



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 ● MODEL PARKING ● CONSTRUCTION PACKAGE



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Effective 08/18/25

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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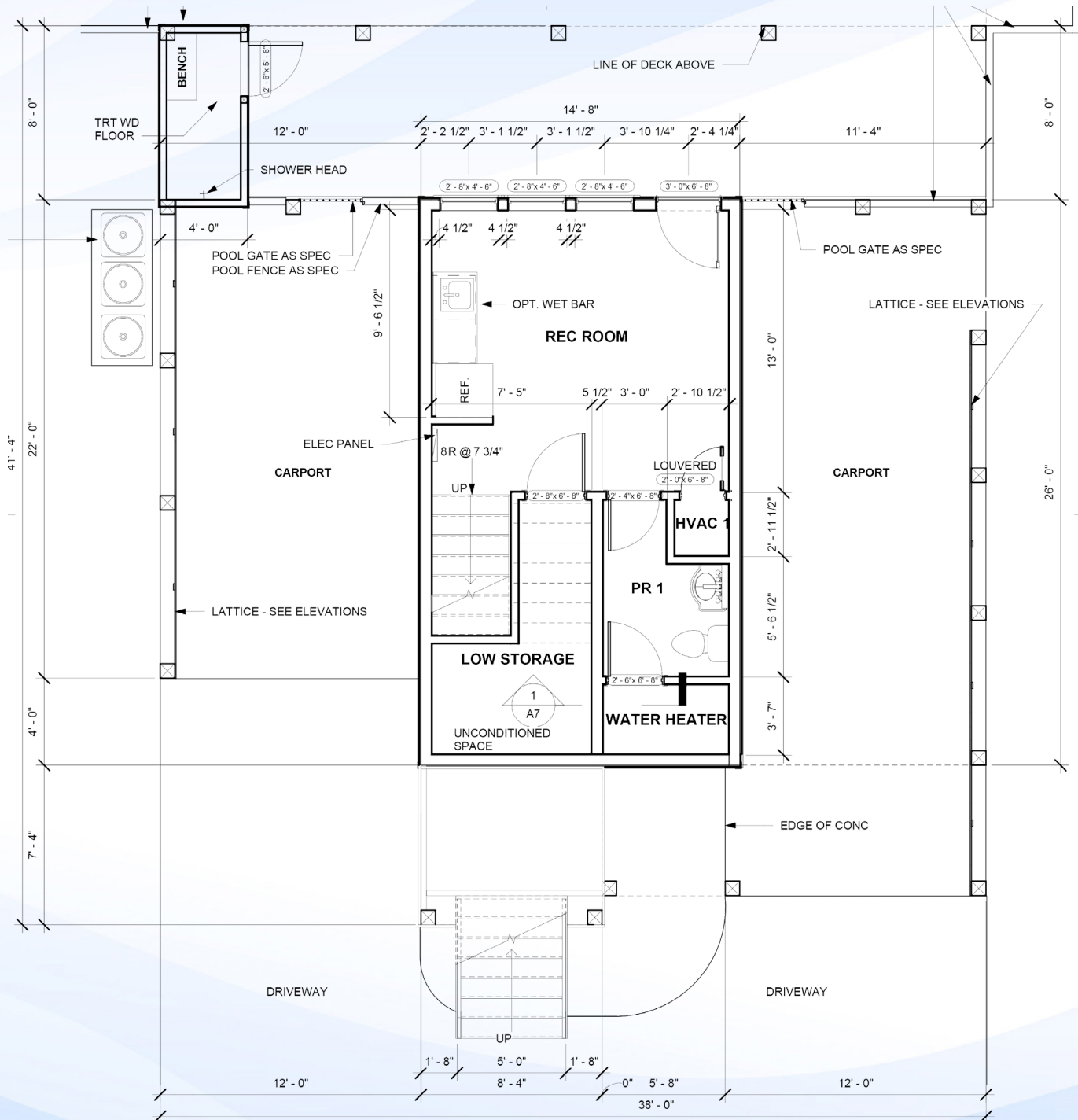
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THE OCEAN BAY V



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

Ground Floor



2279HBA-BYS Ocean Bay V



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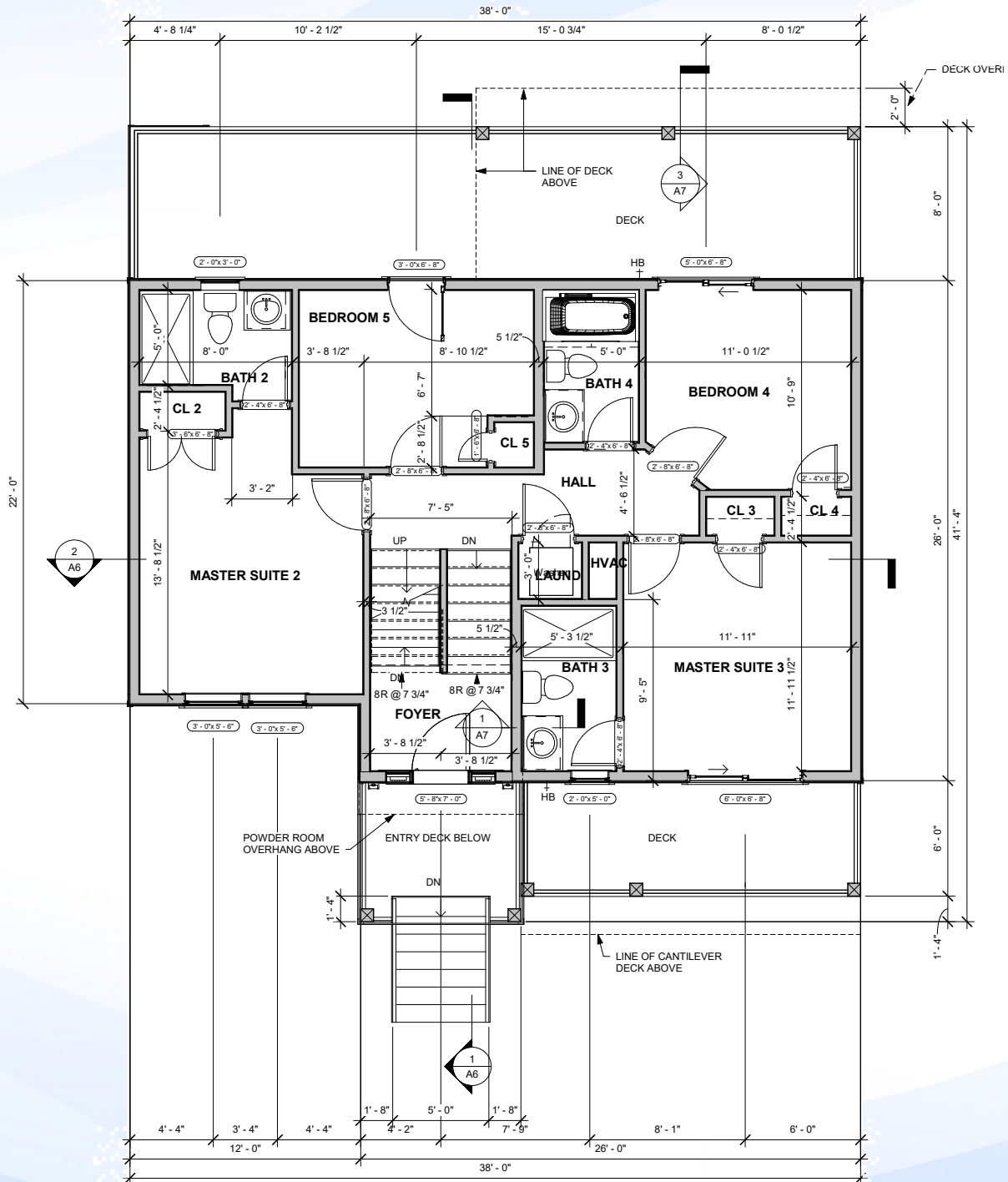
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THE OCEAN BAY V



