

PRIVATE ISLANDS INC.

THE CAROLINA CAYS

ROANOKE SOUND, NORTH CAROLINA



240 ACRES · FREEHOLD
14 ISLANDS · 10-ACRE PARCELS

35.869°N 75.627°W

ELEVATION — SUMMIT 12 FT



THE ESTATE

At a Glance

LOCATION	Roanoke Sound, North Carolina
TITLE	Freehold
LAND AREA	240 acres, 14 islands
PARCELS	10-acre island parcels
SHORELINE	Approx. 3 miles
SUMMIT	12 ft

ISLANDS, ONE ASSEMBLAGE

Fourteen marsh islands totalling 240 acres with some three miles of shoreline, sold as a single portfolio or one 10-acre island at a time.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	240 acres
TITLE	SUMMIT
Freehold	12 ft
ISLANDS	WATERS
14	Roanoke Sound

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REGION — NORTH CAROLINA — THE OUTER BANKS

The Outer Banks are North Carolina's barrier-island chain, where soundside marsh islands sit minutes from the beach towns yet a world apart. Land is held in freehold, and holdings here pass between generations, which makes an assemblage of this scale a rare sight on the open market.





THE ASSEMBLAGE

Fourteen Islands in Roanoke Sound

The Carolina Cays, formerly the Baum Islands, are 14 private islands in the Roanoke Sound of the Outer Banks: 240 acres in all, with approximately three miles of shoreline. The listing calls the assemblage the last remaining deep-waterfront land in the Manteo and Nags Head region.

THE LAND

Marsh, Hammock & Open Water

Native oak and cedar hammocks rise above marsh and wetlands cut by natural canals and ponds. Elevations reach 12 feet above sea level, within the favorable AE flood zone, an advantage the listing singles out for insurance and development feasibility.

A NOTE ON IMAGERY

The listing states that images of homes for this development are artist renderings, not photographs of the actual build. Those renderings are excluded here; every photograph in this brochure is a real photograph of the property.

