



# WATERSTONE

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WHERE NATURE MEETS LUXURY | COMMUNITY LOOKBOOK



## COMMUNITY AMENITIES



## FEATURED AMENITIES

- Luxury Saltwater Pool
- Community Clubhouse
- 1.5 Mile Walking and Biking Trails
- Community Fire Pit
- Open Air Pavilion
- Scenic Water Views with Day Dock
- Kayak Storage
- Pickle Ball Courts

Waterstone is celebrated as the #1 selling new home community in Wilmington, NC, known for its unparalleled luxury amenities. This coastal community offers a unique blend of comfort and elegance, featuring top-tier facilities such as a luxury pool, clubhouse, and scenic trails. A standout feature is the day dock, from which residents can experience some of the most stunning sunsets, adding to the allure of Waterstone's living experience.





“The Waterstone community in Wilmington, NC is outstanding! With friendly neighbors and top-notch amenities like the saltwater pool, clubhouse, and trails, it's a great place to live. The sunsets from the day dock add to its coastal charm!”





AWARD-WINNING BUILDERS



Dean Hardison, a native of Wilmington and local new home builder began building in 1992, in Wilmington and the surrounding areas. With a portfolio of over 2,500 homes of distinction, his award-winning designs reflect his appreciation for the coastal lifestyle and can be found throughout New Hanover, Pender, Brunswick, and Onslow Counties.





# HARDISON BUILDING COMMUNITY SPECIALISTS



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Michael Christian Homes comes from an award-winning, multi-generation builder family that has built nearly 3,000 homes in the Cape Fear Region since 1993. Along the way, we have carved out efficient processes and built lifelong relationships with trade partners, vendors, and the community in which we work. We strive to deliver the highest quality product and enrich the lives of all people involved along the way.





# MICHAEL CHRISTIAN COMMUNITY SPECIALISTS



## ROB WARWICK

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*The* **WARWICK TEAM**  
RESIDENTIAL REAL ESTATE



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## THE LOCATION

Experience the perfect harmony of city accessibility and tranquil living in Waterstone, located in the picturesque Porter's Neck neighborhood. While being just moments away from the excitement of downtown Wilmington, your new home is set in a calm, residential setting, offering an ideal lifestyle for those who appreciate the finer balance in life.

#### BEACHES:

Wrightsville Beach, just 15 minutes away, or drive 40 minutes to Topsail.

#### NEARBY MARINAS:

- Marsh Creek Marina - 5.4 miles
- Sloop Point Marina - 16.5 miles
- Atlantic Marine - 9.1 miles
- Bradley Creek Marina - 8.8 miles

#### SCHOOLS:

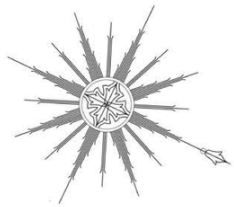
- Porter's Neck Elementary
- Holly Shelter Middle
- Emsley A Laney High

#### THE ESSENTIALS:

- Grocery Stores: Harris Teeter, Food Lion, Walmart, and Aldi
- Hospital: Novant Health
- Airport: Wilmington International (ILM) - 7.8 miles from Waterstone
- Downtown - 20 Minutes