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

First Floor



2279HBA-BYS Ocean Bay V



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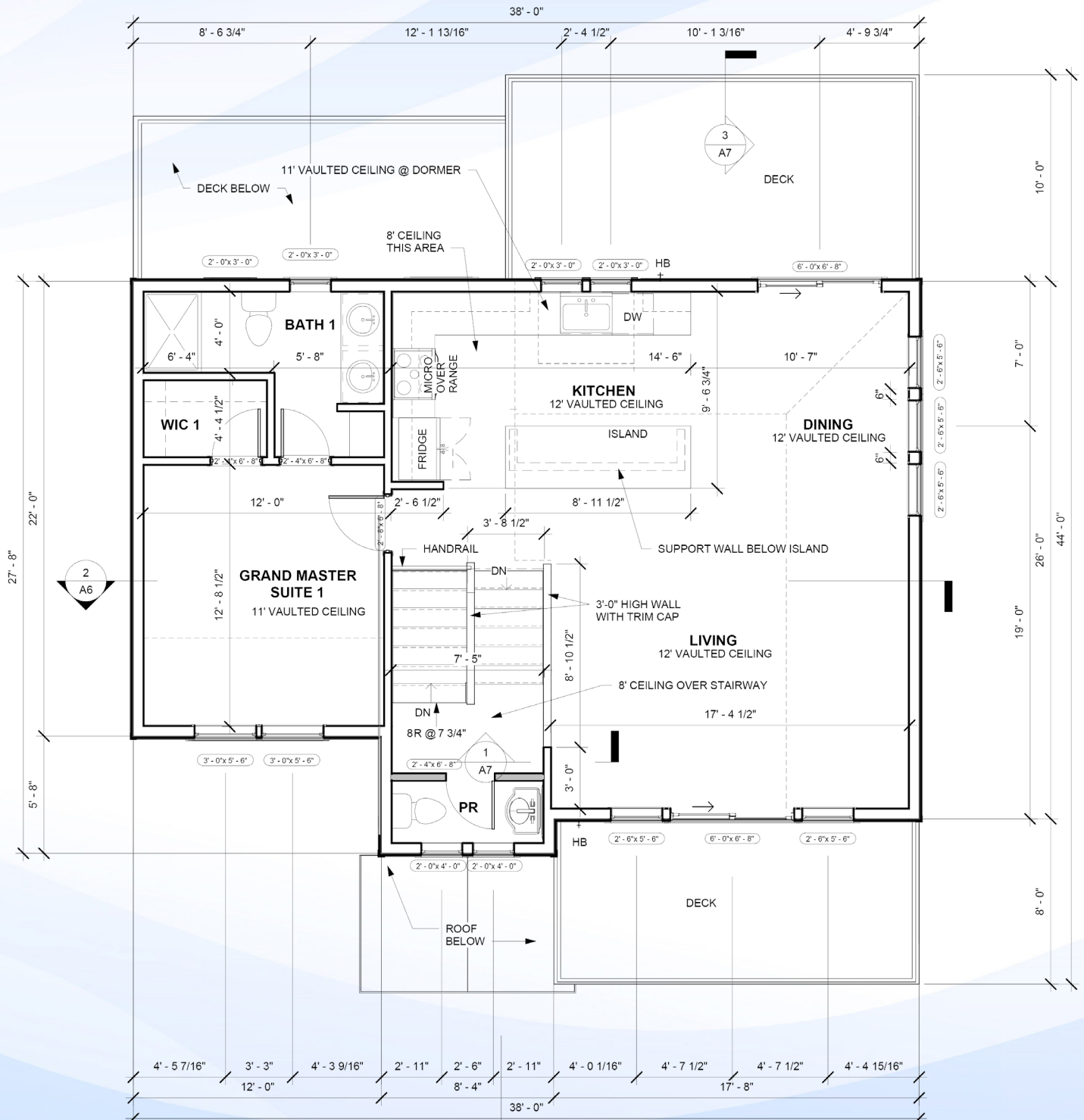
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THE OCEAN BAY V



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

Second Floor



2279HBA-BYS Ocean Bay V



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THE ALBEMARLE I

6

BEDROOMS

5.1

BATHS

0-1

CAR GARAGE

2,788 Square Feet



2788HBA-BYS Albemarle I



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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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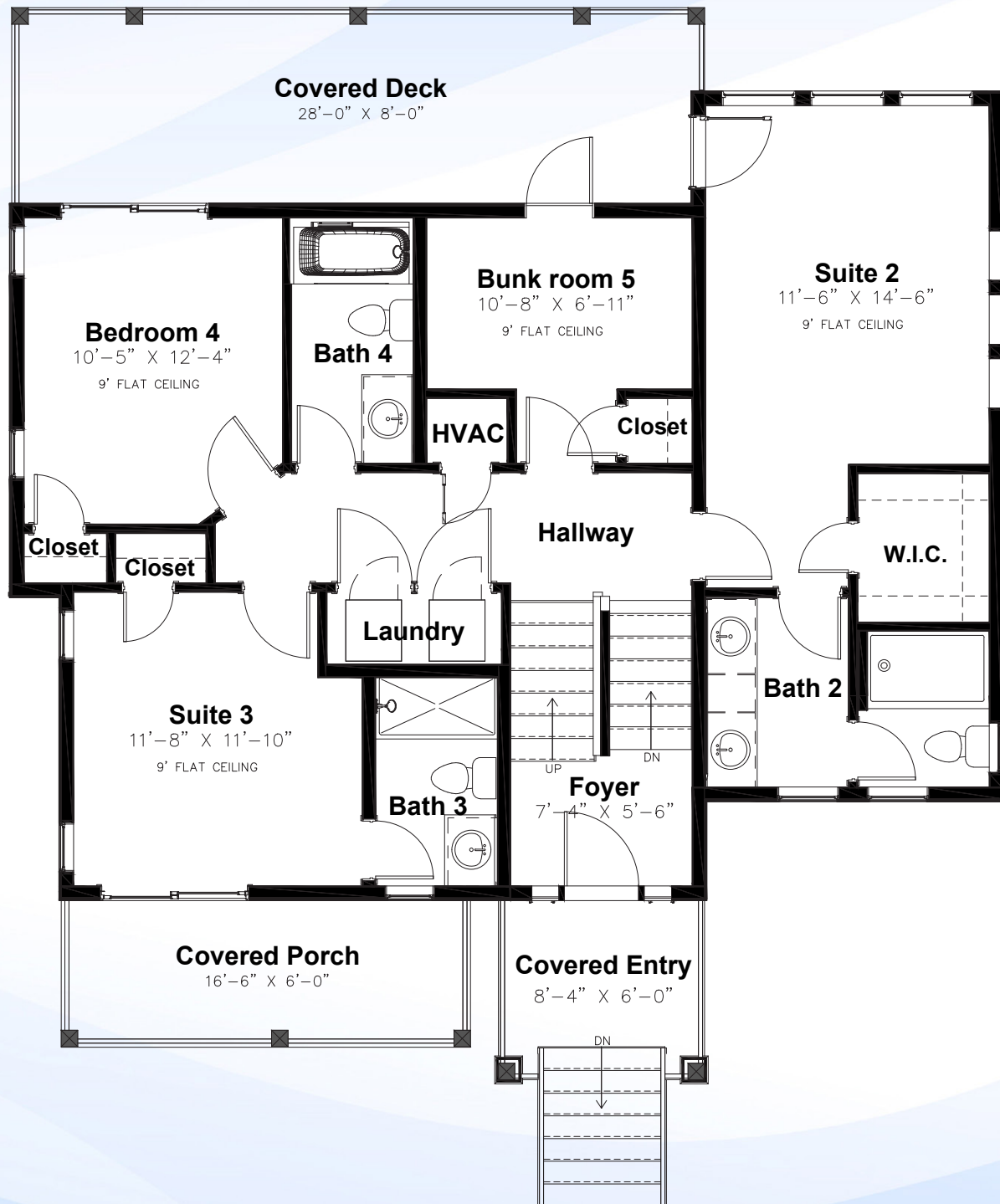
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THE ALBEMARLE I

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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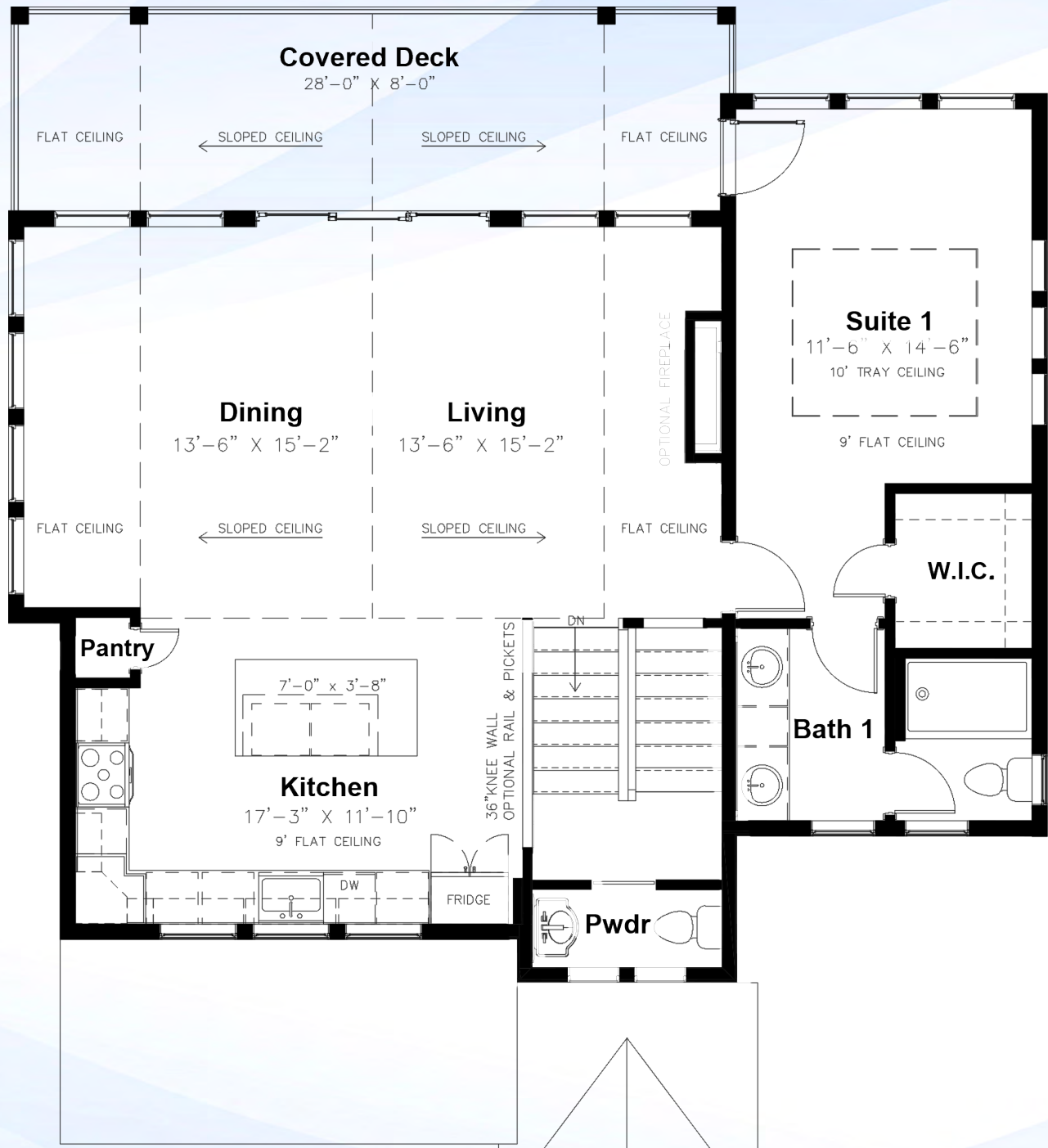
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THE ALBEMARLE I



