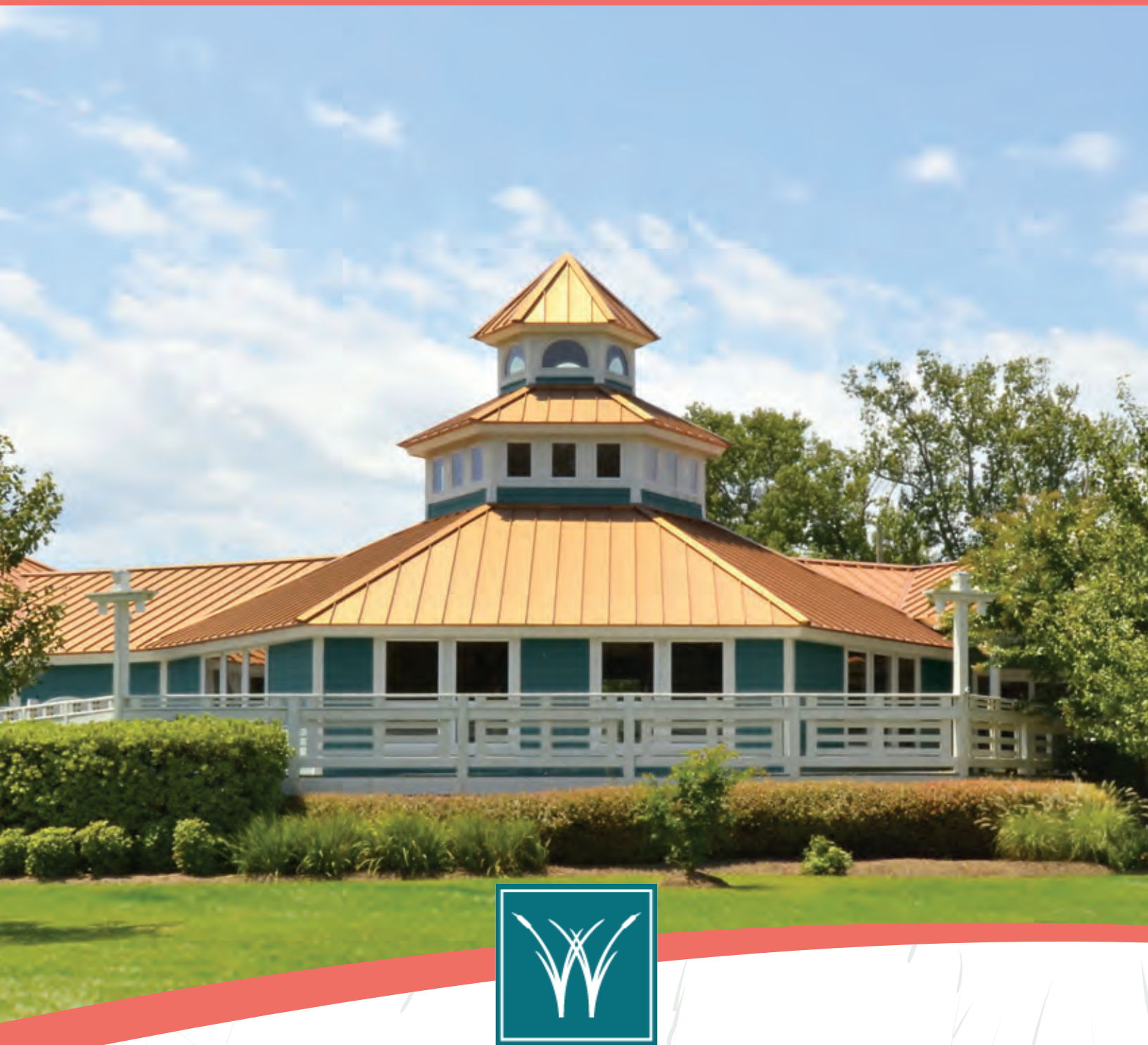




WATERSIDE
VILLAGES
— ON CURRITUCK SOUND —



WATERSIDE CLUB



WATERFRONT PARK



MODEL HOMES

SOLD

AVAILABLE SITES

UNAVAILABLE SITES

SHOWCASE HOME



Venture out ... find yourself.



WATERSIDE
VILLAGES
— ON CURRITUCK SOUND —



SINGLE FAMILY HOMES

PLAN SIZES: 1,200 - 2,200 Sq. Ft.



WATERFRONT CONDOMINIUMS

PLAN SIZES: 1,250 - 1,700 Sq. Ft.



REALTY & CONSTRUCTION

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Effective 06/20/25



Price Sheet

Effective 02/17/25

WATERSIDE
VILLAGES
— ON CURRITUCK SOUND —

Single Family

The Amherst A 1225 Square Feet 3 Bedrooms, 2 Bathrooms	\$342,800	The Jensen 1457 Square Feet 3 Bedrooms, 2 Bathrooms	\$408,900
The Amherst B 1225 Square Feet 3 Bedrooms, 2 Bathrooms	\$345,300	The Hillcrest I 1461 Square Feet 3 Bedrooms, 2.5 Bathrooms	\$410,850
The Carolinian 1312 Square Feet 3 Bedrooms, 2 Bathrooms	\$364,100	The Ansley 1526 Square Feet 3 Bedrooms, 2.5 Bathrooms	\$427,800
The Laurel I 1278 Square Feet 3 Bedrooms, 2 Bathrooms	\$381,600	The Carrington I A 1590 Square Feet 3 Bedrooms, 2 Bathrooms	\$443,200
The Dawson 1359 Square Feet 3 Bedrooms, 2 Bathrooms	\$382,500	The Carrington I B 1590 Square Feet 3 Bedrooms, 2 Bathrooms	\$446,800
The Delmar 1352 Square Feet 3 Bedrooms, 2 Bathrooms	\$385,100	The Pinehurst 2187 Square Feet 4 Bedrooms, 3.5 Bathrooms	\$585,700

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Association Dues

WATERSIDE
VILLAGES
— ON CURRITUCK SOUND —

Single Family

SINGLE FAMILY HOA DUES ARE A TOTAL OF
\$195 PER MONTH AND INCLUDE:

