



*Crow Creek*

# Woodlands at Crow Creek

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PREMIER CONDOMINIUMS | COMMUNITY LOOKBOOK



An aerial photograph of a golf course. The image shows a large green fairway with several sand traps (bunkers) of various shapes, including a large one in the bottom left. A central pond is surrounded by trees and a small building, likely the clubhouse. A winding path or road runs through the middle of the course. The overall scene is lush and green, with some trees and shrubs scattered throughout.

## COMMUNITY AMENITIES

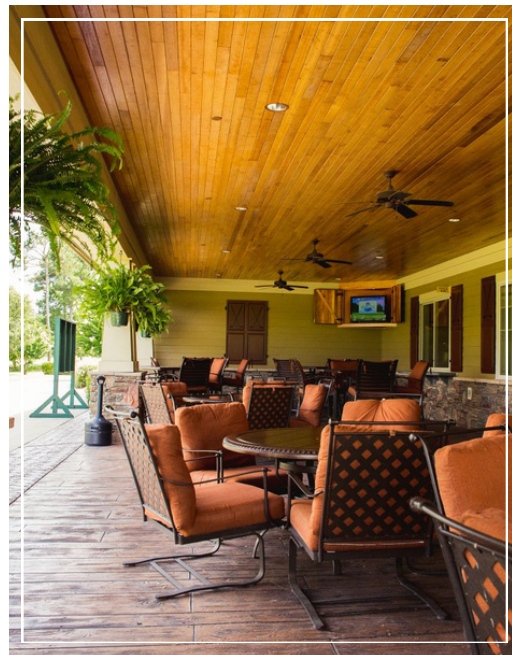




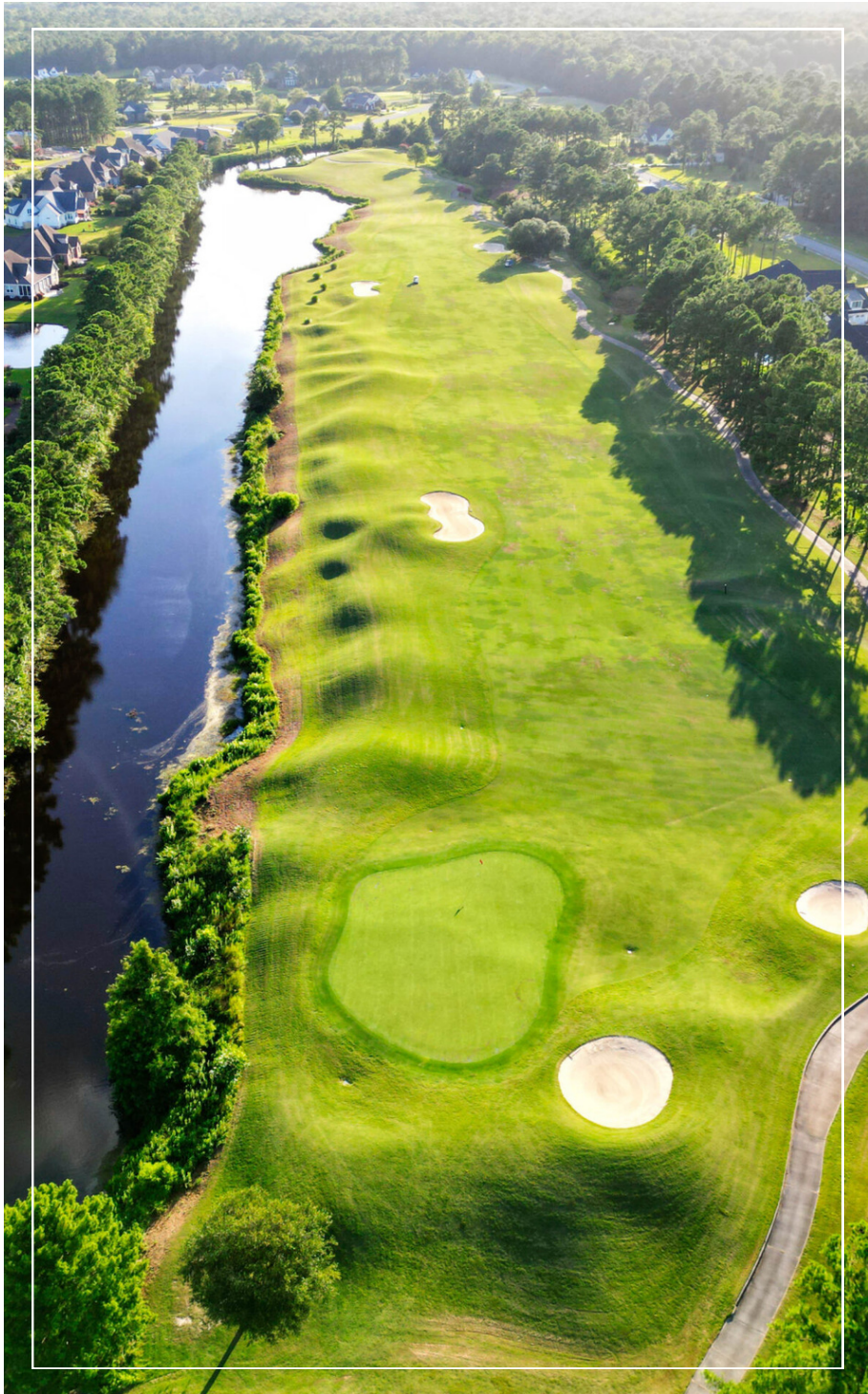
## FEATURED AMENITIES

- Gated Community
- 18 Hole Crow Creek Golf Course & Pro Shop
- On-Site Restaurant & Bar
- Community Clubhouse
- 2 Fitness Centers
- 3 Community Pools & Clubhouse
- Tennis & Pickleball Courts
- Picnic Areas & Trails

With Crow Creek's proximity to local beaches, shopping, and great restaurants, along with the vast array of luxury amenities, you will never run out of things to do!











**AWARD-WINNING BUILDER**





Bella Homes is a family-owned and operated business with over 25 years in the construction industry, dedicated to crafting homes that embody Timeless Design, Italian Décor, and Southern Charm. This unique blend reflects the deep-rooted heritage of our founders, Kevin and Leslie, whose distinct backgrounds inspire our creations.









# FLOOR PLANS AVAILABLE



## ALEXANDER

3 BED | 3 BATH | 1302 SQFT