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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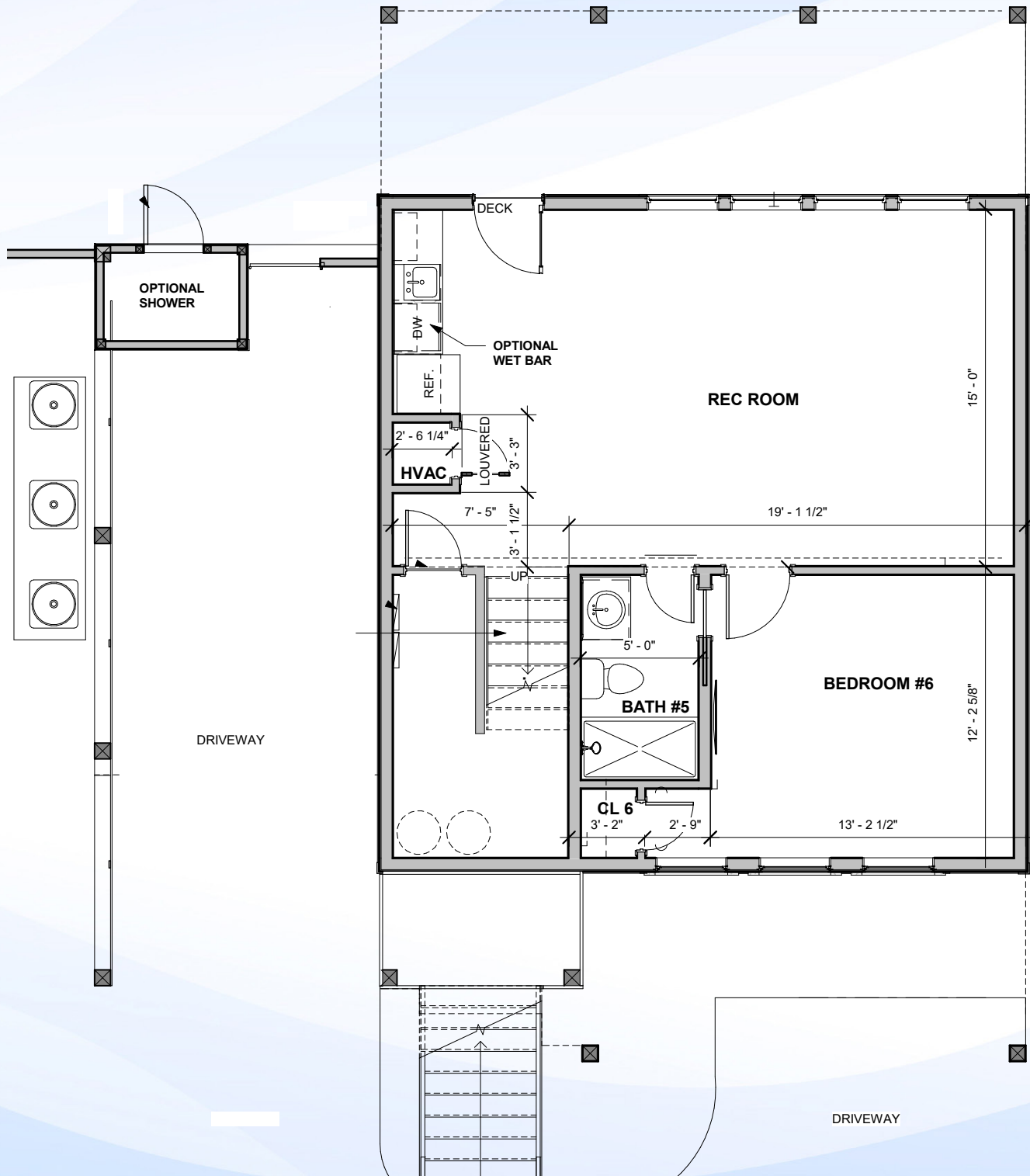
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THE MOONGATE II

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



Ground Floor



2870HBAX-BYS-BYS Moongate II



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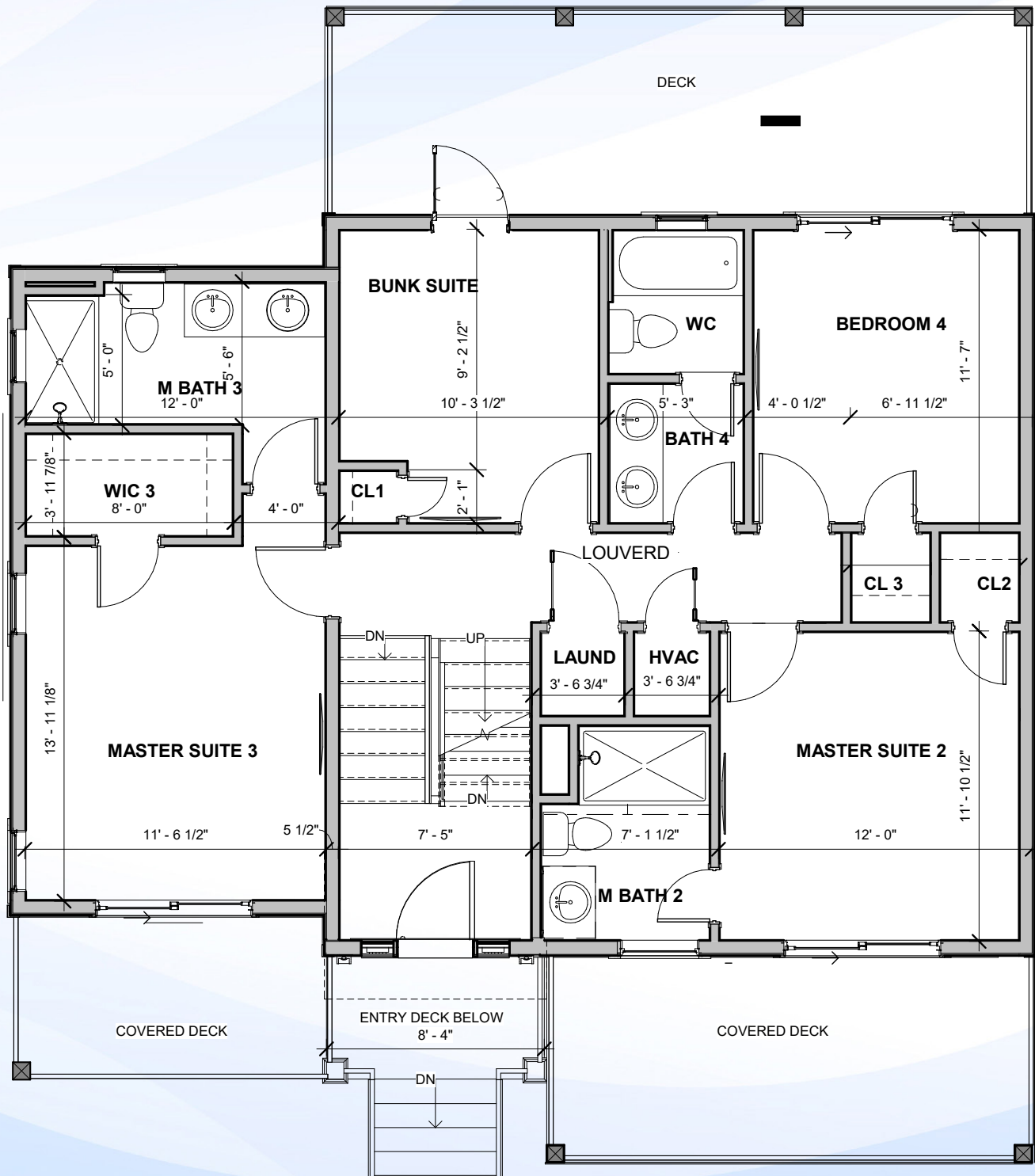
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THE MOONGATE II