- Clubhouse & Grill Room (electric, internet, cable, phone, water, sewer)
- Community Pool
- Shallow Marina
- Community Pier
- Sound-side Pavilion
- Pest Control (Clubhouse & Grill Room)
- Landscaping (common areas)
- Gate Security (7pm-7am)
- Insurance (common areas)
- Management

Capital Contribution Fee - \$975 (5 x master association dues of \$195)

Condominiums

CONDOMINIUM VILLA ASSOCIATION (COA) DUES ARE
A TOTAL OF \$725 PER MONTH AND INCLUDE:

- Master HOA Dues (Includes all amenities and services listed above)
- Building Insurance (Flood, Hazard, Wind)
- Elevator
- Landscaping maintenance at each condo building
- Building maintenance
- Electric, water, sewage, phone, trash (Common areas)
- Fire Suppression System
- Management & Accounting
- Replacement Reserve

Capital Contribution Fee - \$1450 (2 x villa association dues of \$530) + (2 x master association dues of \$195)

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Effective 12/16/24



Community Information Sheet

**WATERSIDE
VILLAGES**
— ON CURRITUCK SOUND —

HOA MANAGEMENT:

- Seaside Management (Macey White and Lauren Riggs) (252) 261-1200 (main office)
Macey@seaside-management.com
Lauren@seaside-management.com

SCHOOLS:

- Jarvisburg Elementary School (252) 491-2050
- Currituck County Middle School (252) 453-2171
- Currituck County High School (252) 453-0014

UTILITIES:

- Power - Dominion North Carolina Power (888) 667-3000
- Phone - Cable - Internet (not all providers service each address)
 - o Century Link (\$300 set up charge for new addresses) (252) 473-3441
 - o Charter Communications (888) 438-2427
 - o XTream with Mediacom (844) 987-3260
- Water - Currituck County (252) 232-2769
- Trash collection & Recycling - Outer Banks Hauling (252) 480-6699
- Service provider info <http://www.currituckchamber.org/relocate/county-services>

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Dues are effective 1-01-2022 Print Effective 12-28-2021

THE AMHERST

3

BEDROOMS

2

BATHS

COVERED PORCH

1,225 Square Feet



1225SLA-Amherst A



1225SLB-Amherst B



1225SLA-Amherst A 1225SLB-Amherst B



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Effective 02/07/22

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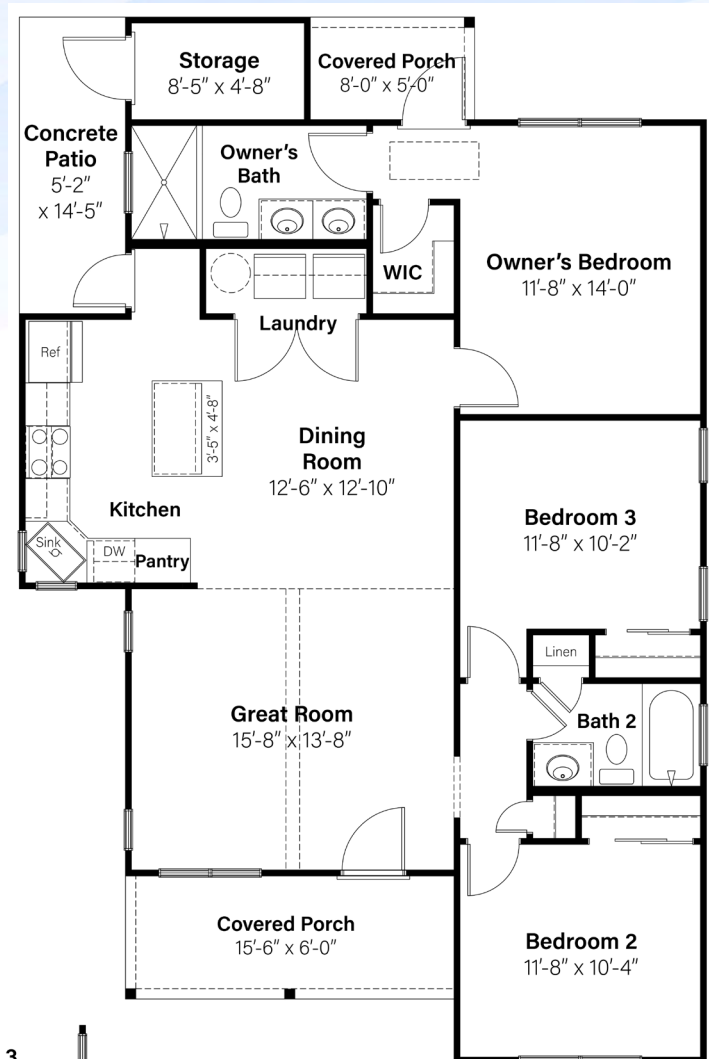
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THE AMHERST

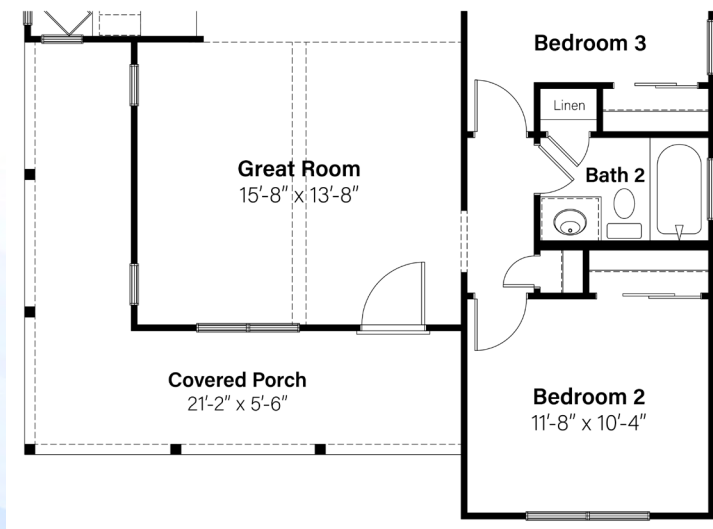
3 BEDROOMS 2 BATHS COVERED PORCH 1,225 Square Feet



