



COASTAL
Cabins at Old Horse

A small home community offering
1 bedroom homes with a loft
& 2 bedroom homes up to 800 sq ft

**SMALL HOME LIVING
AT ITS BEST!**

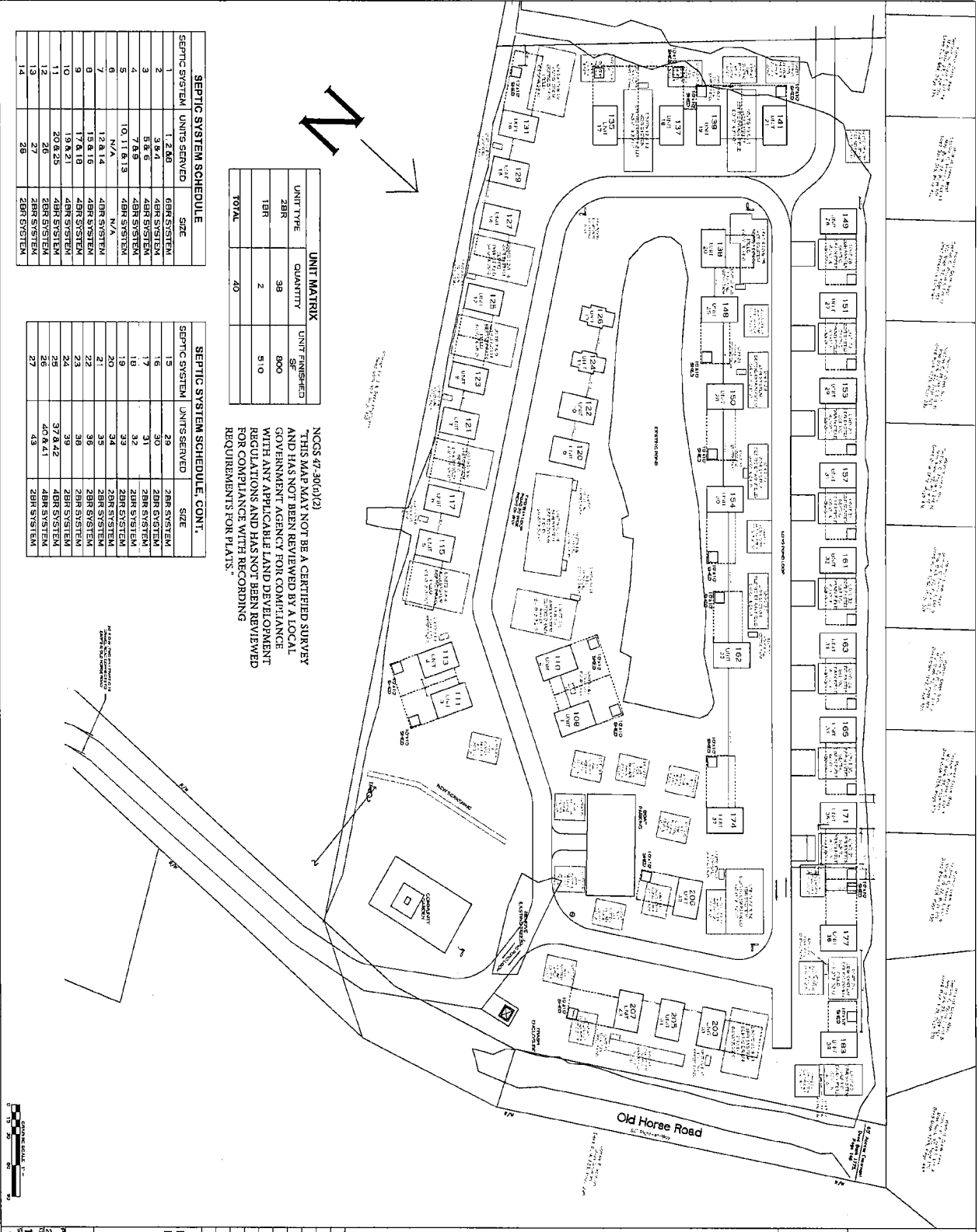
HOA fees include:
water, trash removal & lawncare