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



First Floor



2870HBAX-BYS-BYS Moongate II



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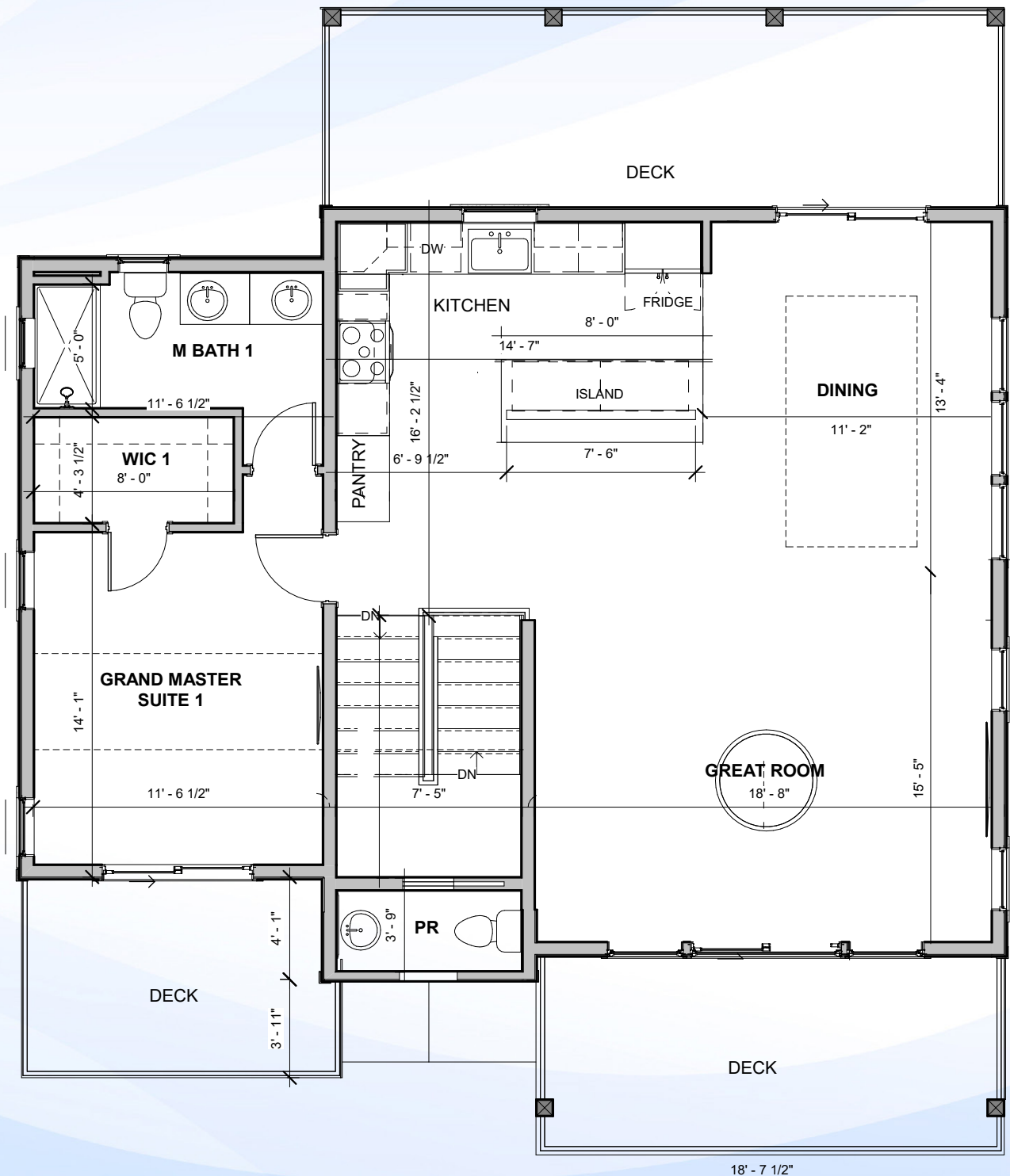
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THE MOONGATE II

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



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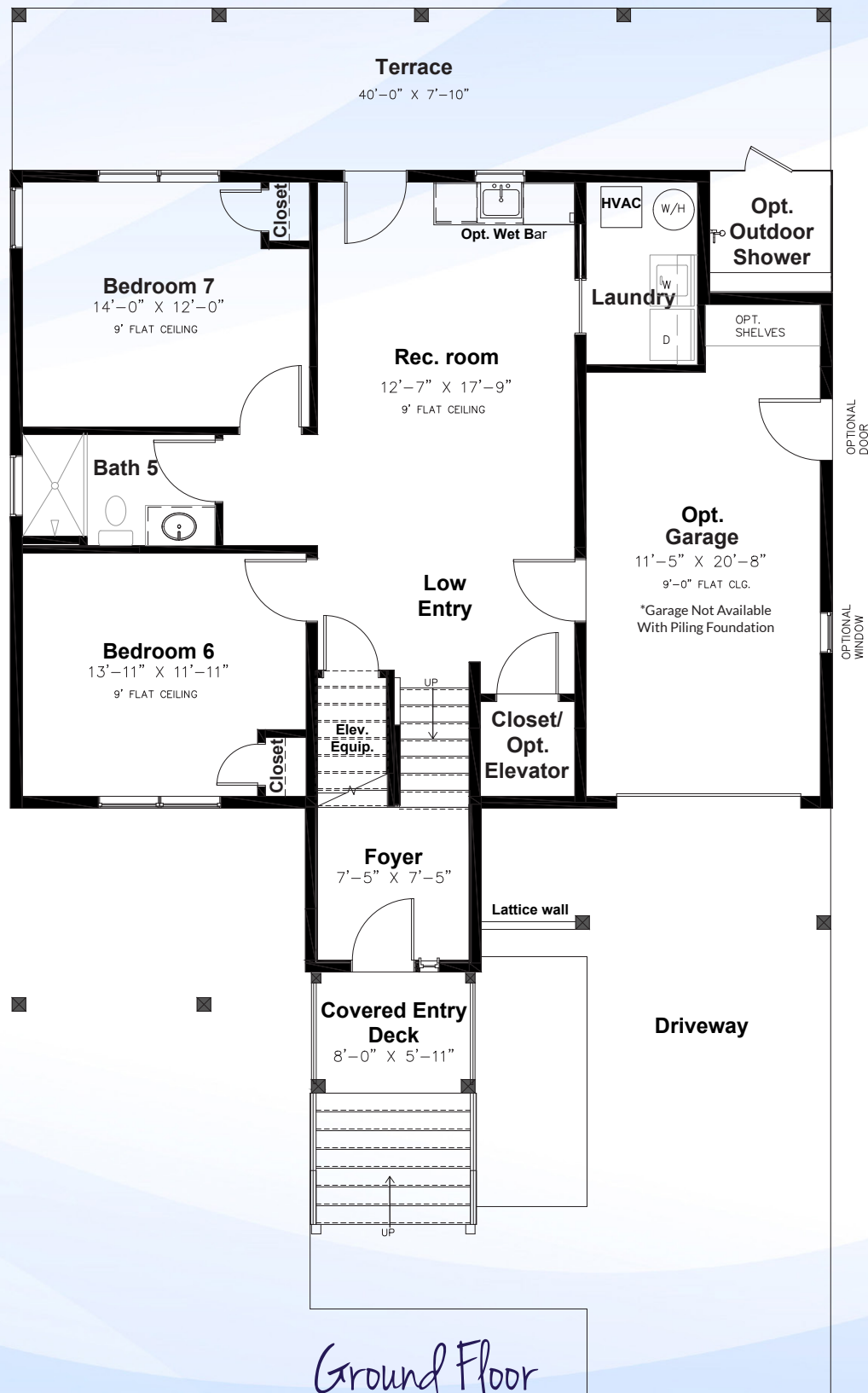
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3630HBA-BYS Sea Star