BUILD-READY

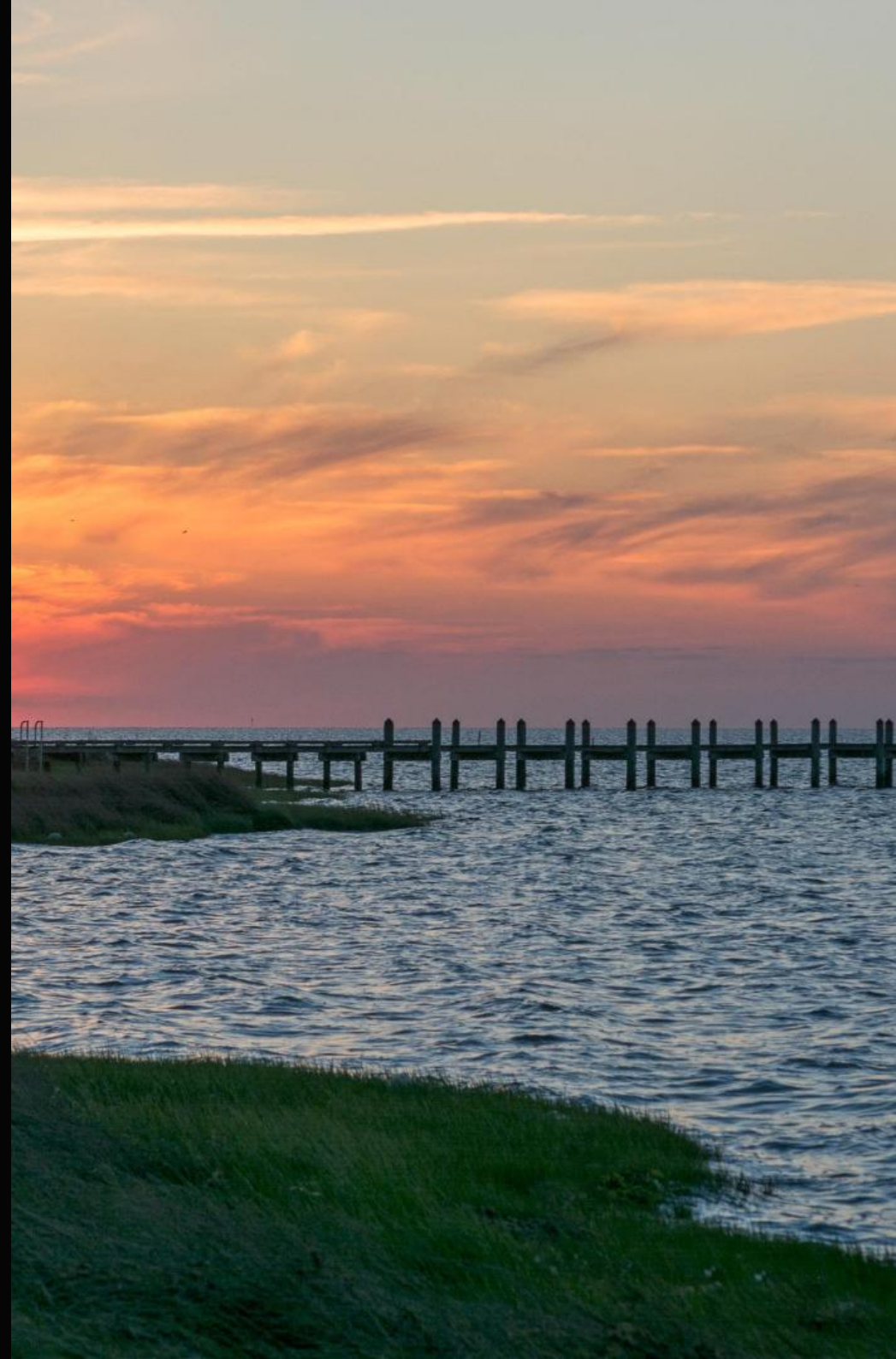
Engineered, Permitted, Ready

The islands are pristine, non-developed parcels delivered build-ready. Comprehensive engineering is complete, with permits available for the installation of wells, septic systems and deep-water docks, and each island is also offered on its own as a parcel of about 10 acres.

HISTORY

A Lost Colony Shoreline

The islands were once part of a fishing village associated with the Lost Colony era, the Elizabethan venture whose story Manteo still tells. The listing frames the choice ahead plainly: a private family compound, a conservation sanctuary, or a short-term rental destination.





LAND AND WATER

Deep Water at the Doorstep

The surrounding deep water supports a rich marine ecosystem, and fishing, crabbing, oystering and shrimping begin at the shoreline. On land, canals, ponds, marshes and wetlands shelter ospreys and hundreds of other bird species, making the islands a recognized birdwatching destination.

KNOWN FOR

The Baum Islands assemblage: 14 freehold islands and 240 acres of deep-waterfront marsh in Roanoke Sound, offered whole or as 10-acre island parcels.

DAYTIME HIGH $\pm 86^{\circ}\text{F}$ • NIGHT LOW $\pm 36^{\circ}\text{F}$



BY BOAT

Minutes by Water

The islands lie just minutes from the public boat launch, and the marinas, docks and dining of Manteo are a short boat ride away. Well water comes from the local aquifer under permit, and the U.S. Coast Guard works these waterways, a regular presence the listing counts among the islands' securities.

BY AIR & ROAD

Onward from Norfolk

Norfolk International Airport, the region's commercial gateway, lies 78 miles north. From Manteo, four miles from the islands, the run out to the cays is a matter of minutes by boat, with Nags Head and the ocean beaches six miles beyond.

DISTANCES — STRAIGHT LINE

Manteo 4 mi · Nags Head 6 mi · Norfolk Int'l Airport 78 mi

240 ACRES • 14 ISLANDS • 3 MILES OF SHORELINE

LOCATION

On the Map

ROANOKE SOUND • OUTER BANKS, NORTH CAROLINA



GALLERY

The Estate in Frames



The long southern point, from above



Tree hammocks above the marsh ponds



Natural canals through the islands



Sand shoreline beneath oak and cedar



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

THE CAROLINA CAYS

ROANOKE SOUND, NORTH CAROLINA

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.



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