

PRIVATE ISLANDS INC.

# ISLAND IN THE CAROLINA CAYS

ROANOKE SOUND · NORTH CAROLINA

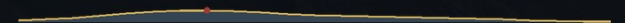


THE ISLAND — TERRAIN

10 ACRES · FREEHOLD  
A UNIT IN THE CAROLINA CAYS

35.869°N 75.627°W

ELEVATION — SUMMIT 12 FT



## THE ESTATE

# At a Glance

|           |                                |
|-----------|--------------------------------|
| LOCATION  | Roanoke Sound, North Carolina  |
| TITLE     | Freehold                       |
| LAND AREA | 10 acres                       |
| BUILDABLE | Up to 3+ acres                 |
| ELEVATION | Up to 12 ft                    |
| PERMITS   | Septic, well & deep-water dock |

### ACRES, BUILD-READY

Each island in the collection is delivered build-ready, with engineering complete and permits available for septic, individual wells and a private deep-water dock.

### ISLAND VITALS

|               |                   |
|---------------|-------------------|
| PRICE         | ACREAGE           |
| NOT PRINTED   | 10 acres          |
| TITLE         | SUMMIT            |
| Freehold      | 12 ft             |
| WATERS        | DEVELOPMENT       |
| Roanoke Sound | The Carolina Cays |

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THE UNIT

## One Island in The Carolina Cays

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The sale is a single 10-acre island unit within The Carolina Cays, a limited collection of private islands in Roanoke Sound presented by Trophy Island Properties by LW Land Development. The pin on the map in this brochure marks the Carolina Cays island group, the development's verified landmass in the sound south-east of Wanchese. Held by one family since the 1980s and offered for the first time, the islands are described as the final deep-waterfront upland available in the Outer Banks.

BUILD-READY

## Engineered, Permitted, Ready

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Each 10-acre island carries a designated buildable area of up to 3+ acres and is fully permitted for septic systems and individual wells, a rarity for offshore parcels in this region. Natural elevations reach up to 12 feet in the favourable AE flood zone, and each island is engineered and permitted for a private deep-water dock, with direct access to Roanoke Sound and the Atlantic beyond.

### A NOTE ON IMAGERY

The listing states that some images supplied with this development are artistic renderings of possible future homes, not photographs of existing structures. Those renderings are excluded here; every photograph in this brochure is a real photograph of the property.



LOCATION

# On the Map

ROANOKE SOUND • OUTER BANKS, NORTH CAROLINA



GALLERY

## In Frames



### REGION — NORTH CAROLINA — THE OUTER BANKS

North Carolina's Outer Banks are a barrier-island chain where the soundside marsh islands sit minutes by boat from towns like Manteo yet feel entirely apart. Land here is held in freehold and the soundside islands pass between generations, so a permitted, build-ready island unit in Roanoke Sound, in the favourable AE flood zone, is a rare sight on the open market.



# ISLAND IN THE CAROLINA CAYS

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## CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



[www.privateislandsonline.com/united-states/northcarolina/the-carolina-cays](https://www.privateislandsonline.com/united-states/northcarolina/the-carolina-cays)

info@privateislandsinc.com  
[www.privateislandsonline.com](https://www.privateislandsonline.com)