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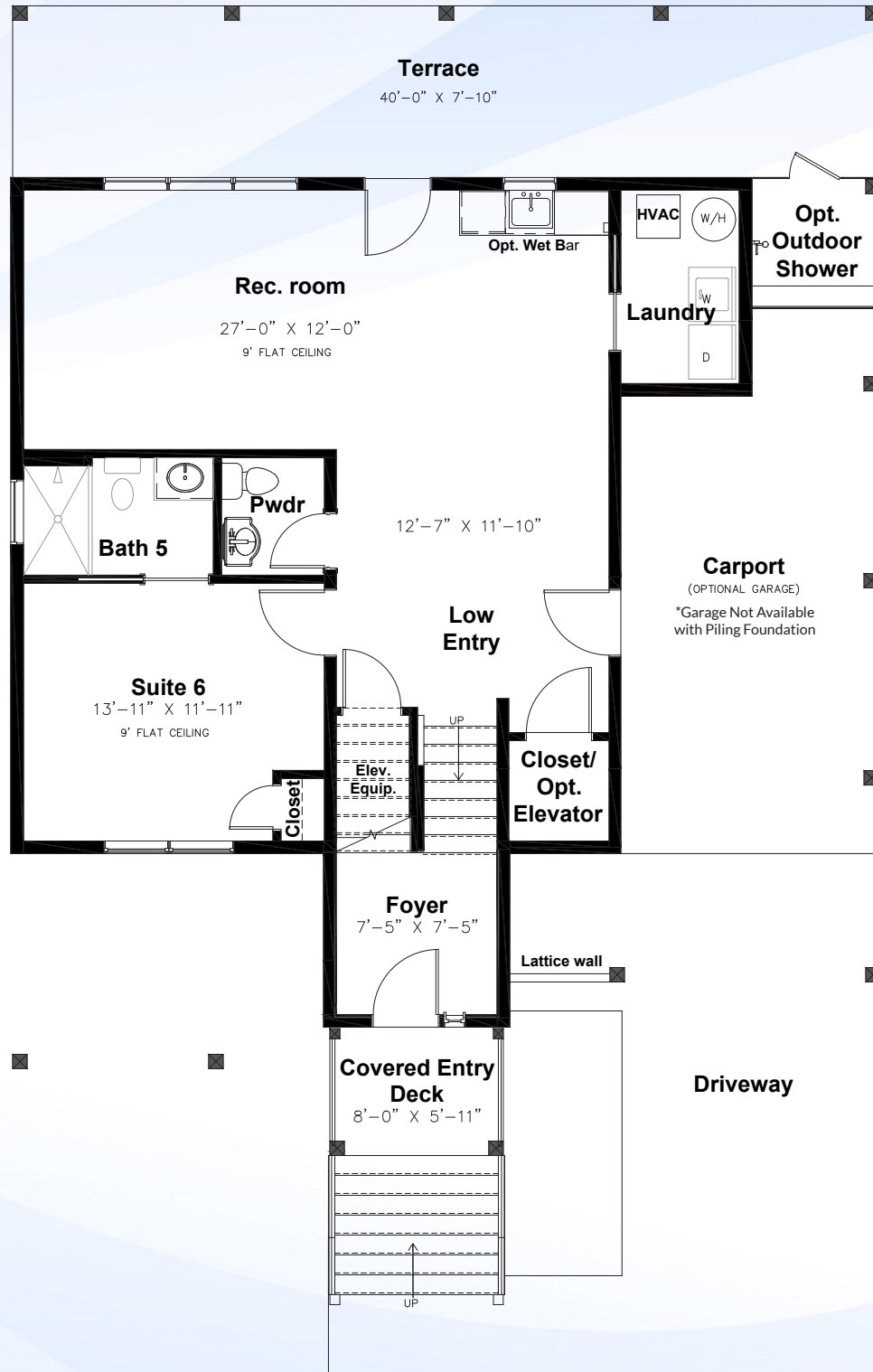
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THE SEA STAR

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



Optional Ground Floor

3630HBA-BYS Sea Star



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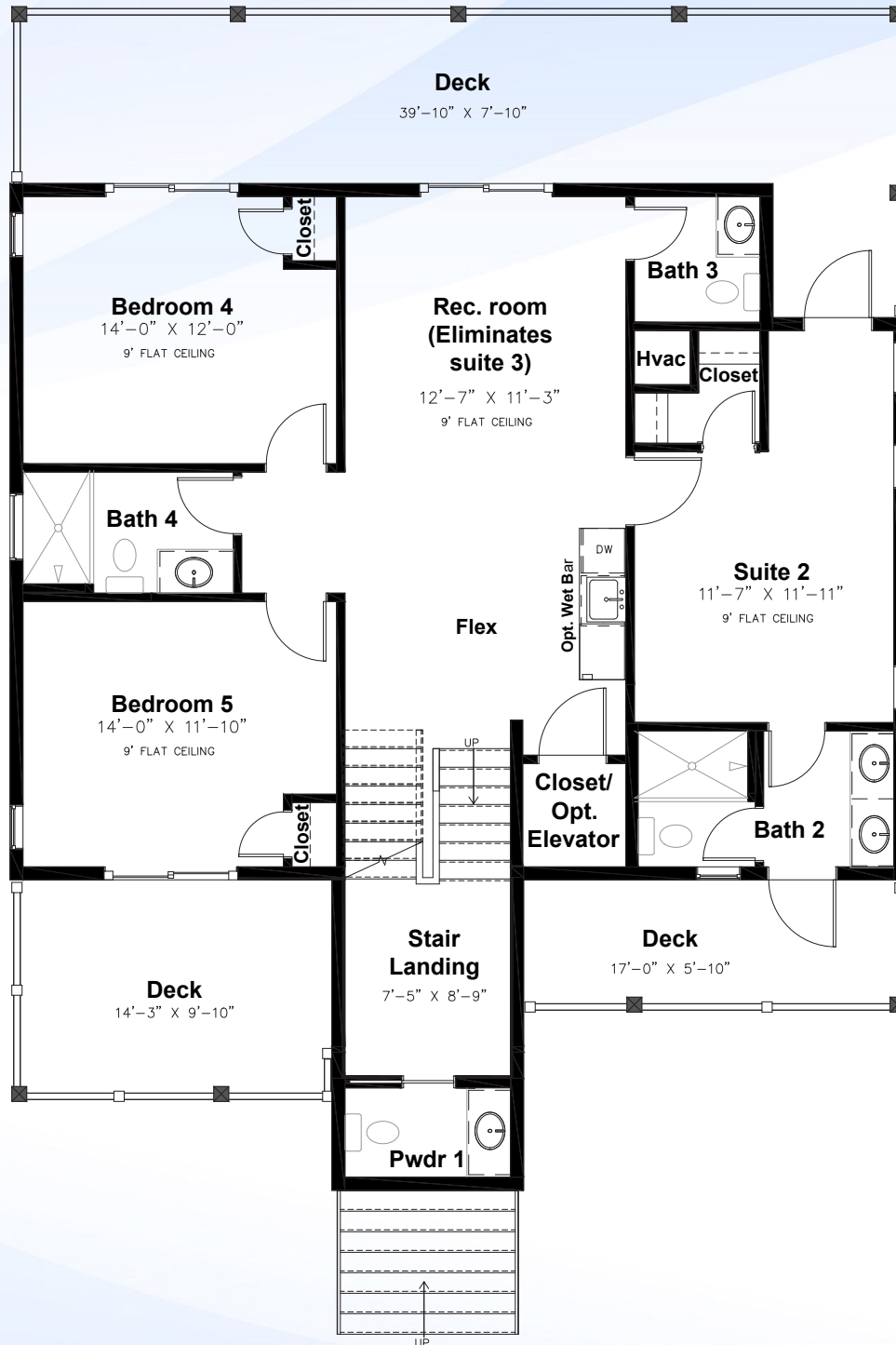
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THE SEA STAR

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First Floor

3630HBA-BYS Sea Star



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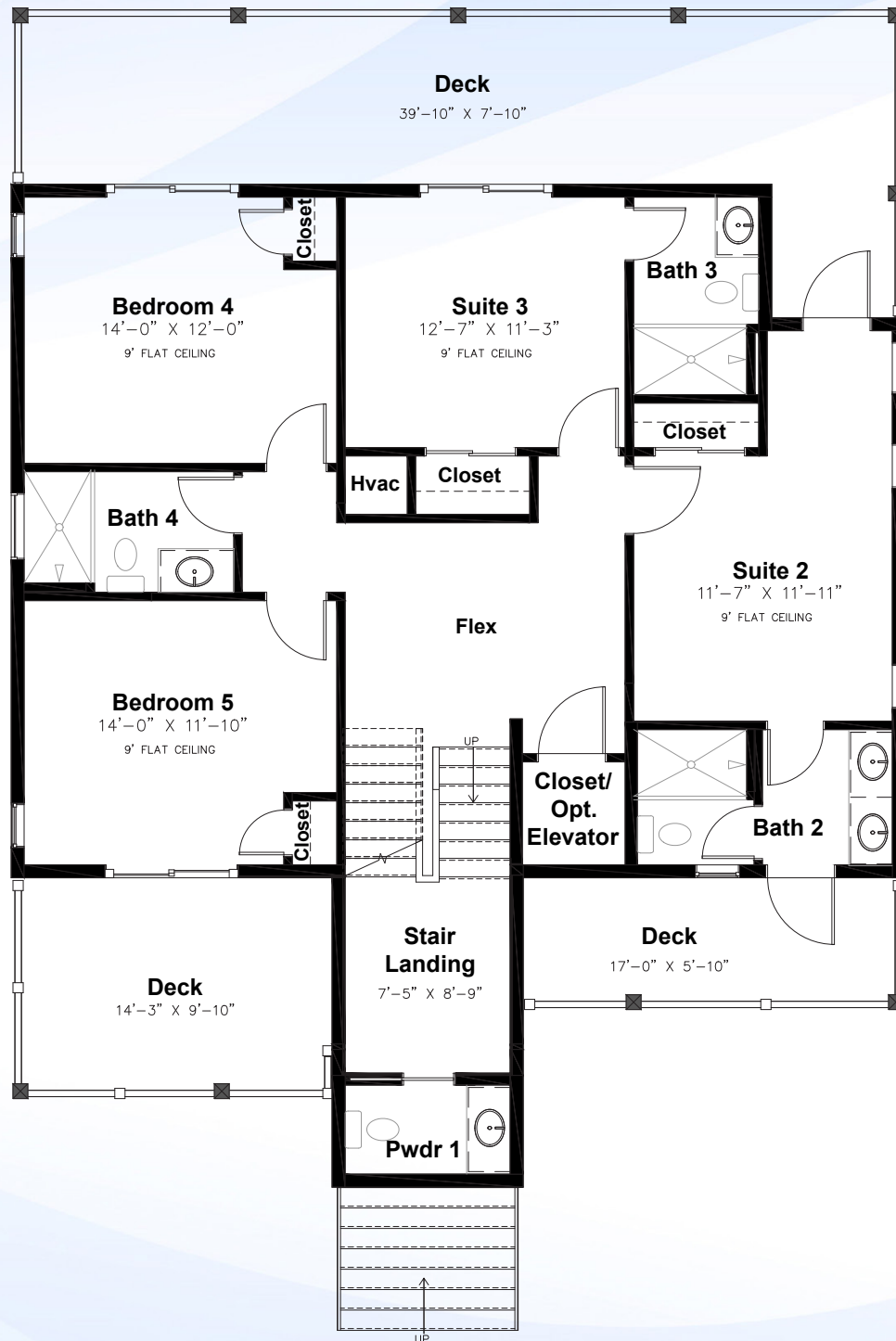
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THE SEA STAR