THE COTTAGES  
AT WATERSTONE

KAYAK LAUNCH

PEDESTRIAN TRAIL

BOARDWALK & FIREPIT

AMENITY AREA

- POOL
- CLUBHOUSE
- FIREPIT
- SHADED PAVILION  
WITH GRILLING STATION

PHASE 4

PHASE 3

PHASE 5

PHASE 2

ENTRANCE

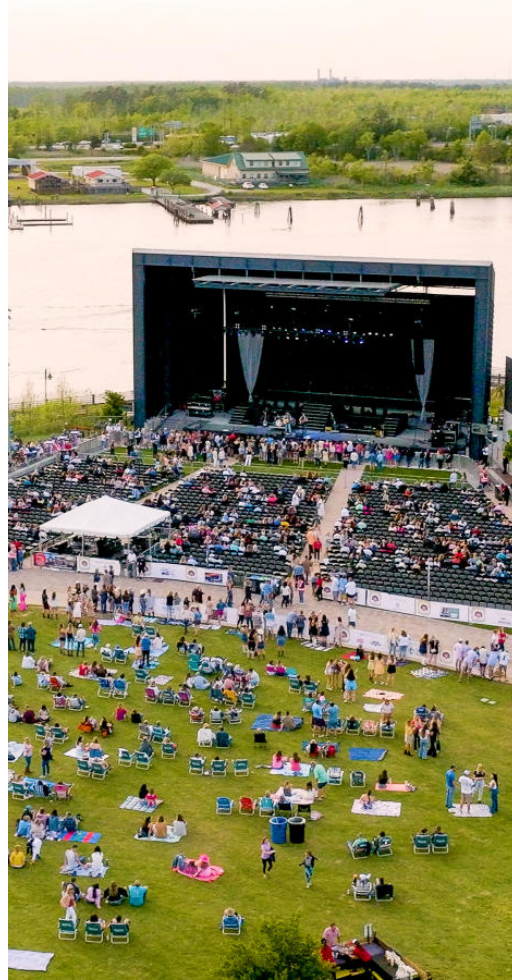
ELEMENTARY SCHOOL

LOCKWATER CLUB ROAD

0 110 220 330 feet  
SCALE: 1" = 110'

  
WATERSTONE

# PLACES TO VISIT IN WILMINGTON, NC



## FOR THE CULTURE LOVER:

- Fort Fisher Historical Site
- Live Oak Bank Outdoor Pavillion
- Wilson Center
- Cameron Art Museum
- Riverwalk

## FAMILY FUN:

- North Carolina Aquarium at Fort Fisher
- The Children's Museum of Wilmington
- Battleship North Carolina
- Carolina Beach Boardwalk

## FOR THE LEISURE LOVER:

- Airlie Gardens
- Wilmington Water Tours
- Wrightsville, Topsail, Carolina, and Kure Beaches

## FOR THE FOODIE:

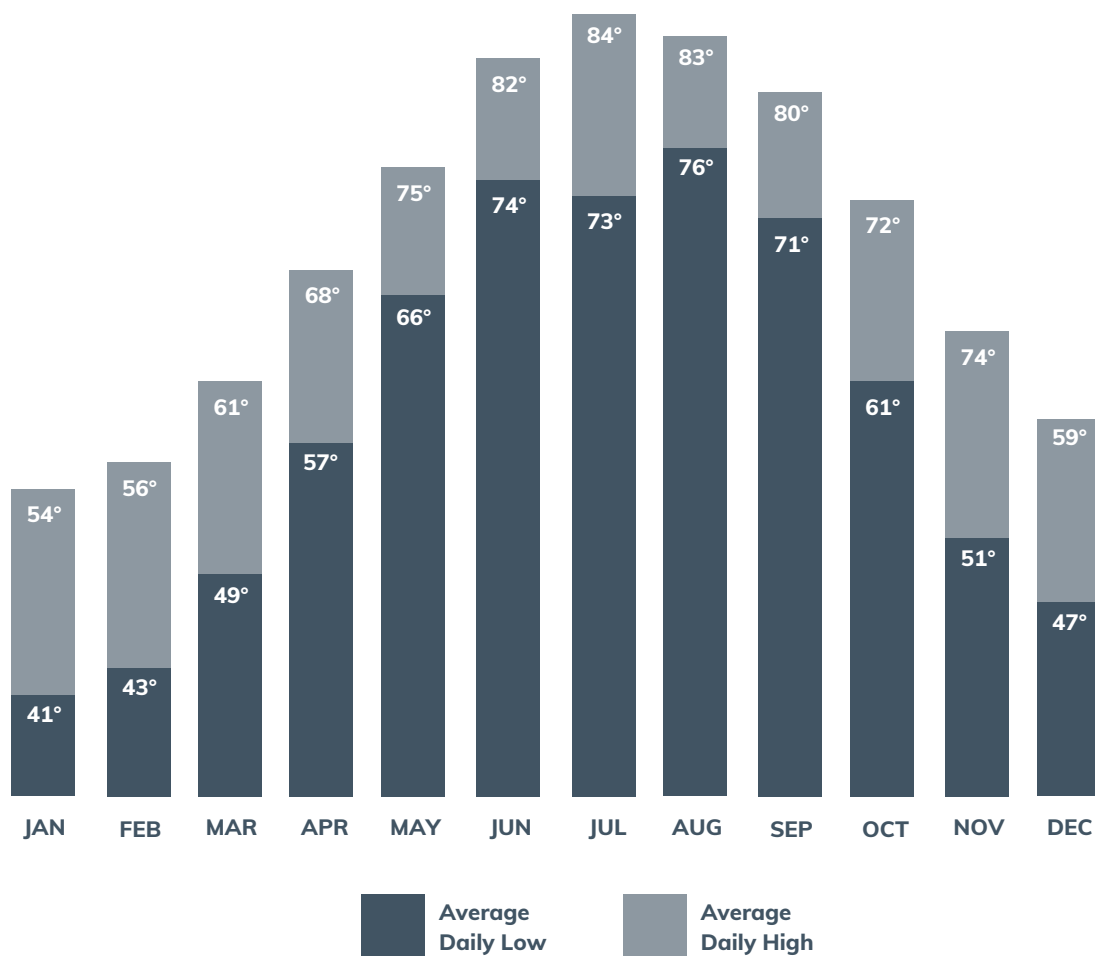
- Britt's Donuts
- Benny's Big Times
- The Copper Penny
- Elijah's Restaurant
- Boombalatti's
- Oceanic & Pier
- Wilmington Brewing
- Indochine Restaurant
- Seabird
- Mess Hall ILM