215 Old Horse Rd Swansboro NC 28584

Phone: 252-503-9313 Email: Vanessa@JusticeRealtyGroup.com



Exhibit B - Site Plan



UNIT MATRIX

UNIT TYPE	QUANTITY	UNIT FINISHED
ZBR	38	800
1BR	2	510
TOTAL	40	

NCGS 47-30(c)(2)
 THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

SEPTIC SYSTEM SCHEDULE

SEPTIC SYSTEM	UNITS SERVED	SIZE
1	1, 2, 3, 4	6BR SYSTEM
2	5, 6, 7	4BR SYSTEM
3	8, 9, 10	4BR SYSTEM
4	11, 12, 13	4BR SYSTEM
5	14, 15, 16, 17, 18	4BR SYSTEM
6	N/A	N/A
7	19, 20, 21, 22	4BR SYSTEM
8	23, 24, 25, 26	4BR SYSTEM
9	27, 28	4BR SYSTEM
10	29, 30, 31, 32	4BR SYSTEM
11	33, 34, 35, 36	4BR SYSTEM
12	37, 38, 39, 40	4BR SYSTEM
13	41, 42, 43, 44	4BR SYSTEM
14	45, 46, 47, 48	4BR SYSTEM

SEPTIC SYSTEM SCHEDULE, CONT.

SEPTIC SYSTEM	UNITS SERVED	SIZE
15	49, 50, 51, 52	4BR SYSTEM
16	53, 54, 55, 56	4BR SYSTEM
17	57, 58, 59, 60	4BR SYSTEM
18	61, 62, 63, 64	4BR SYSTEM
19	65, 66, 67, 68	4BR SYSTEM
20	69, 70, 71, 72	4BR SYSTEM
21	73, 74, 75, 76	4BR SYSTEM
22	77, 78, 79, 80	4BR SYSTEM
23	81, 82, 83, 84	4BR SYSTEM
24	85, 86, 87, 88	4BR SYSTEM
25	89, 90, 91, 92	4BR SYSTEM
26	93, 94, 95, 96	4BR SYSTEM
27	97, 98, 99, 100	4BR SYSTEM
28	101, 102, 103, 104	4BR SYSTEM
29	105, 106, 107, 108	4BR SYSTEM
30	109, 110, 111, 112	4BR SYSTEM
31	113, 114, 115, 116	4BR SYSTEM
32	117, 118, 119, 120	4BR SYSTEM
33	121, 122, 123, 124	4BR SYSTEM
34	125, 126, 127, 128	4BR SYSTEM
35	129, 130, 131, 132	4BR SYSTEM
36	133, 134, 135, 136	4BR SYSTEM
37	137, 138, 139, 140	4BR SYSTEM
38	141, 142, 143, 144	4BR SYSTEM
39	145, 146, 147, 148	4BR SYSTEM
40	149, 150, 151, 152	4BR SYSTEM
41	153, 154, 155, 156	4BR SYSTEM
42	157, 158, 159, 160	4BR SYSTEM
43	161, 162, 163, 164	4BR SYSTEM
44	165, 166, 167, 168	4BR SYSTEM
45	169, 170, 171, 172	4BR SYSTEM
46	173, 174, 175, 176	4BR SYSTEM
47	177, 178, 179, 180	4BR SYSTEM
48	181, 182, 183, 184	4BR SYSTEM
49	185, 186, 187, 188	4BR SYSTEM
50	189, 190, 191, 192	4BR SYSTEM
51	193, 194, 195, 196	4BR SYSTEM
52	197, 198, 199, 200	4BR SYSTEM
53	201, 202, 203, 204	4BR SYSTEM
54	205, 206, 207, 208	4BR SYSTEM
55	209, 210, 211, 212	4BR SYSTEM
56	213, 214, 215	4BR SYSTEM

NOTES:

- PROPERTY BOUNDARIES AND TRACTS FROM SITE SPECIFIC SURVEY PERFORMED BY MACK GAY & ASSOCIATES, P.A. ON OCTOBER 21, 2022.
- TOPOGRAPHIC INFORMATION IS/ARE Y/PER OBTAINED BY MACK GAY & ASSOCIATES, P.A. ON OCTOBER 21, 2022.

SITE DATA:
 53705524480000
 541 DEVELOPMENT LLC
 185 TRIVE ON BALLET
 STELLA, NC

PROJECT: SEPTIC PERMIT APPLICATION SET
PROJECT: 215 OLD HORSE RD.
DATE: 14 NOV 24
SCALE: 1" = 30'

C-104

DRAWN FOR SNL DEVELOPMENT

REV	DESCRIPTION	DATE
1 <td>ISSUE FOR PERMIT</td> <td>14NOV24</td>	ISSUE FOR PERMIT	14NOV24
2 <td>PROVIDE ADJUSTMENTS</td> <td>14NOV24</td>	PROVIDE ADJUSTMENTS	14NOV24
3 <td>35.6% SHALLOW FILL AND IMPROVED SEPTIC LAYOUT</td> <td>14NOV24</td>	35.6% SHALLOW FILL AND IMPROVED SEPTIC LAYOUT	14NOV24
4 <td>AND REVISIONS TO UNITS</td> <td>07DEC23</td>	AND REVISIONS TO UNITS	07DEC23
5 <td>REVISIONS AT 215 OLD HORSE RD.</td> <td>09DEC23</td>	REVISIONS AT 215 OLD HORSE RD.	09DEC23
6 <td>DESIGNER'S FINAL PRINT</td> <td>08NOV23</td>	DESIGNER'S FINAL PRINT	08NOV23
7 <td>APPROVED</td> <td>13OCT23</td>	APPROVED	13OCT23