(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



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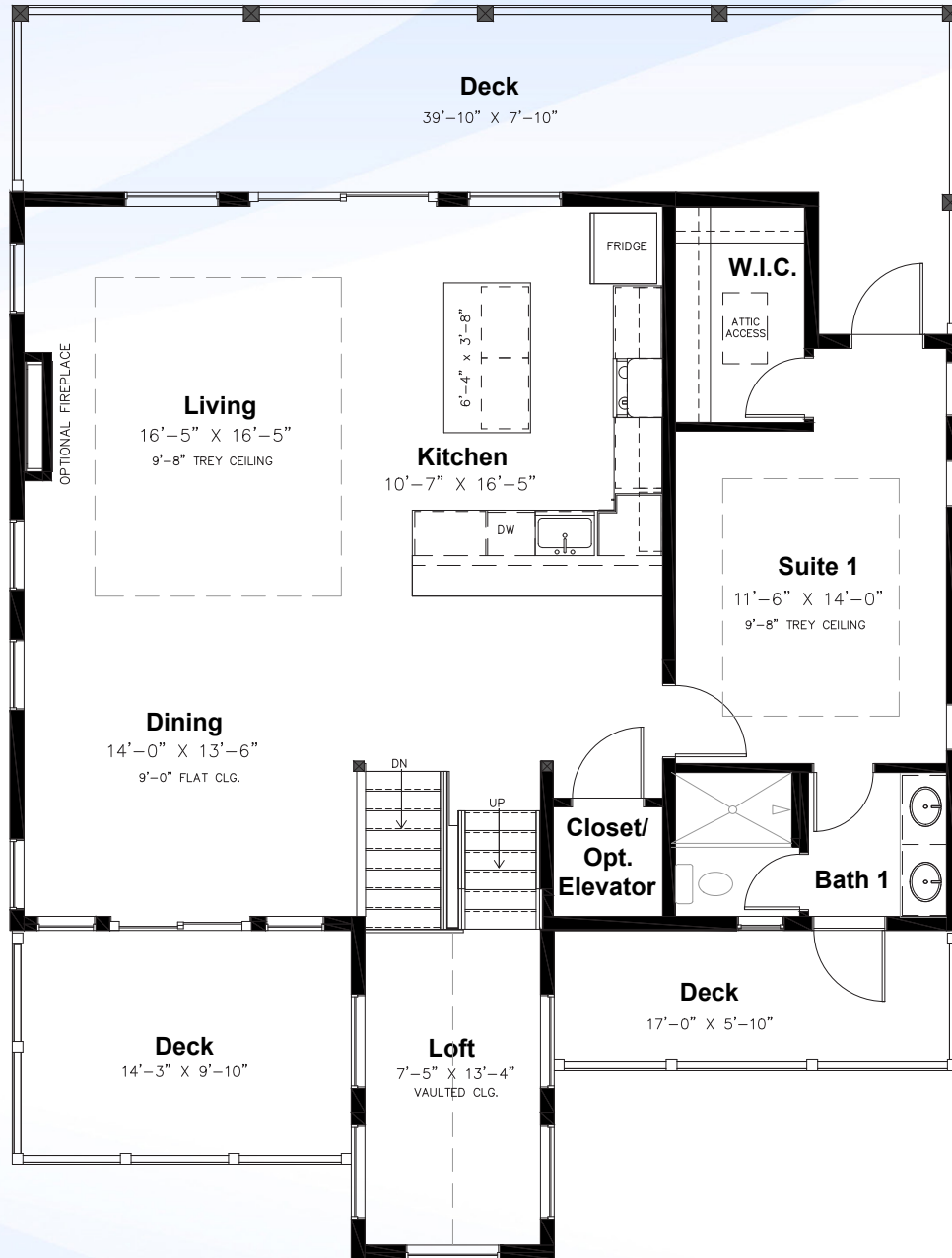
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THE SEA STAR

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



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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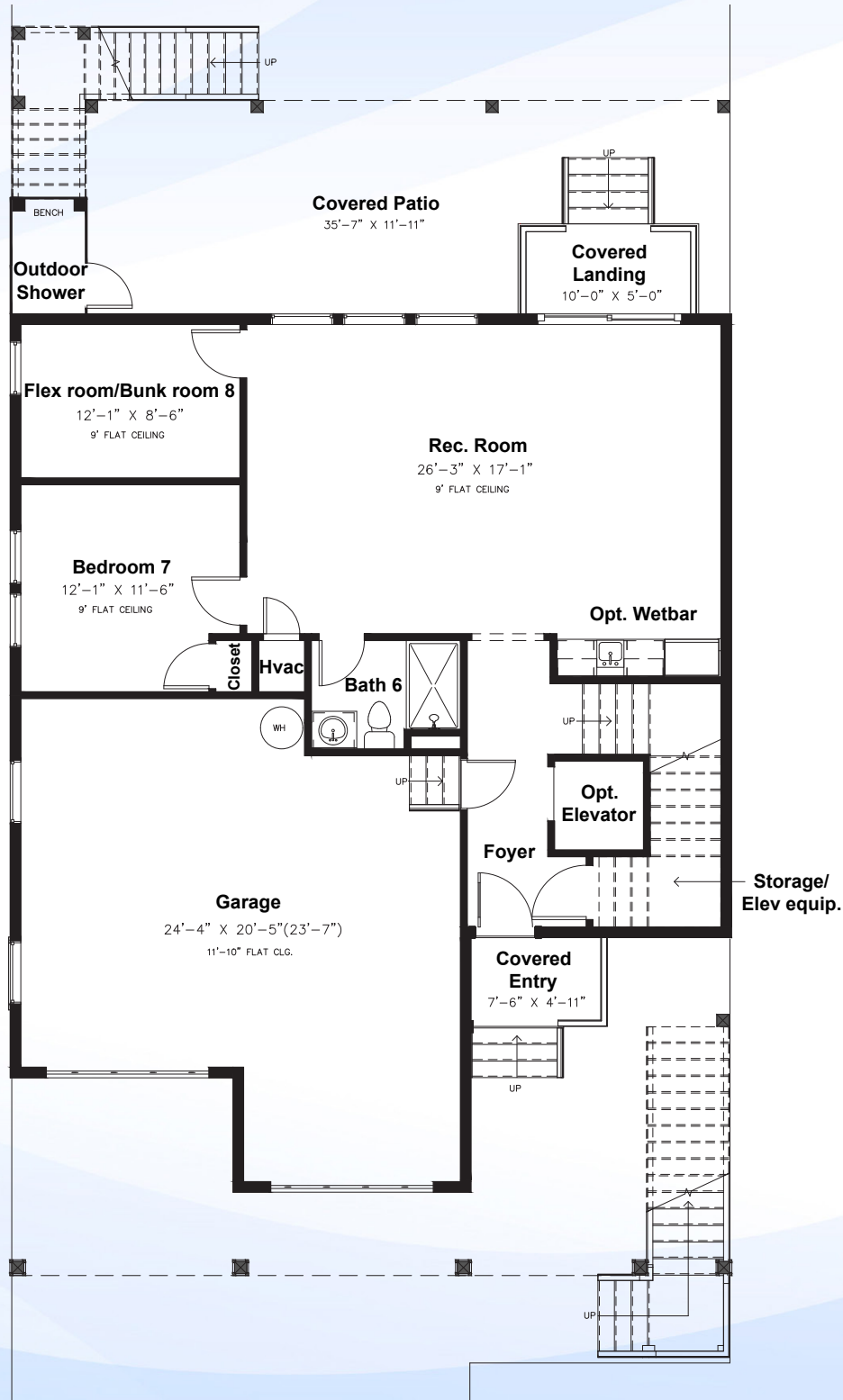
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THE ARIA