- Quartz Countertops
- Screen Porches
- Stainless Frigidaire Kitchen Appliances
- Tile Backsplash
- Under Counter Lighting in Kitchen
- LVP Flooring in Living Areas
- Ceiling Fans in all Bedrooms, Living Room, and Porch White Faux Wood Blinds
- Double Vanities and Tiled Shower in Primary Bath



## SHELBY

2 BED | 2 BATH | 1149 SQFT

- Quartz Countertops
- Screen Porches
- Stainless Frigidaire Kitchen Appliances
- Tile Backsplash
- Under Counter Lighting in Kitchen
- LVP Flooring in Living Areas
- Ceiling Fans in all Bedrooms, Living Room, and Porch White Faux Wood Blinds
- Double Vanities and Tiled Shower in Primary Bath



## BELLA

2 BED | 2 BATH | 1465 SQFT

- Quartz Countertops
- Screen Porches
- Stainless Frigidaire Kitchen Appliances
- Tile Backsplash
- Under Counter Lighting in Kitchen
- LVP Flooring in Living Areas
- Ceiling Fans in all Bedrooms, Living Room, and Porch White Faux Wood Blinds
- Double Vanities and Tiled Shower in Primary Bath



# WOODLANDS AT CROW CREEK

BRUNSWICK COUNTY, NC





A scenic view of a coastal town with a harbor, boats, and marshes. The foreground is dominated by lush green marsh grasses growing in shallow water. In the middle ground, a harbor area features several boats, including a large white fishing vessel with a tall mast and a yellow boat. A wooden pier extends into the water. In the background, there are several houses and buildings, some with solar panels on their roofs, nestled among trees. The sky is a clear, pale blue.