1225SLA-Amherst A



1225SLB-Amherst B



1225SLA-Amherst A 1225SLB-Amherst B



THE CAROLINIAN

3

BEDROOMS

2

BATHS

0

CAR GARAGE

1,312 Square Feet



1312SLA-BYS Carolinian



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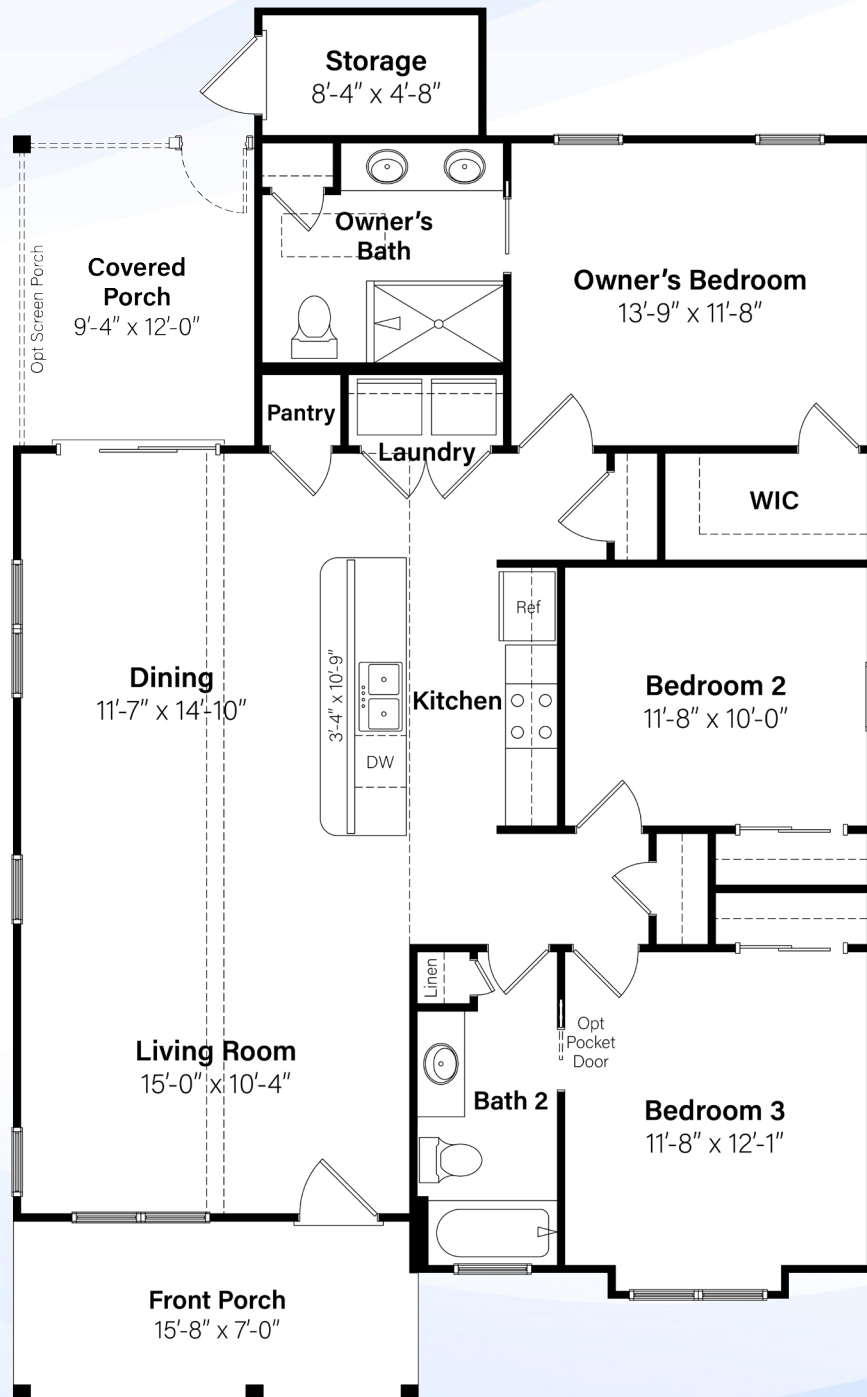
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THE CAROLINIAN

3 BEDROOMS 2 BATHS 0 CAR GARAGE 1,312 Square Feet



Ground Floor



1312SLA-BYS Carolinian



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THE LAUREL I

3

BEDROOMS

2

BATHS

1.5

CAR GARAGE

1,278 Square Feet



1278SLAX-BYS Laurel I



Build Your Story

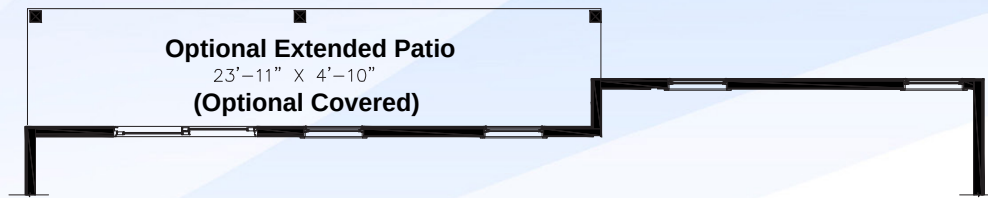
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THE LAUREL I

