

**CANALFRONT!
DRAMATICALLY
REDUCED \$349,900**

Exclusive Properties

by East Coast Realty, Inc.

QUALITY CRAFTSMANSHIP!
Why Buy USED When You Can
BUY NEW for SAME PRICE!

- Many Builders' Upgrades
- Exotic Granite Countertops
- Custom Tile
- Maple Cabinets
- GE Energy Star Stainless Appliances



130 Broadbay Drive • Kill Devil Hills • Canalfront!
New Construction - Just Completed!

Great Neighborhood, First Flight Schools, Shopping & Dining Nearby.

Community Pool, Boat Ramp, Clubhouse, Soundfront Park, Basketball & Tennis Courts

4 BR, 3.5 BA, Covered Parking, 2-Levels of Sun Decks, Vaulted Ceilings, Granite Counter Tops & More. Canalfront Home with Water Views. Gated, Private Community.

DRAMATICALLY REDUCED! WAS \$429,900 **NOW \$349,900** MLS#79449

NICEST NEW CONSTRUCTION IN COLINGTON! (Built by Bill and Kim Lane, ECCG, Inc.,) The home has approximately 1,836 sq ft. of living space. The features and quality of construction are unsurpassed! Elevator Shaft is in place for future elevator installation. Kitchen has exotic

granite countertops with custom design edge and maple cabinets, stainless steel appliances, Jenn-Aire slide-in range with downdraft. All baths have granite counter tops. Master has large whirlpool tub/shower combination with glass mosaics. Stained hardwood bamboo flooring, tile floor with mosaic inlays and marble/granite borders and designer pendant lights. Large Master Suite features vaulted ceiling, large walk-in closet, bath with double vanity, glass mosaic and tile mirror surround, tile and mosaic floor border, whirlpool tub and a 5' tile shower. All baths have granite tops. Walls have "Old World" finish. Lennox High efficiency HVAC with returns in all bedrooms and Heritage 30 yr Premier Shingles. Features a professionally landscaped yard with sprinkler system. This home has many upgrades in comparison to other homes in the same price range which include: Hardiplank siding, painted railings, bronze Delta® Venetian plumbing fixtures, custom towel bars and hardware, ceiling fans/lights throughout, mirrors cut for lighting hung in baths, large 7.25" baseboards w/ fluted casings and rosettes, lever door hardware, custom frame roof for cathedral ceilings. Bulkheaded lot and deep water canal is ideal for boating enthusiasts and fishermen. Centrally located to shopping, restaurants, First Flight Schools and more.

For Exclusive Properties Real Estate Sales Inquiries Contact JoEllen M. Allen, Broker-In-Charge
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Built by East Coast Construction Group, Inc. For Construction Inquiries Contact Bill Lane.

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