## THE LOCATION



Nestled between Wilmington, North Carolina, a historic port city, and Myrtle Beach, South Carolina, known as the Sun Fun Capital, Calabash provides a serene, small-town atmosphere while offering convenient access to educational facilities, shopping, healthcare, and the perks of larger urban areas.

### BEACHES:

Sunset Beach and Ocean Isle are just a short 15 minutes away, or drive 30 minutes to Myrtle Beach.

### NEARBY MARINAS:

- Calabash Marina - 3.9 miles
- Ocean Isle Marina - 10 miles
- Barefoot Marina - 15 miles

### SCHOOLS:

- Elementary - Jessie Mae Monroe
- Middle - Shallotte
- High - West Brunswick

### THE ESSENTIALS:

- Grocery Stores & Pharmacy: Food Lion, Lowes Foods, WalMart, and Walgreens
- Hospitals: Novant Health Brunswick Medical Center - 21 Miles & Suncoast Medical Center - 30 Miles
- Airports: Wilmington International (ILM) - 1 Hour & Myrtle Beach International (MYR) - 40 Mins
- Myrtle Beach Outlet Shopping- 23 Miles









# PLACES TO VISIT IN CALABASH, NC



## FOR THE GOLF LOVER:

- Brunswick Plantation & Golf Resort
- Carolina Shores Golf & Country Club
- **Crow Creek - Right at your back door!**
- Farmstead Golf Links
- Meadowlands Golf Club
- The Pearl Golf Links – East Course
- The Pearl Golf Links – West Course
- Heather Glen
- Glen Dornach
- Ocean Ridge Plantation
- & More as you work your way down the Grand Strand!

## FOR THE LEISURE LOVER:

- Free Summer Concerts
- Museum of Coastal Carolina
- Sunset Beach & Ocean Isle

## FOR THE FOODIE:

- Callahan's of Calabash
- Beck's Restaurant
- Calabash Deli
- Calabash Garden Tea Room
- Calabash Seafood Hut
- Capt. John's Seafood House
- Capt. Nance Seafood
- Christopher's Pizza and Subs
- Dockside Seafood House
- Ella's of Calabash
- George's Pancake House
- Oyster Rock