An aerial photograph of a modern residential development. The scene features several large, light-colored houses with dark roofs, arranged around a central clubhouse and a swimming pool. A winding road cuts through the community, and a large body of water is visible in the foreground. The overall atmosphere is bright and sunny, with lush green lawns and trees.

## 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.



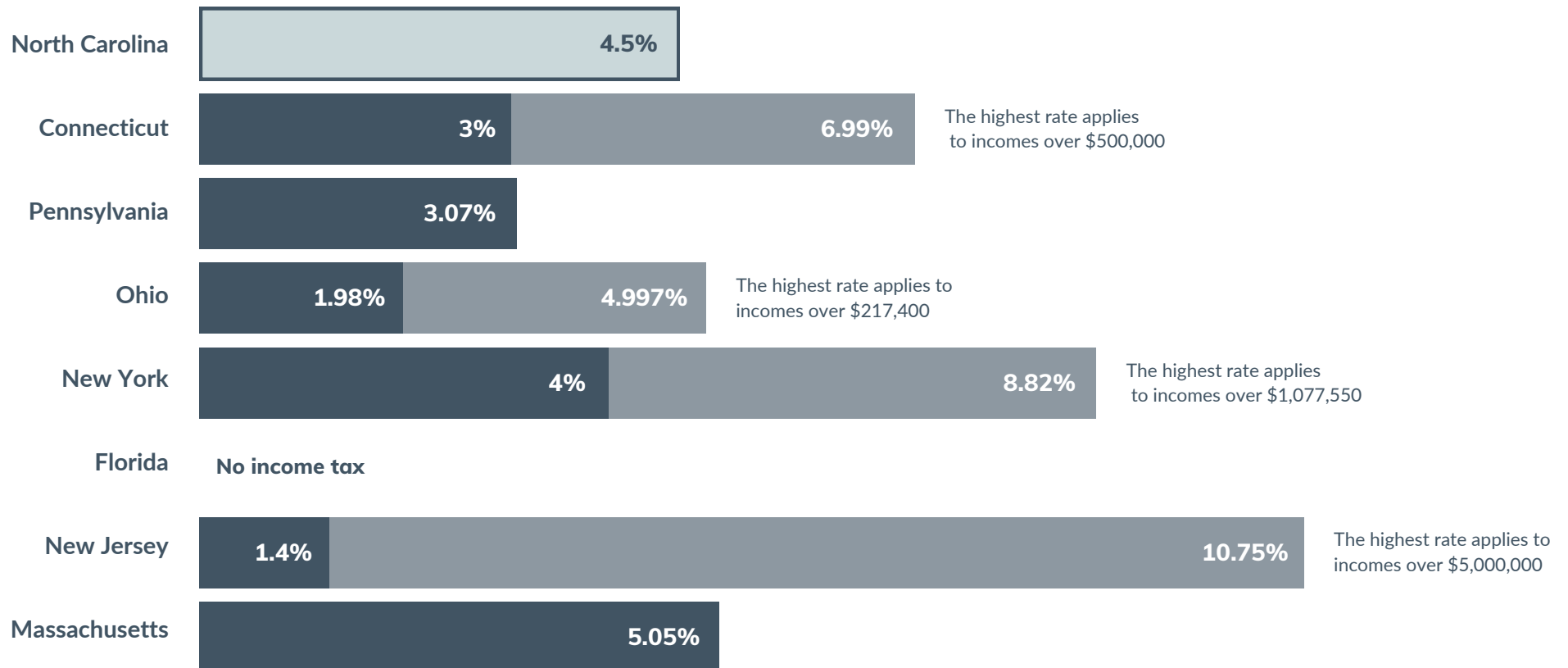
1 sun = 10 days



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.



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