3 BEDROOMS 2 BATHS 1.5 CAR GARAGE 1,278 Square Feet



1278SLAX-BYS Laurel I



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THE DAWSON

3 BEDROOMS 2 BATHS 1 CAR GARAGE 1,359 Square Feet



1359SLX-BYS Dawson



Build Your Story

Effective 02/01/24

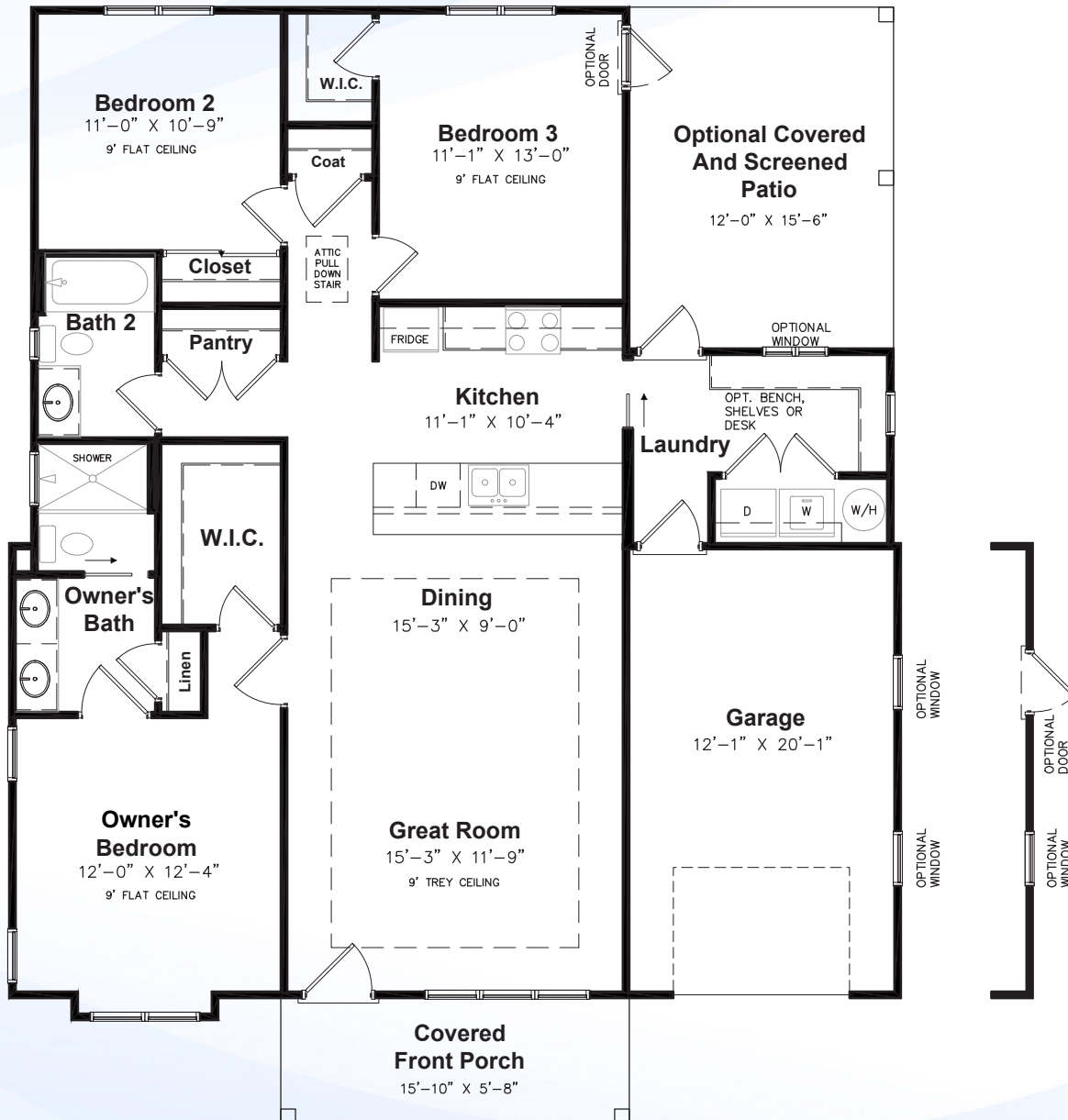
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THE DAWSON