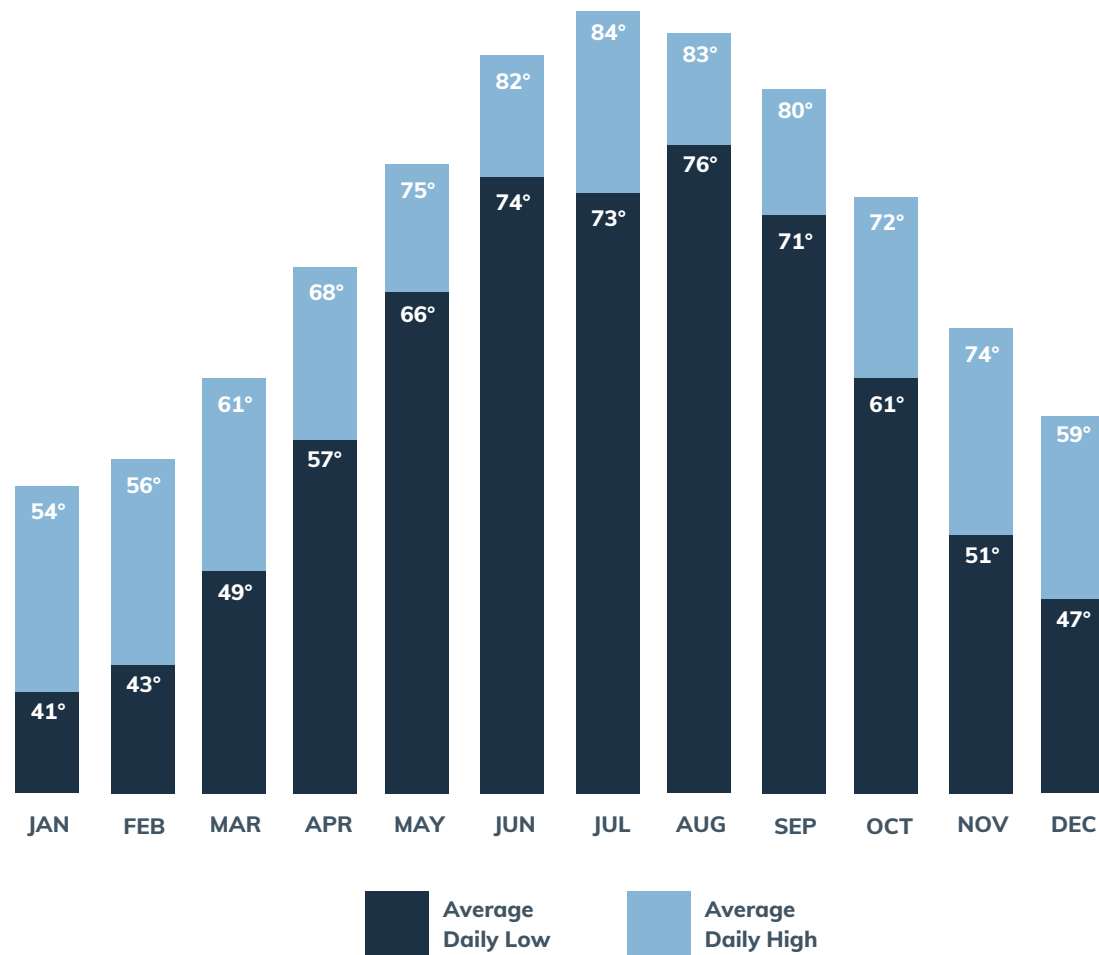
An aerial photograph of a coastal town during the 'golden hour' of sunset. The ocean is on the left, with waves breaking onto a sandy beach. A long wooden pier extends from the beach into the water. To the right of the beach is a dense residential area with many houses, some featuring swimming pools. In the background, there's a body of water, possibly a bay or inlet, surrounded by greenery. The sky is a mix of soft orange, pink, and blue. A white rectangular box is centered over the image, containing the text 'RELOCATION INFORMATION' in a dark, serif font.

## RELOCATION INFORMATION



# SOUTHEASTERN NC CLIMATE

Looking for warmer climates while still enjoying a change of season? In southeast, NC, you'll find the mild winters of the South with warm summer days tempered by proximity to the ocean. Long spring and autumn seasons mean plenty of opportunities to enjoy the outdoors year-round.





# SUNNY DAYS

Embrace the sunshine year-round. Southeast, NC is one of the sunniest places in the United States.



