

# Walker Estate

194 PORTSMOUTH WAY

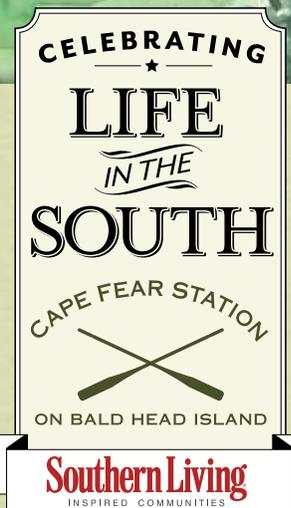


## *At Cape Fear Station on Bald Head Island,*

a new *Southern Living* Inspired Community is emerging. Located just a stone's throw from The Common and the Atlantic Ocean, a select group of homes designed by renowned Southern architects is now available for sale, including the beautiful Walker Estate at 194 Portsmouth Way.

Hand-picked by the magazine's editors, *Southern Living* Inspired Communities embrace the natural beauty of the Southern landscape, display the best of *Southern Living* inspired architecture, and contain environments that foster communal gatherings. Cape Fear Station joins a handful of elite communities that hold this designation.

The neighborhood's lead builder is Whitney Blair Custom Homes, winner of the 2016 *Southern Living* Builder of the Year award. To learn more about this exciting new development at Cape Fear Station, contact Bald Head Island Limited Real Estate Sales today.



**WB** WHITNEY BLAIR  
CUSTOM HOMES

Rendering shown is for illustrative purposes only and is subject to change without notice at the discretion of the developer and/or builder.



**BALD HEAD ISLAND LIMITED**  
REAL ESTATE SALES



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# 194 PORTSMOUTH WAY HOME DETAILS

Approx. 2,537 heated square feet | 4 Bedrooms, 3 Baths

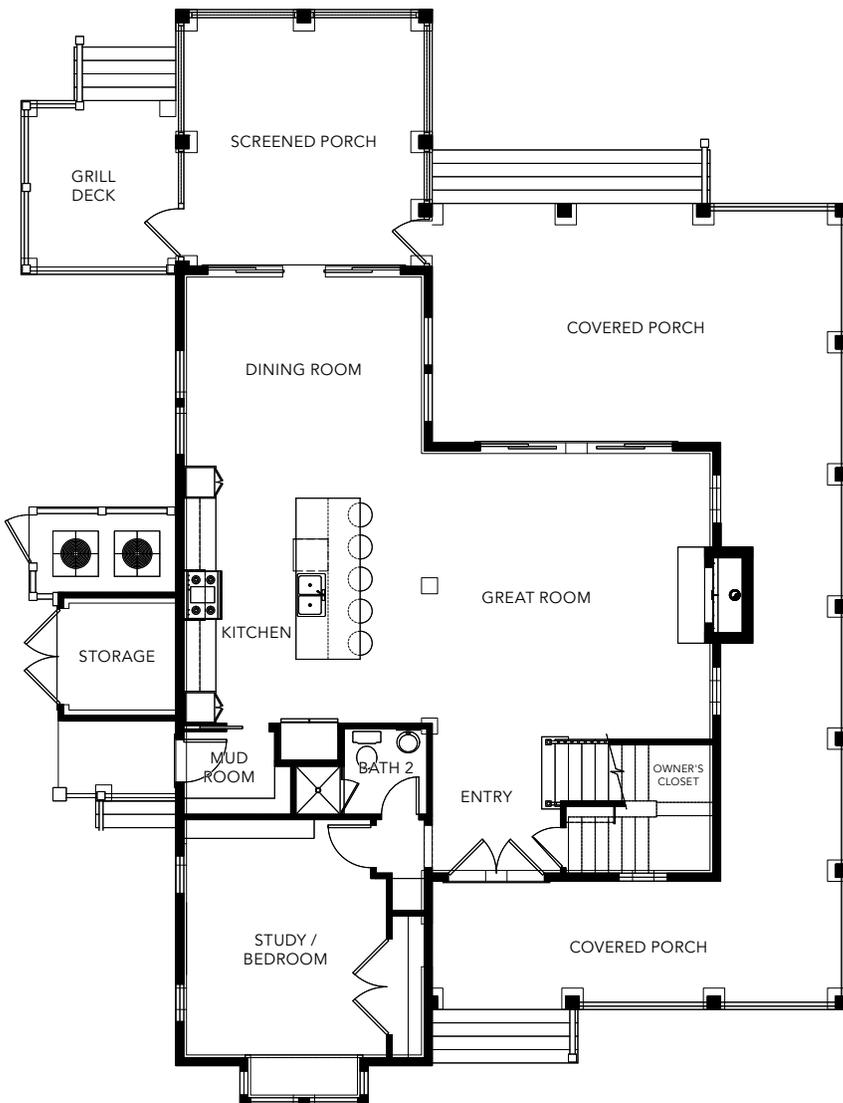
## INTERIOR

- 10' ceilings on first floor, 9' ceilings on second floor, 8' solid core interior doors on both floors
- 3 1/4" random length #2 grade white oak flooring in downstairs living areas and kitchen, downstairs study/bedroom, and upstairs bedrooms
- Gas fireplace in great room
- Ship-lap wainscoting in great room and dining room
- Custom cabinetry in kitchen and all baths
- Quartz counter tops in kitchen and baths
- Designer tile in master bath floor and shower, secondary bath floors and tub/shower and utility/laundry room floor
- Stainless steel appliances

## EXTERIOR

- Hardie siding and Hardie trim
- Pella 350 Series Low-E glass single hung windows with hurricane impact glass
- Aluminum standing seam metal roof
- Copper flashing
- Exposed rafter tails
- Covered, open and screened porches
- Cart garage

### FIRST FLOOR PLAN



### SECOND FLOOR PLAN