3 BEDROOMS 2 BATHS 1 CAR GARAGE 1,359 Square Feet



1359SLX-BYS Dawson



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THE DELMAR

3

BEDROOMS

2

BATHS

1

CAR GARAGE

1,352 Square Feet

SAGA
REALTY & CONSTRUCTION



1352SLX-BYS Delmar



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Effective 11/07/23

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THE DELMAR



3 BEDROOMS 2 BATHS 1 CAR GARAGE 1,352 Square Feet



1352SLX-BYS Delmar



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THE JENSEN WITH GARAGE

3 BEDROOMS 2 BATHS 1 CAR GARAGE 1,457 Square Feet



1467CPA-BYS Jensen with Carport



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THE JENSEN WITH GARAGE

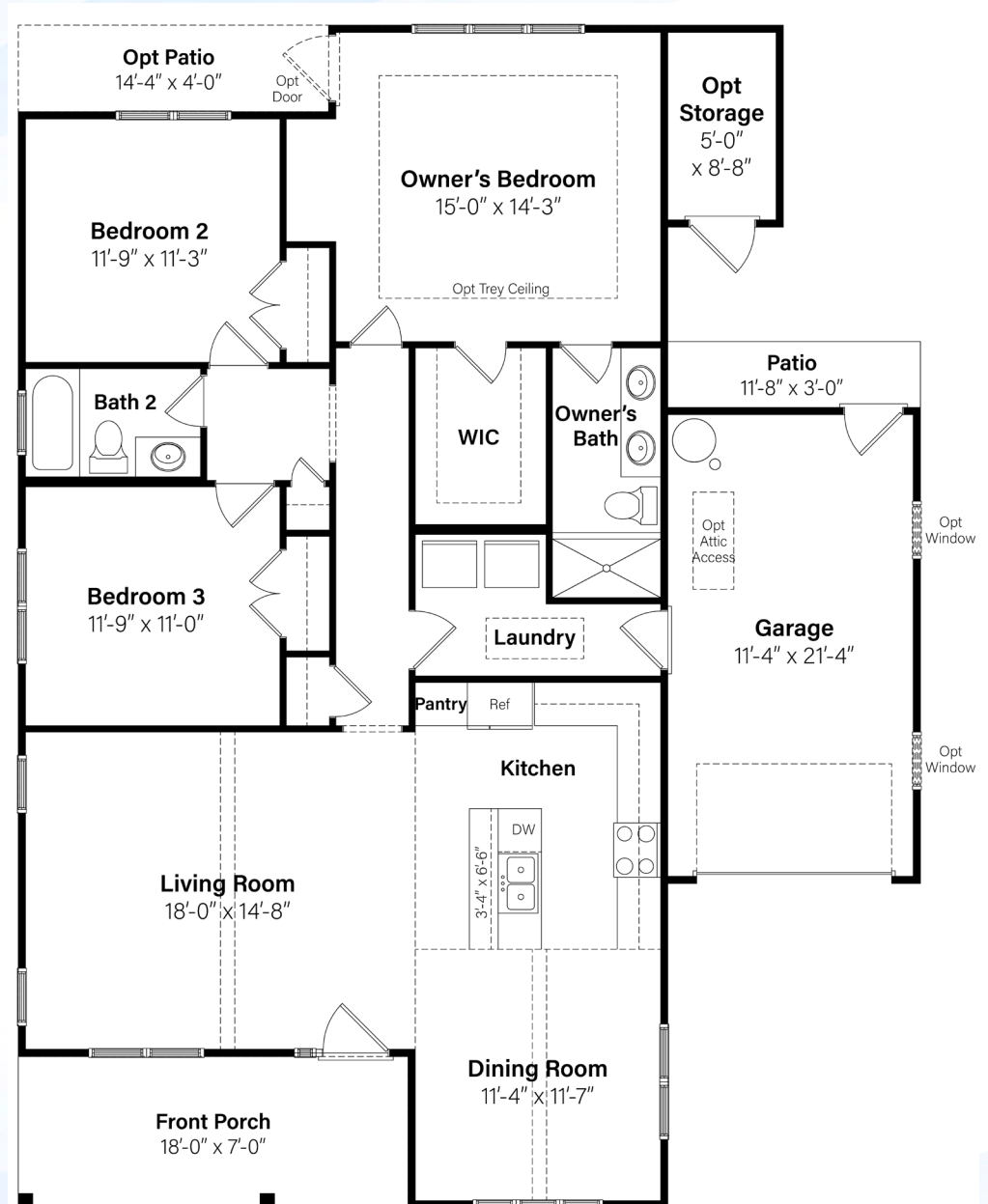


3 BEDROOMS 2 BATHS 1 CAR GARAGE 1,457 Square Feet

Ground Floor



OPT. Bracketed
Shed Roof



1467CPA-BYS Jensen with Carport



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THE HILLCREST

3

BEDROOMS

2.1

BATHS

1

CAR GARAGE

1,461 Square Feet



1461SLA-BYS Hillcrest



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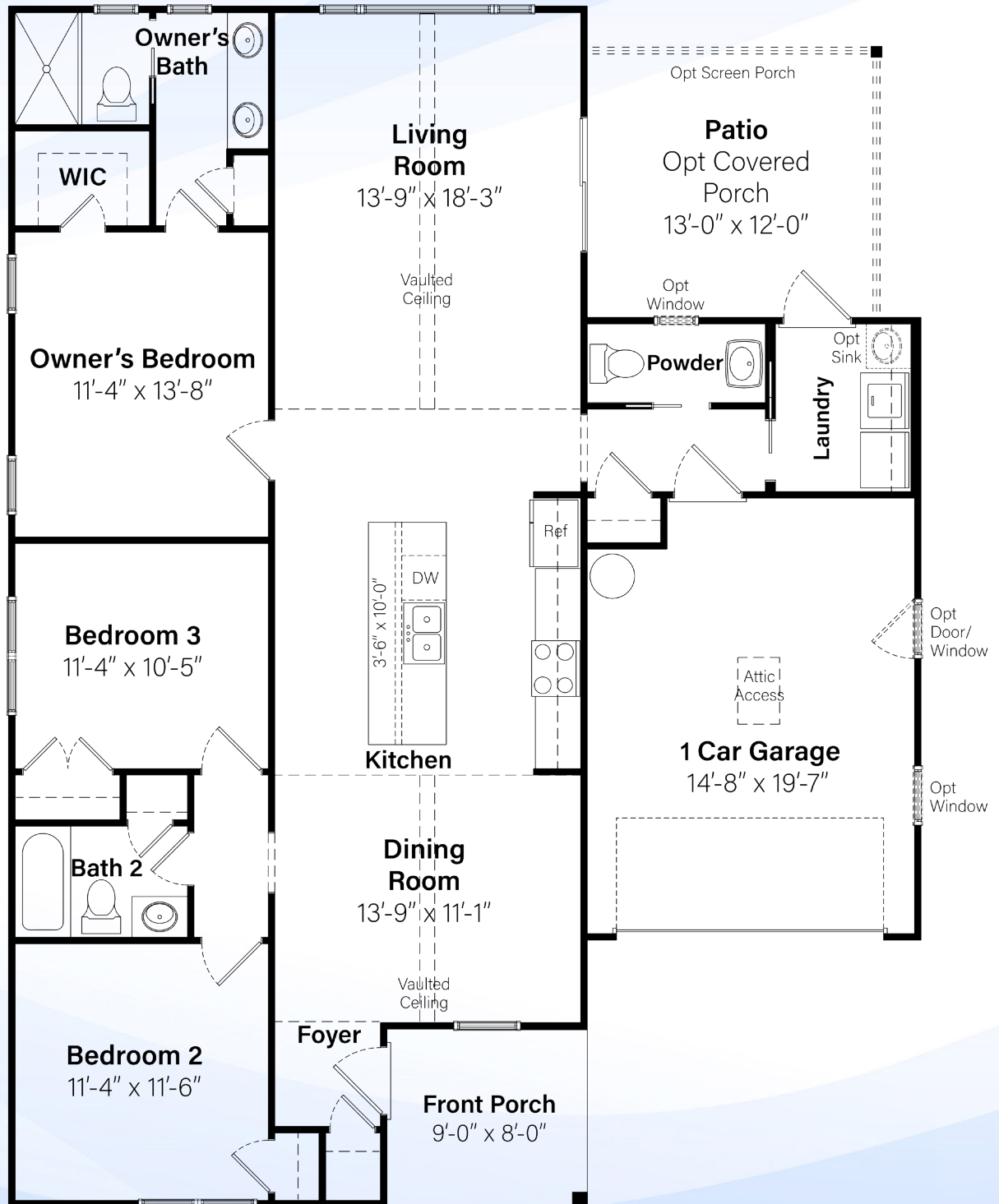
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THE HILLCREST



