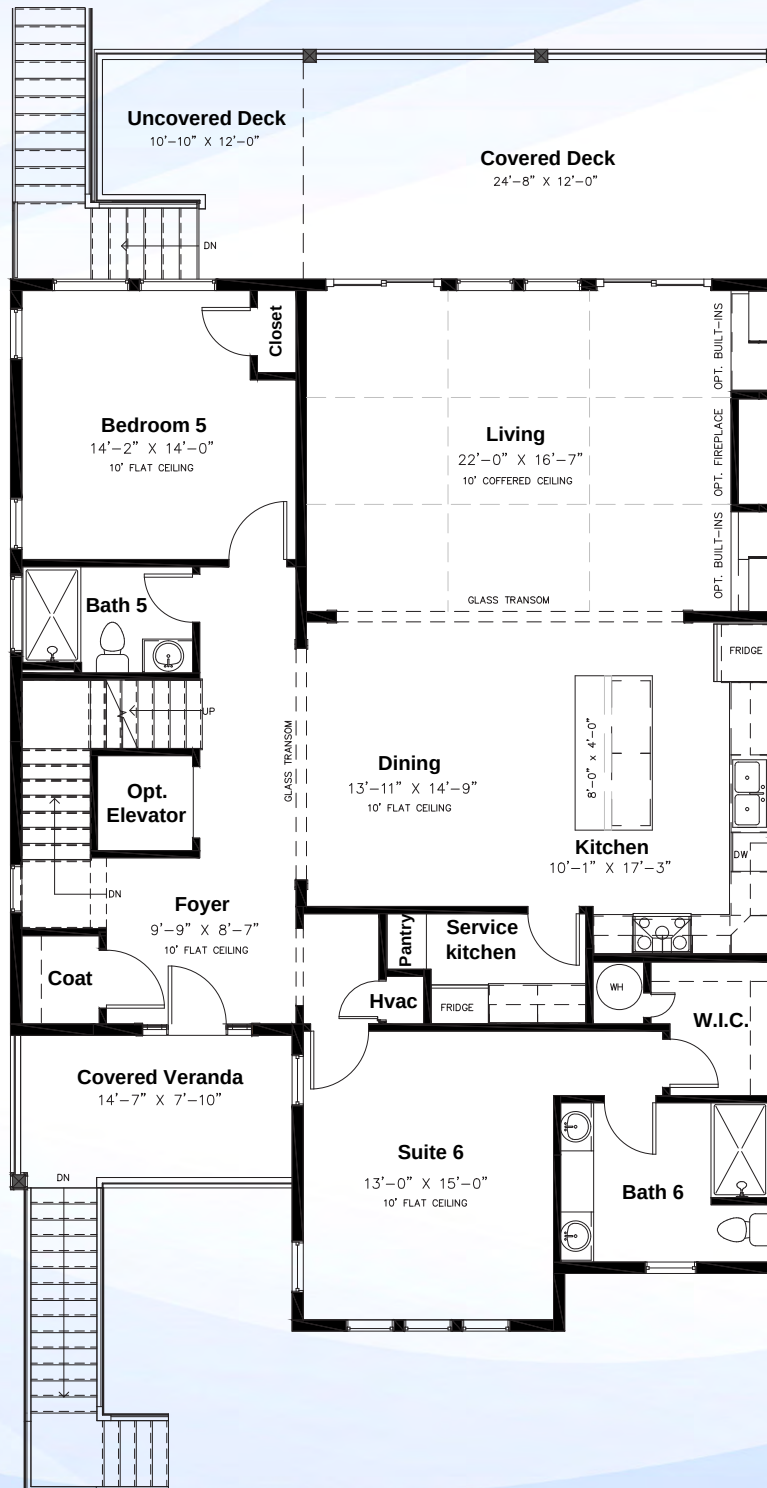
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THE TALORA