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



Ground Floor



4366SLAX-BYS Aria



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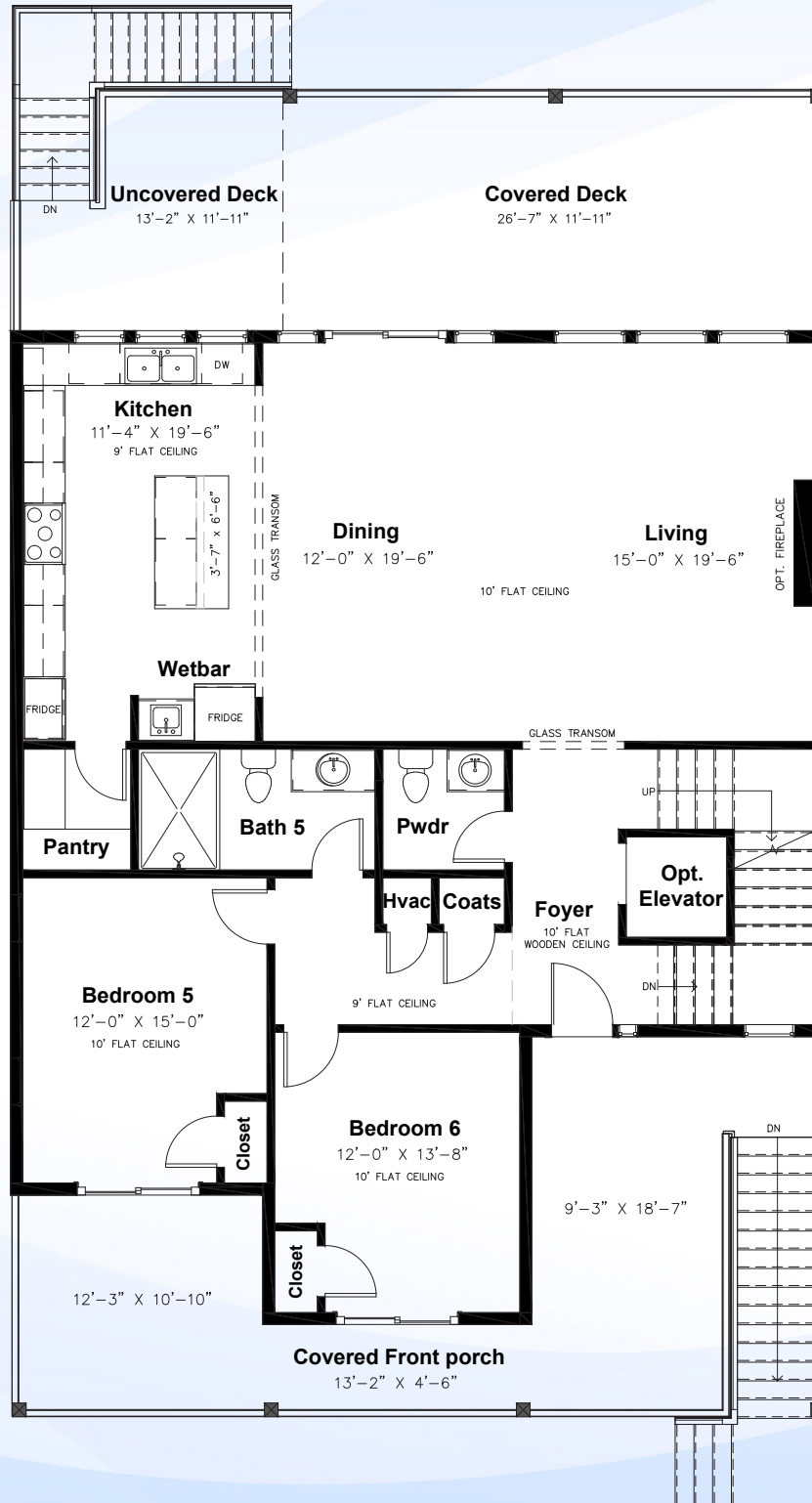
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THE ARIA

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



First Floor



4366SLAX-BYS Aria



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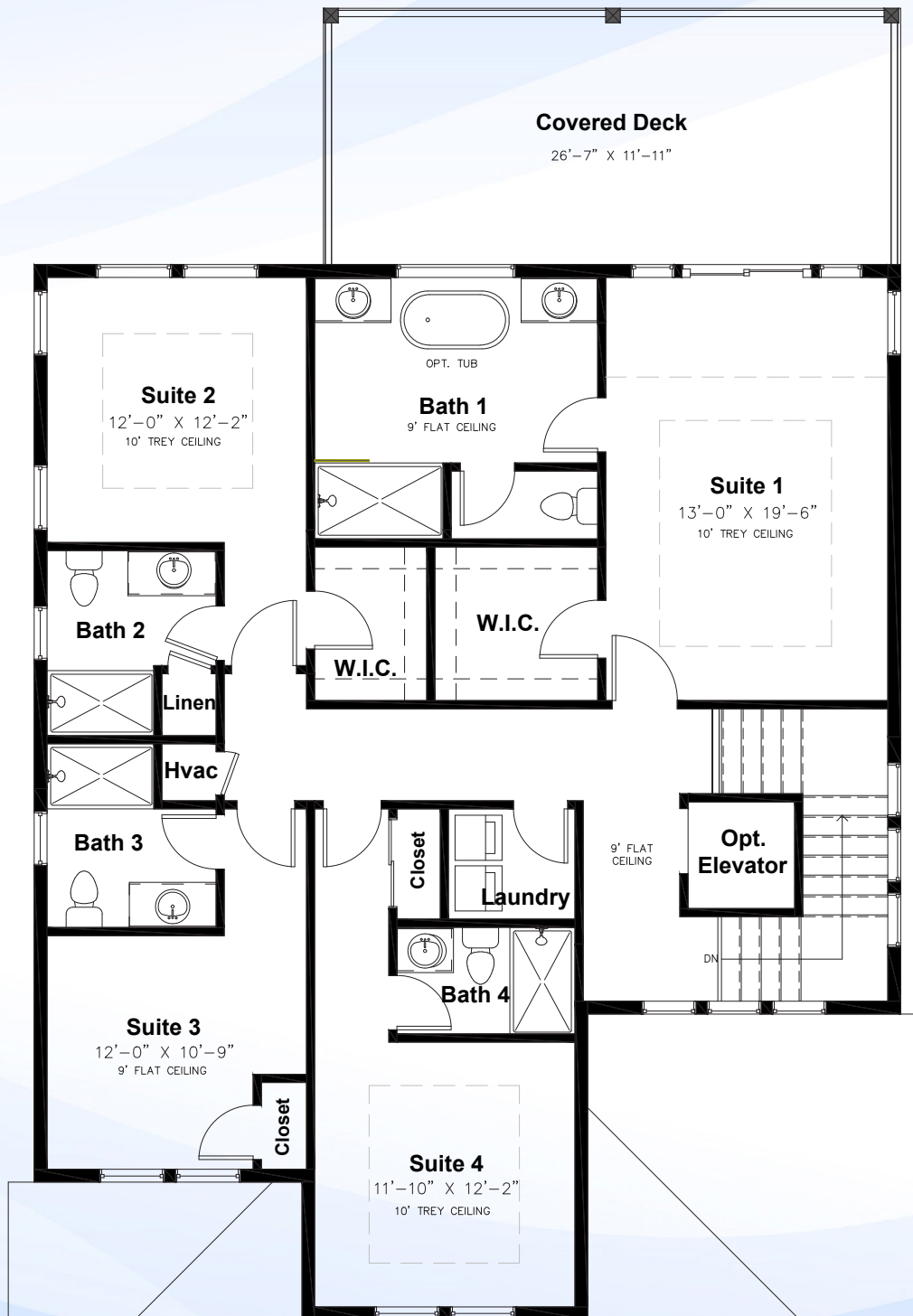
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THE ARIA