3 BEDROOMS 2.1 BATHS 1 CAR GARAGE 1,461 Square Feet

First Floor



1461SLA-BYS Hillcrest



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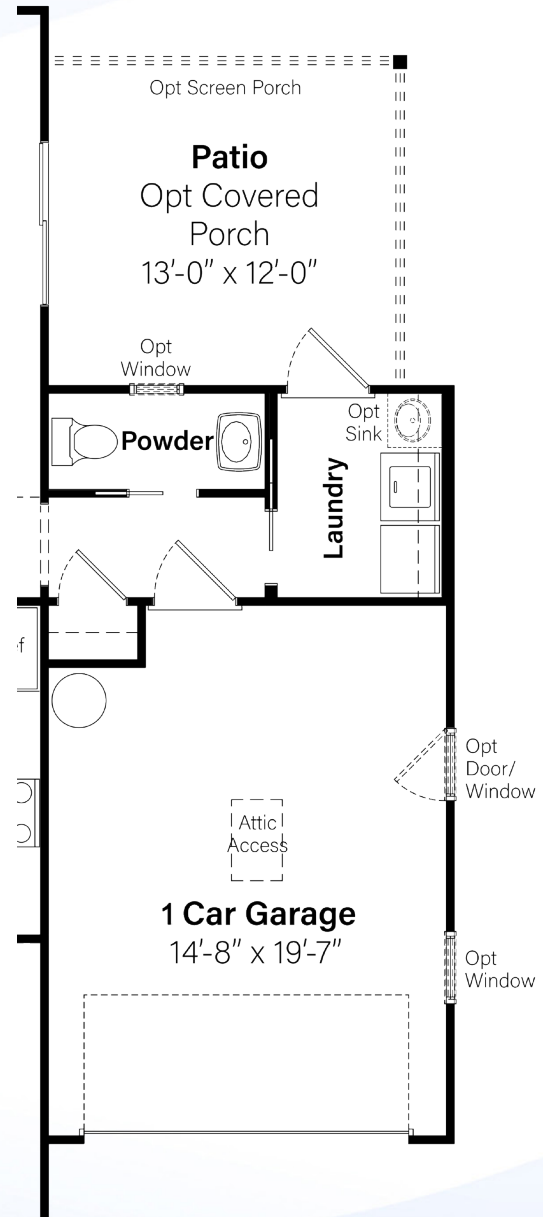
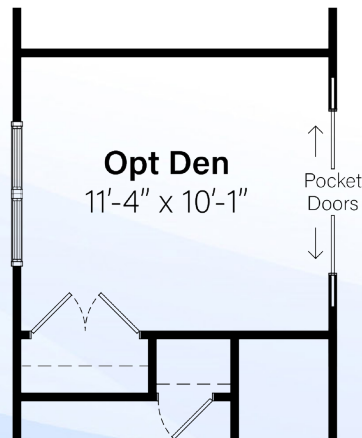
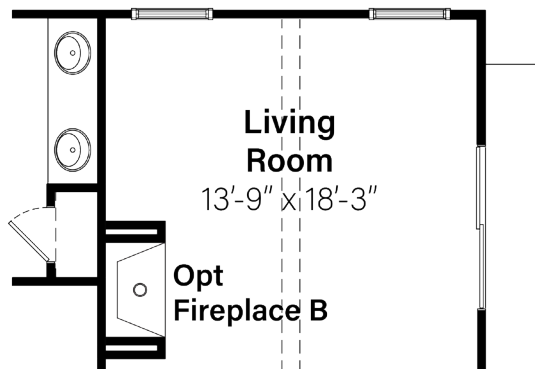
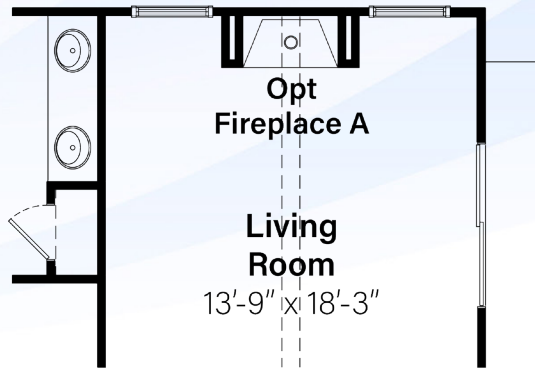
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THE HILLCREST



3 BEDROOMS 2.1 BATHS 1 CAR GARAGE 1,461 Square Feet

Options



1461SLA-BYS Hillcrest



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THE ANSLEY

3

BEDROOMS

2.1

BATHS

1

CAR GARAGE

1,526 Square Feet



1526SLA-BYS Ansley



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Effective 02/07/22

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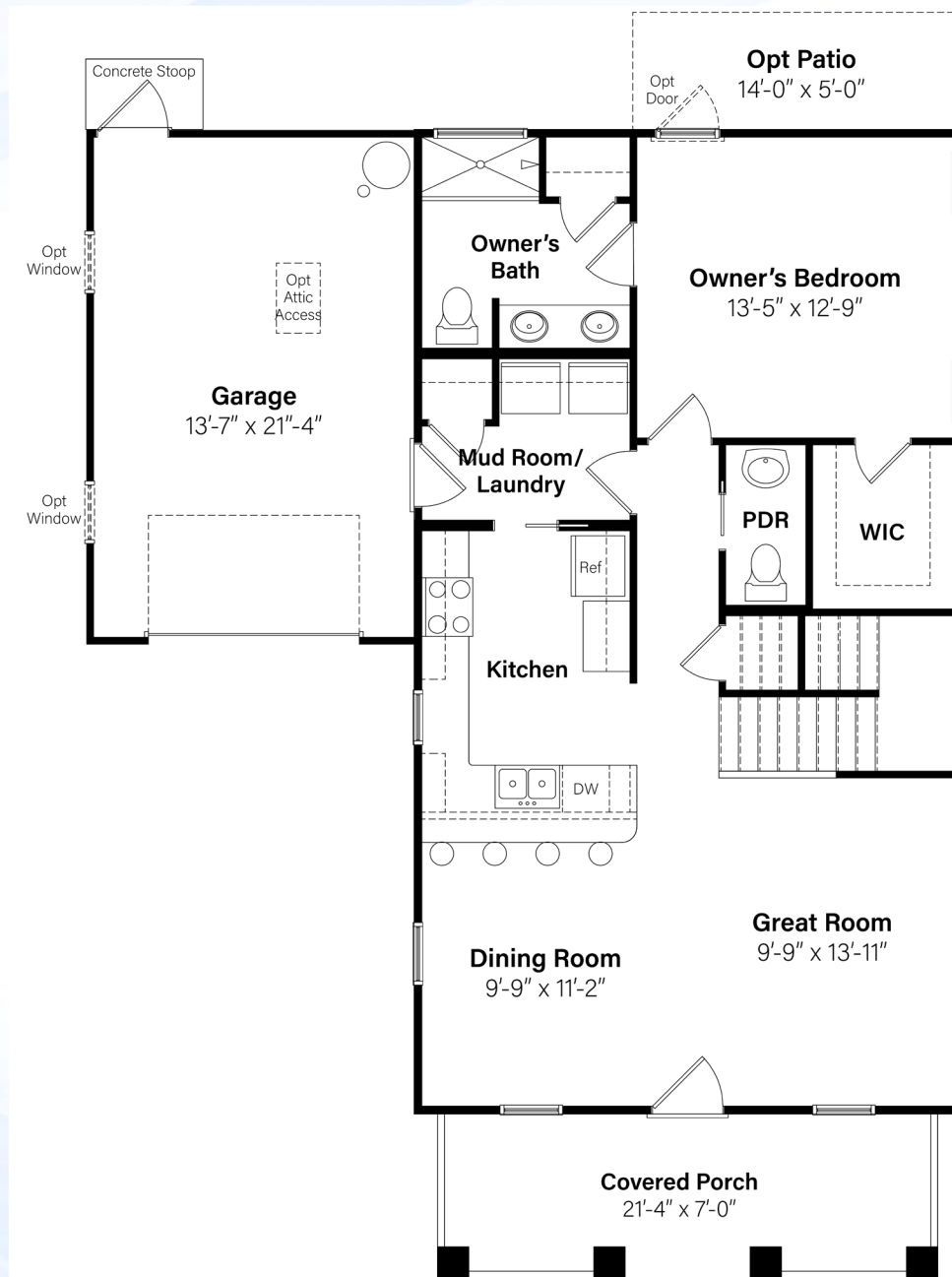
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THE ANSLEY