1 sun = 10 days

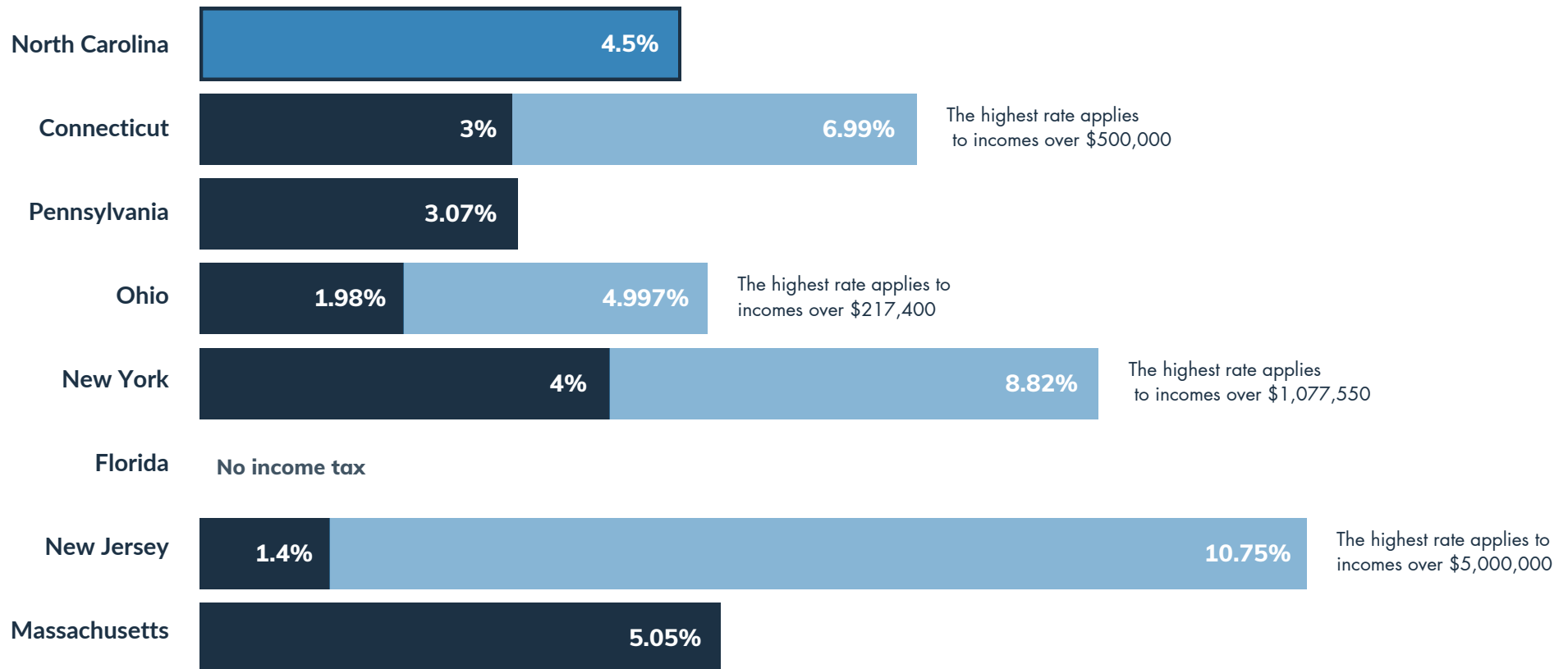


Source: NOAA



# NC TAX BREAKDOWN

According to SmartAsset.com, North Carolina is a “moderately tax-friendly” state. However, people relocating will find plentiful financial reasons to move here. Social Security income is not taxed in North Carolina. Low property taxes and sales taxes keep the overall cost of living low.



Source: Cape Fear Housing Report. Subject to change.



# ADDITIONAL TAX INFORMATION

## **Social Security Tax**

Social Security is not taxed in the State of North Carolina. All Social Security retirement income can be subtracted from your taxable income when you file a North Carolina income tax return.

## **Vehicle Tax**

At registration, 3% tax is due when your title is transferred over. Revenue from this tax is regularly allocated to the maintenance of the NC highways. Property tax on vehicles is determined by multiplying the combined county and municipal district tax rate by county.

## **Sales Tax**

NC's total state and average local sales tax rate is 6.9%. This ranks as the 25th highest in the nation. Unlike many states, North Carolina taxes groceries, albeit at a reduced rate. The rate on most food is 2%. Prescription drugs are fully exempt from the sales tax, however.

## **Other Taxes To Note**

NC recently eliminated its estate tax. Anyone who is planning on leaving wealth or property for their loved ones need not worry about that. Retirees with investment income outside of a retirement account should be aware that capital gains in NC are treated as regular income. Outside of Social Security, other forms of retirement income are taxed at the flat income rate.



# CROW CREEK COMMUNITY SPECIALIST



## STEPHANIE TOKARZ

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## MODEL HOME HOURS

MODEL HOME AVAILABLE FOR TOUR

TUESDAY - SATURDAY 10AM - 3PM

Sunday - Appointment Only



An aerial photograph of a golf course. In the center is a large, well-maintained green with a sand trap. To the right is a long, multi-story building with a dark roof, likely a clubhouse or resort. The area is surrounded by lush green trees and a winding path. The text "Crow Creek" is overlaid in a white, elegant script font.

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