8 BEDROOMS 7.1 BATHS 2 CAR GARAGE 4,514 Square Feet



First Floor



4514SLAX-BYS Talora



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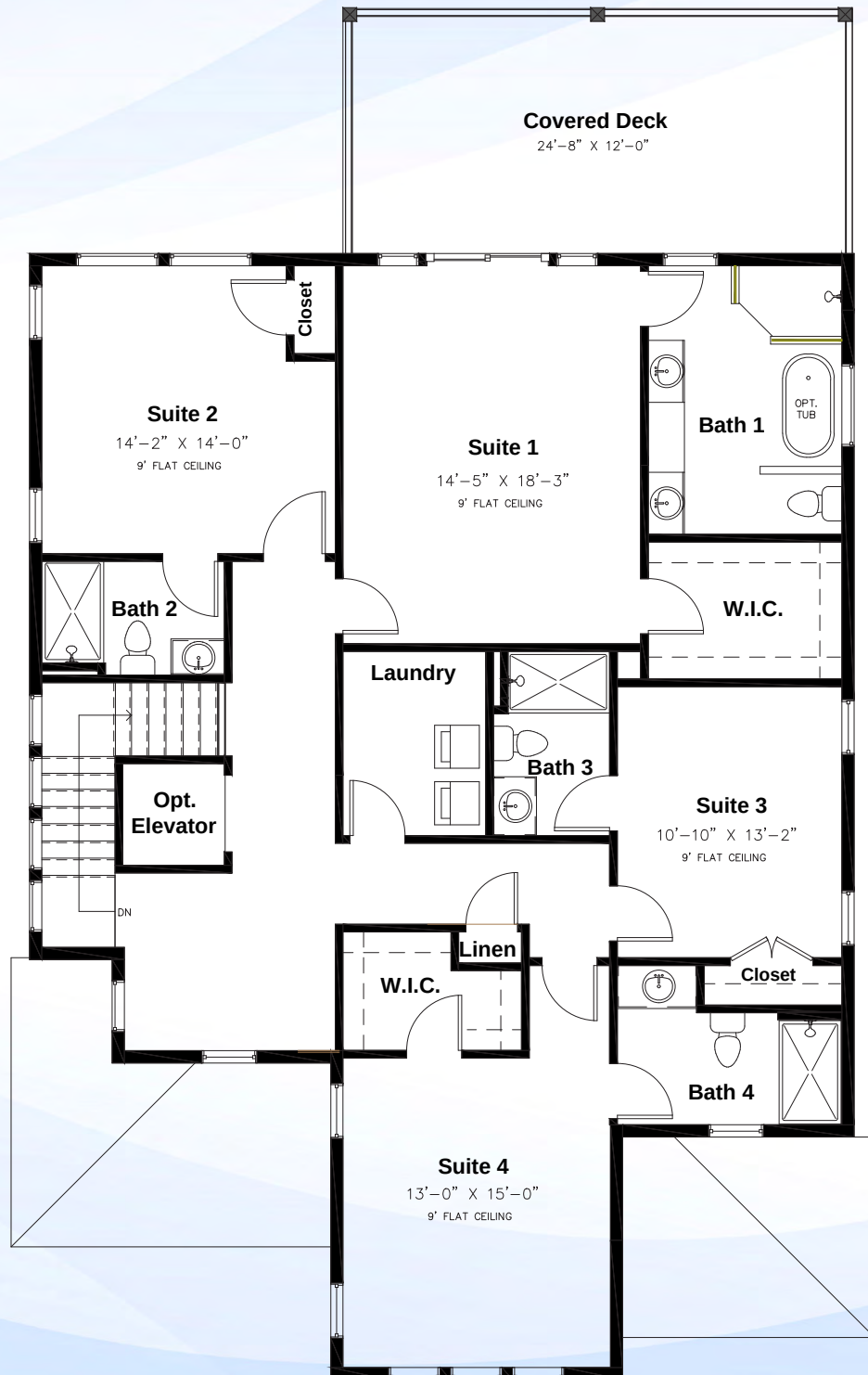
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THE TALORA

8 BEDROOMS 7.1 BATHS 2 CAR GARAGE 4,514 Square Feet



Second Floor



4514SLAX-BYS Talora



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