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

Second Floor



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THE TALORA

8

BEDROOMS

7.1

BATHS

2

CAR GARAGE

4,514 Square Feet

SAGA
REALTY & CONSTRUCTION



4514SLAX-BYS Talora



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THE TALORA

8

BEDROOMS

7.1

BATHS

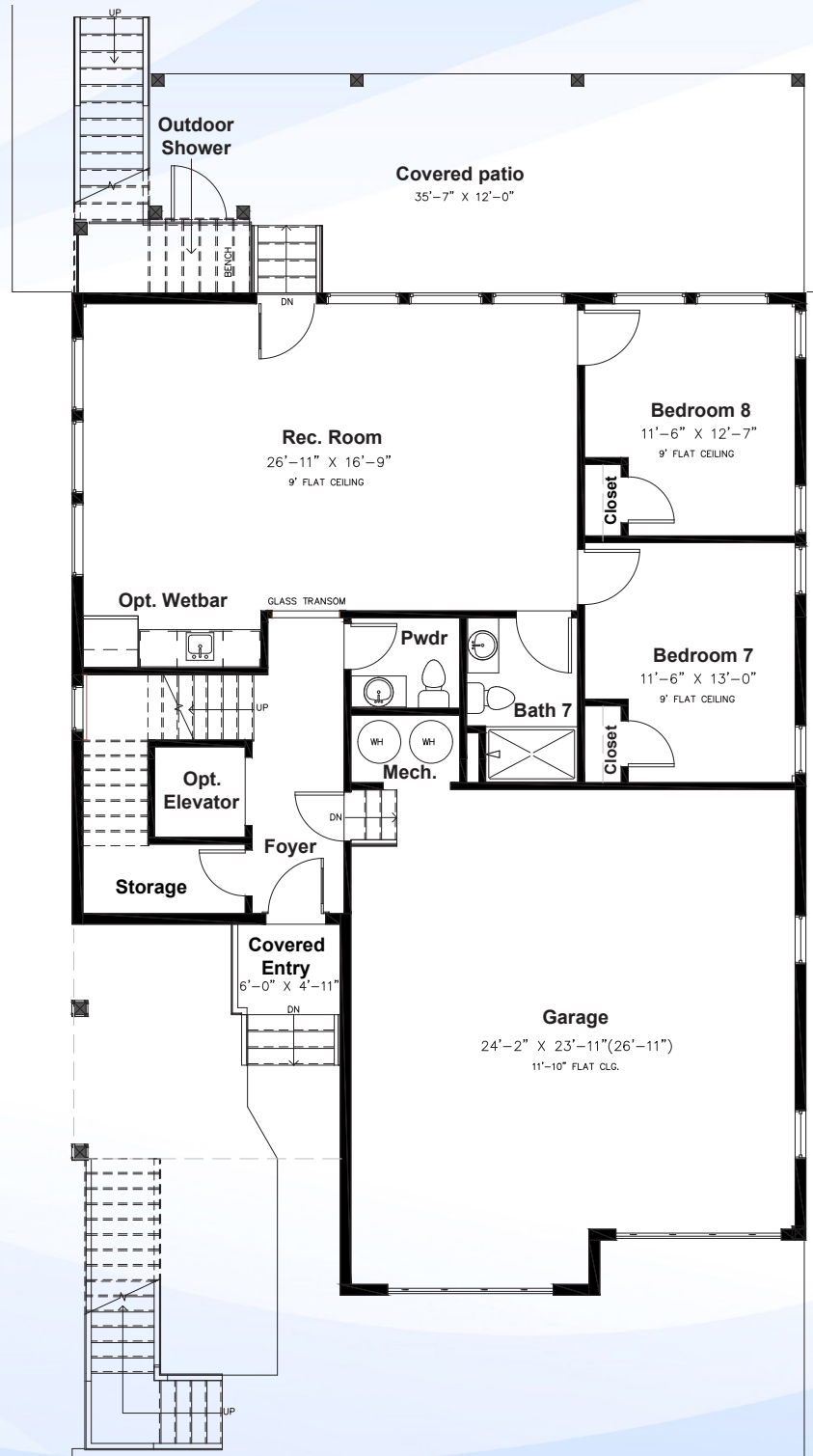
2

CAR GARAGE

4,514 Square Feet



Ground Floor



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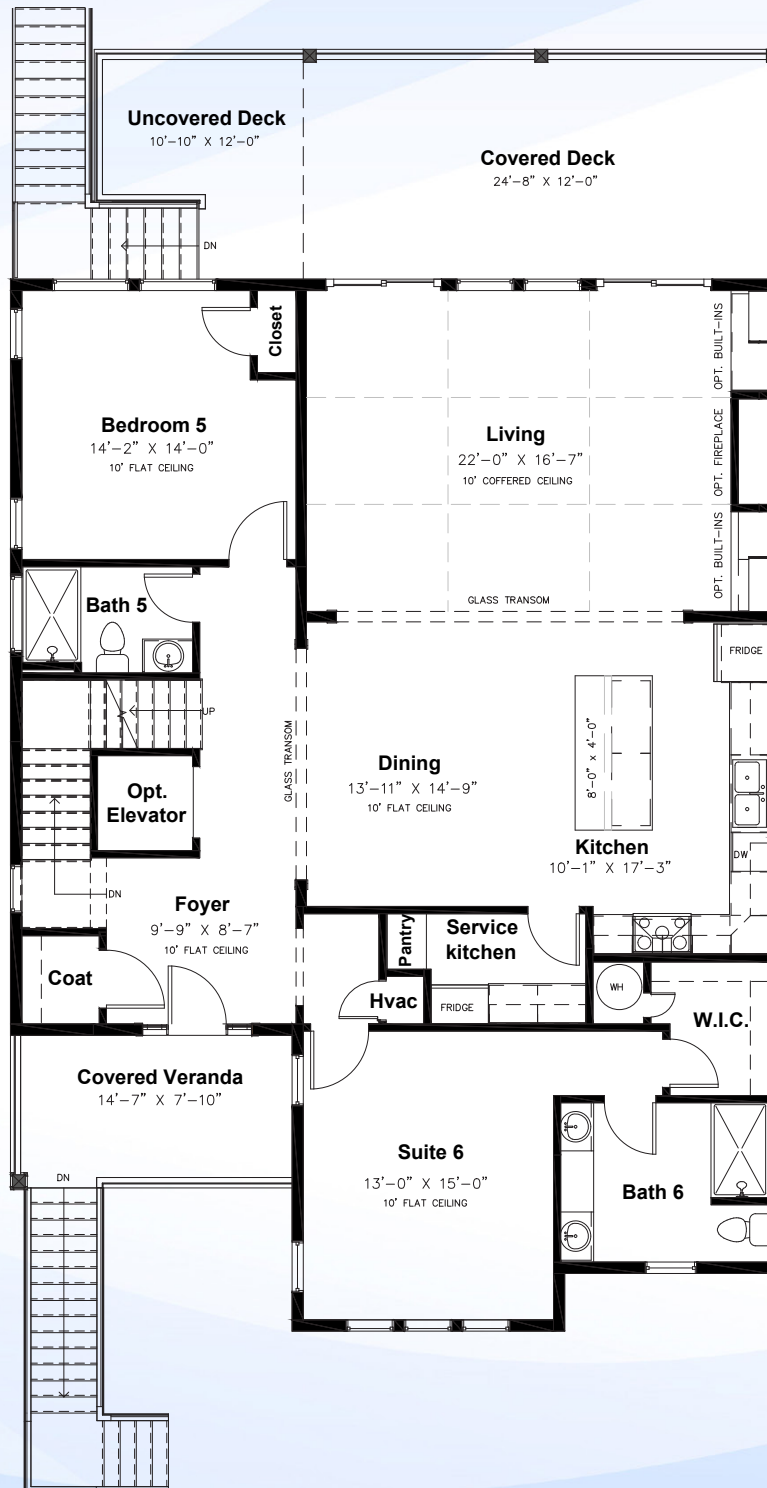
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THE TALORA

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



First Floor



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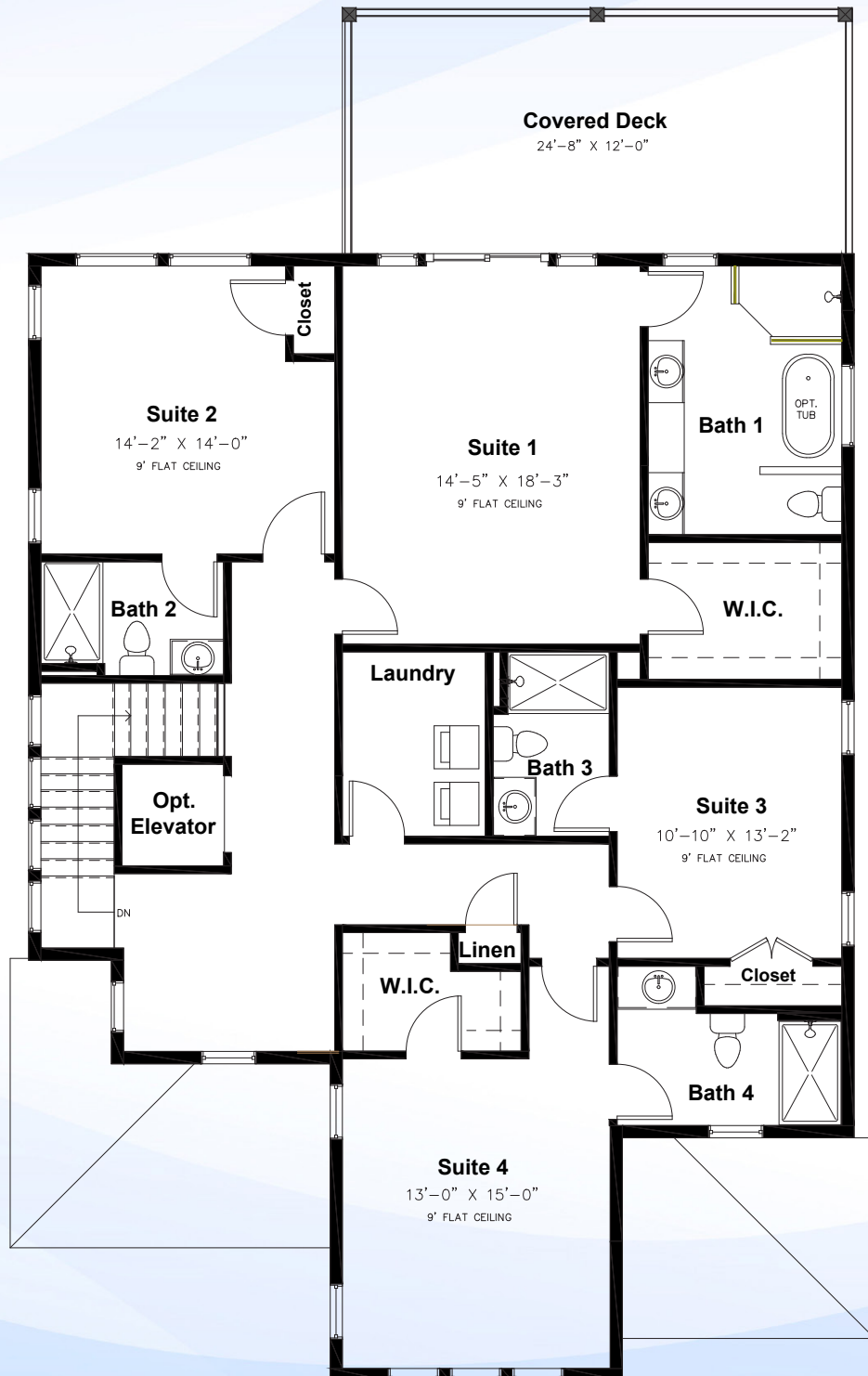
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THE TALORA

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



Second Floor



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