

Tyler Estate

202 PORTSMOUTH WAY

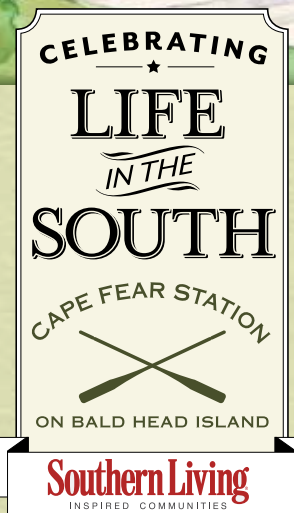


At Cape Fear Station on Bald Head Island,

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 Tyler Estate at 202 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



800-888-3707 | salesinternet@bhisland.com | www.BHIREalEstate.com/InspiredCommunity

202 PORTSMOUTH WAY HOME DETAILS

Approx. 2,609 heated square feet | 3 Bedrooms, plus Bunkroom, 3 ½ Baths

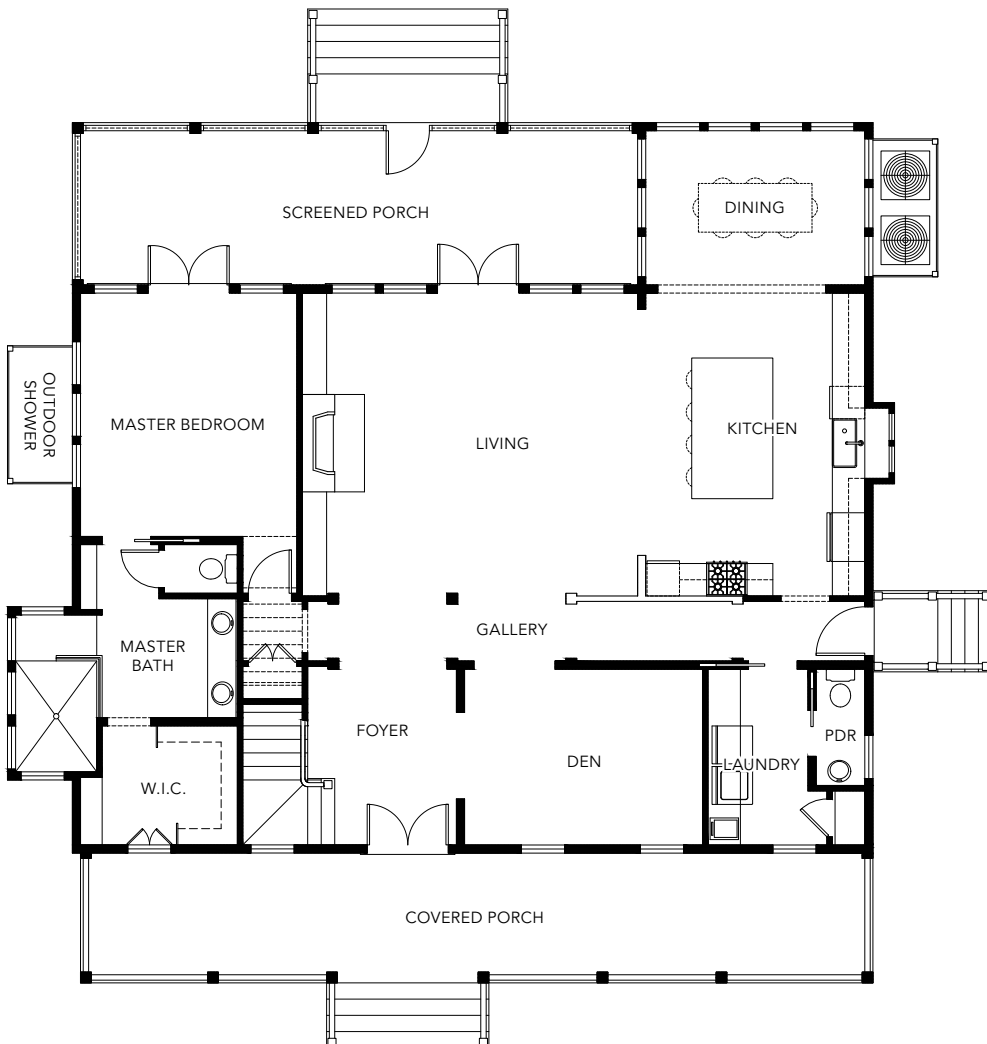
INTERIOR

- 10' ceilings on first floor, 9' ceilings on second floor, 8' solid core interior doors on both floors
- 3 ¼" random length #2 grade white oak flooring in downstairs living areas and kitchen, downstairs den, downstairs master bedroom and upstairs bedrooms
- Gas fireplace in living room
- Ship-lap wainscoting in living 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 and screened porches
- Outdoor shower
- Cart garage

FIRST FLOOR PLAN



SECOND FLOOR PLAN