3 BEDROOMS 2.1 BATHS 1 CAR GARAGE 1,526 Square Feet



First Floor



1526SLA-BYS Ansley



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THE ANSLEY

3

BEDROOMS

2.1

BATHS

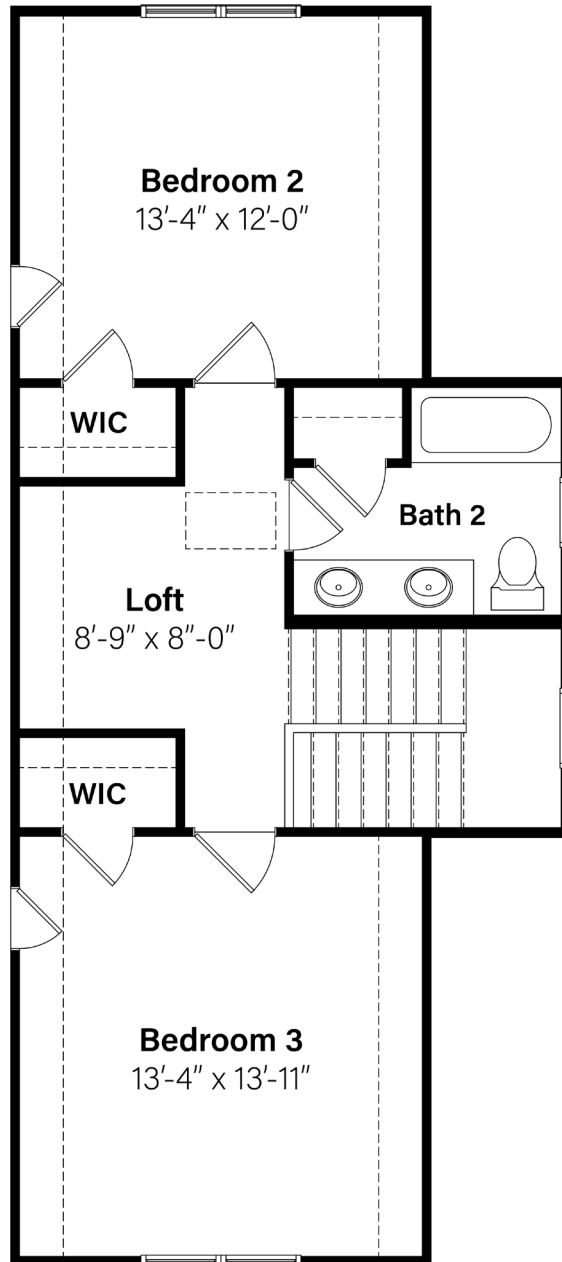
1

CAR GARAGE

1,526 Square Feet



Second Floor



1526SLA-BYS Ansley



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THE CARRINGTON I

3 BEDROOMS 2 BATHS 2 CAR GARAGE 1,590 Square Feet



1590SLB Carrington I-A



1590SLB Carrington I-B



1590SLB-BYS Carrington I-A 1590SLB-BYS Carrington I-B



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THE CARRINGTON I



3 BEDROOMS 2 BATHS 2 CAR GARAGE 1,590 Square Feet

Ground Floor



1590SLB-BYS Carrington I-A 1590SLB-BYS Carrington I-B



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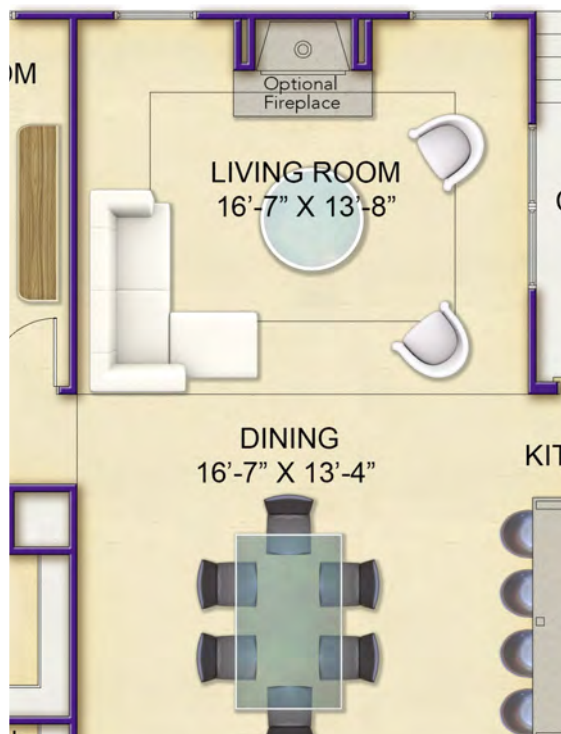
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THE CARRINGTON I