CABINS AT OLD HORSE
 215 OLD HORSE ROAD
 STELLA, NC
 CARTERET COUNTY, NC

Community Amenities

- Hadnot Creek water access
- Boat/RV Parking
- Community Garden
- Outdoor firepits
- Picnic Tables
- Grills

Builder Warranty

- One year workmanship warranty provided for all dwellings from date of certificate of occupancy
- 6 year warranty on structure of homes provided via the Residential Warranty Company.

HOA Responsibility

- Community trash removal
- Mowing of grass in common areas. 3' perimeter around homes and plant beds are responsibility of homeowners
- Upkeep of all common areas, facilities, amenities, private roadways
- Pay water bills for the community, including individual residences, common areas, and facilities/amenities, but shall reserve the right to charge individual owners for excessive water use
- General liability insurance for common areas

Siding - Hardie Plank Board & Batton

Roofing - Certainteed

Front Porch Roofing - Standing seam metal roof

Exterior Colors - Exterior Colors are assigned to the home by the developer

Sherwin Williams 6520 - Honest Blue

Sherwin Williams 6192 - Coastal Plain

Sherwin Williams 7004 - Snowbound

Sherwin Williams 2739 - Charcoal Blue

Interior Color - Sherwin Williams 0055 - Light French Gray

Doors - Interior Doors Craftsman Solid Core

Appliances

Whirlpool 24.6-cu ft Side-by-Side Refrigerator with Ice Maker,
Water and Ice Dispenser
Model #WRS315SDHZ

5.3 Cu. Ft. Whirlpool® Electric 5-in-1 Air Fry Oven
Model: WFE535SoLS

1.7 cu. ft. Microwave Hood Combination with Electronic Touch Controls
Model: WMH31017HZ

Whirlpool Eco Series 24-in Top Control Built-In Dishwasher
(Fingerprint Resistant Stainless Steel), 55-dBA Standard Sound Level
Model #WDP540HAMZ

Washer & Dryer

GE UltraFresh Vent System 4.8-cu ft Stackable Smart Front-
Load Washer (White) ENERGY STAR
Model #GFW55oSSNWW

GE 7.8-cu ft Stackable Vented Smart Electric Dryer (White)
ENERGY STAR
Model #GFD55ESSNWW

Cabinets - White Shaker style, Soft Close

Countertops - Quartz, Frost White (Kitchen & Bathroom)

Bathroom Fixtures - Matte Black

Shower/Tub Surround - Tile Shower Upgrade Available

Flooring - LVP (Laminated Vinyl Plank)
Style Selection - Charleston Oak

Water Heater - 50 gallon Electric

HVAC Mini-Split System - one in each bedroom & living area

Upgrade Options

Buyers may select upgrade options below prior to contract execution:

Shiplap

Vaulted Ceilings Only

- The one-bedroom shiplap ceilings include the ceilings from the living room through the loft.
- The two-bedroom shiplap ceilings include the vaulted ceilings in the living room, dining room and kitchen.
- The added cost for shiplap ceilings only does not include shiplap on any flat ceilings.

Common Area (Walls and Ceilings)

Whole Home

If the whole home shiplap option is selected, there will still be mold and moisture drywall installed on walls and ceilings adjacent to the shower.

Luxury Vinyl Plank Flooring -LVP Stainmaster - Mecklenburg Pine

Upgrade Options continued

Craftsman 4" Square Edge Pine Trim

Tiled Shower

- Bathtub will be removed to make a walk in shower
Tile Walk-in Shower Upgrade Option
Calacatta Silver 12-in x 24
Matte Porcelain Marble Look

Sliding Windows

Shed

(not available on all lots)

- Upgrade option - Finished interior

Fencing

(not available on all lots)

- Includes single gate at the front. Linear footage will vary by unit.

Pervious Concrete Driveway

- Square footage will vary by unit

Preferred Partners

Preferred Closing Attorney:

Doug Boyette

Brady Boyette PLLC

Preferred Lender:

Michael Woodard, CMA

Senior Mortgage Banker NMLS #1771992

Direct: 704-954-0507 x 5215

Mobile: 704-303-2344

Email: michaelwoodard@atlanticbay.com

Preferred Insurance Provider:

Thomas Rhodes

John Hackney Agency