

OVER FOR MORE DETAILS!

Exclusive Properties

Offering the finest luxury oceanfront estate homes on the Outer Banks.
Designed, built and owned by Bill & Kim Lane.

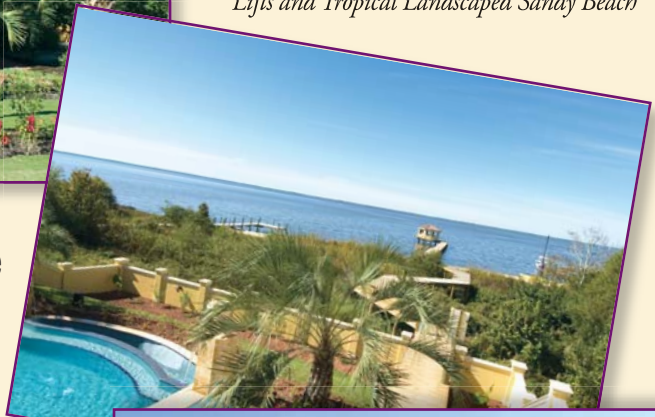


Grande Ritz Palm

*Outdoor Living Area Includes:
Signature Lane Pool House with Wet Bar,
Sauna, Stone Fireplace and Full Bath.*

*Custom Infinity Heated Pool with
Fiber Optic Lights, Hot Tub, Fiberglass
Sun Deck with Sound Views and Lush,
Tropical Landscaping.*

*200 ft. Soundfront Pier with Boat
Lifts and Tropical Landscaped Sandy Beach*



SOUNDFRONT – 1340 Duck Road – Duck
8 BR, 9 BA, 4 Half BA, Infinity Edge Custom Pool & Pool House
Soundfront Pier & Gazebo, Theatre Room & More.
2007 Rental Income Projection = \$300,330
Offered for\$7,400,000

This Soundfront Estate has over 10,000 sq. ft. of Luxurious Living Space. Gorgeous views of the Currituck Sound and 200 feet of Soundfront Pier, Gazebo and Boat Lifts. Land your Sailboat or Waverunner on the your very own Private, Sandy Beach. Stroll along your own Private Walkway with Accent Lighting to the Lush Outdoor Living Area. Custom Designed Infinity Pool with Built-In Hot Tub and Swim-Up Bar, complete with Columns, Flower-Filled Urns, Fountains and finished with Travertine and Marble. Signature Lane Pool House with Sauna, Wet Bar, Full Bathroom and Gas Fireplace allow for impressive outdoor entertaining and relaxation.

This Lavish, Tropical Manor will feature 8 Master Suites with Private Baths, Exquisite Great Room and Regal Dining Room. Enter this Estate Through Solid, Hand-Carved Honduran Mahogany Double Doors, Dual Winding Staircase, Bronze & Gold Balusters. Exterior Details Include Spanish Tile Roof and Cast Stone Columns with Corinthian Capitals. Custom,

Hand-Painted Interior Corinthian Columns, Old World Finishes and Marble Flooring throughout. State-of-the-Art Electronics, Theatre Room, Recreation Room, Fitness Room and More. Custom Cabinetry, Exceptional Details and Craftsmanship throughout this Extraordinary Signature Lane Estate Home.



Exclusive Properties
by East Coast Realty, Inc.

For More Information, Contact Owner/Builder
Direct At: 252.441.0811 ext. 24 or 252.202.1600

We Also Have Additional Exquisite Lane Properties For Sale.

Oceanfront • Oceanside • Soundfront • Pine Island • Duck • Southern Shores • Kill Devil Hills

email: eccginc@earthlink.net • www.exclusiveobxhomes.com



Homes, Pool Houses & Pools are Copyright Protected. All prices are subject to change without notice. Not responsible for typographical errors.



Offered Exclusively by East Coast Realty, Inc. & Built By East Coast Construction Group, Inc.

Grande Ritz Palm

1340 Duck Road – Duck



Special Features Include:

**8 Bedrooms, 9 Full Baths,
and 4 Half Baths.**

Sports Bar with Hand-Painted Dome and Coffered Ceilings, Additional Recreation Room with Kitchenette, Billiard Table and Fossball Table, Fitness Room and Theatre Room. Interior and Exterior State-of-the-Art Electronics with Touch Screens and Smart Remotes. Whole House Paging, Surround Sound, Exterior Music, Security Viewing From All TV's and Smart Remotes.

Private In-Ground 44' x 22' Infinity Pool with Built-In Hot Tub and Swim-Up Bar, Fiber Optic Lights, Stone Waterfall, Signature Lane Pool House, Large Gas Grill, and In-Ground Hot Tub.

Richly Appointed Library with Bamboo Flooring, Computer/Fax/Copier and High Speed Internet Access.

Hand-Painted Glass Elevator, Custom Exterior Stone Gas Fireplace, 5 Indoor Fireplaces, Custom Italian Marble Flooring, Counters and Baths, Sauna and Steam Showers.

Professional Recording Studio will include Professional-Grade Equipment such as Sound Board, Wireless Microphones, Keyboard, Squawk Box and Hook-Ups for your own Instruments.

Endless Recreational Options include Karaoke, 2 Billiard Tables, Fossball Table, Game Table, 24 TV's, DVD Players, VCR's and Fitness Equipment.

All Bedrooms will feature Simmons Beauty Rest Pillow Top Mattresses, Custom Designed Bedding, Down Blankets and Pillows.

**All Features and Furnishings Subject To Change Due To New Construction.*

Gentlemen's Sportsbar

Features Game Table, Billiard Table, Bar with Seating, Kitchenette, Refrigerator, Dishwasher, Commercial Icemaker and more.

8 Large Master Suites

are Lavish and Feature Sitting Areas.

2 Master Suites will include Double-Sided Fireplaces, Glass Block Showers and Private TV/Sound System.

Perfect For Entertaining...

Elegant Great Room with Sound Views, Gourmet Kitchen, 3 Grand Dining Areas and Dual Cascading Staircases are Perfect for Weddings or Large Family Gatherings.

Theatre Room

with Fiber-Optic Star Field Ceiling, State-of-the-Art Electronics utilizing Wall-Mounted, Touch Screens.

Professional Recording Studio

with Sound Board, Wireless Microphones, Squawk Box, Keyboard Hook-Ups for your Own Instruments and more.

FIVE STAR – FIVE DIAMOND



Offered for Rent Exclusively by Carolina Designs.

Please Call Carolina Designs at (252) 261-3934 or log onto www.CarolinaDesigns.com and Search For Rental #899.

If the rental week of your choice is booked, other available Exclusive Properties Rental Numbers are: 209, 211, 221, 222, 226, 229, 273, 387, 606, 607, 608, 889, 901, 902, 913 and 914

For More Information, Contact The Owner/Builder Direct At:

252.441.0811 ext. 24 or 252.202.1600

email: eccginc@earthlink.net • www.exclusiveobxhomes.com



Homes, Pool Houses & Pools are Copyright Protected. All prices are subject to change without notice. Not responsible for typographical errors.