3 BEDROOMS 2 BATHS 2 CAR GARAGE 1,590 Square Feet



Options



Optional Fireplace

1590SLB-BYS Carrington I-A 1590SLB-BYS Carrington I-B



Build Your Story

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THE PINEHURST

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



2187SLA-BYS Pinehurst



Build Your Story

Effective 03/29/22

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THE PINEHURST

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



Ground Floor



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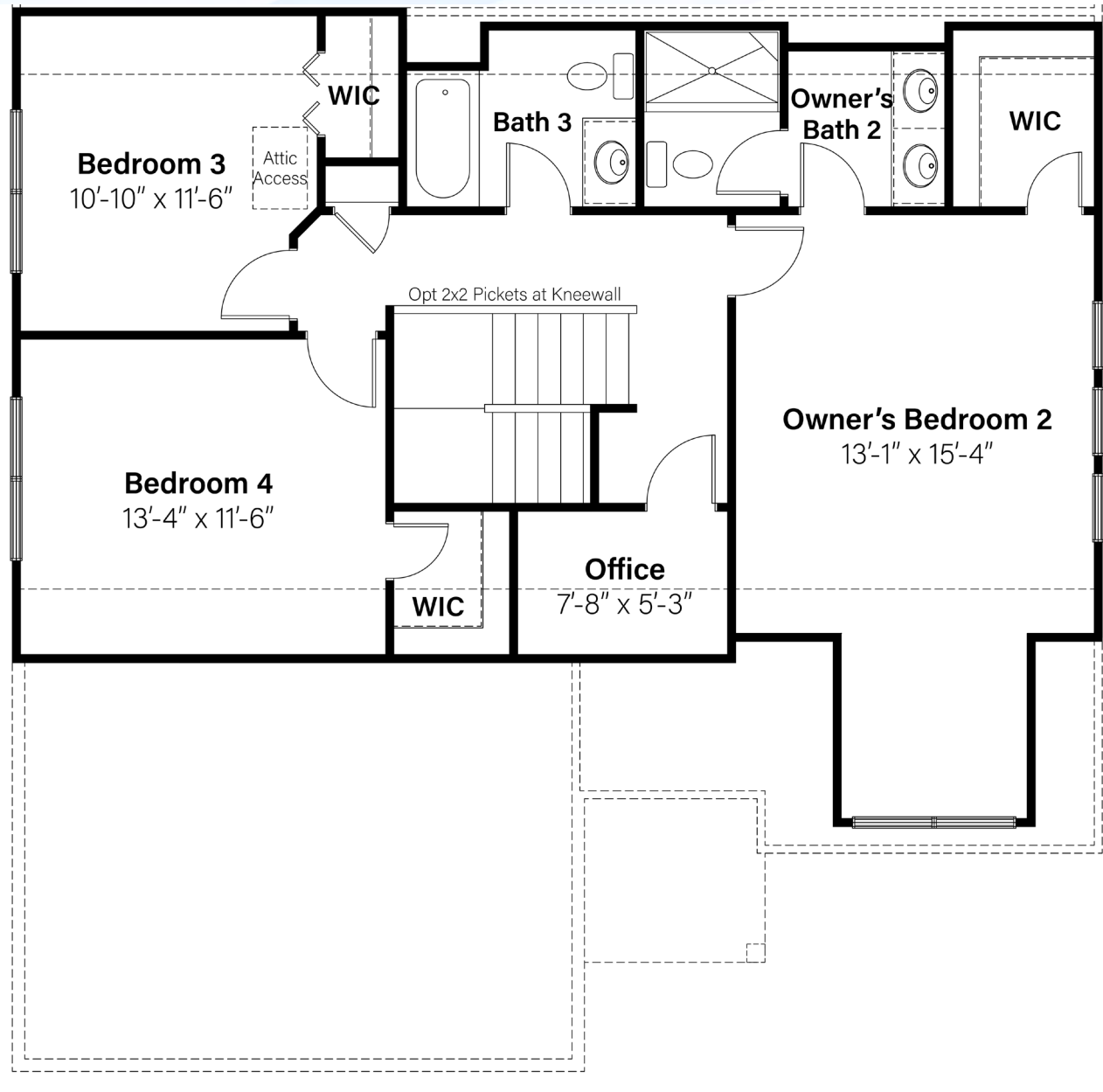
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THE PINEHURST

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Second Floor



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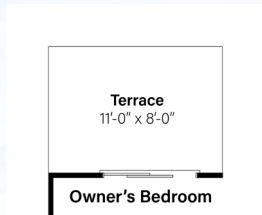
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THE PINEHURST

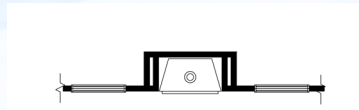


4 BEDROOMS 3.5 BATHS 2 CAR GARAGE 2,187 Square Feet

Options



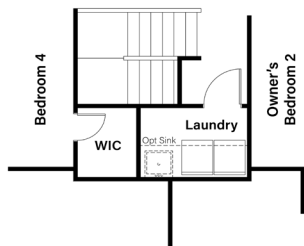
- Opt Bedroom Slider



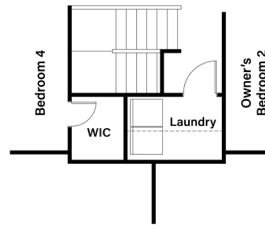
- Opt Fireplace



- Opt Fireplace



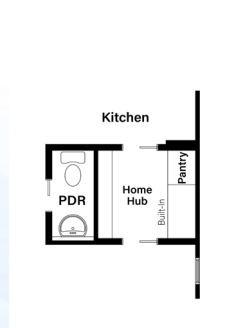
- Opt Second Floor Laundry



- Opt Second Floor Laundry



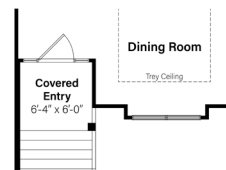
- Opt Morning Room



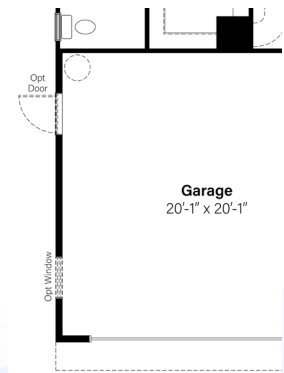
- Opt Home Hub



- Opt Wet Bar



- Opt Bay Window



- Opt Exterior Door or Window

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