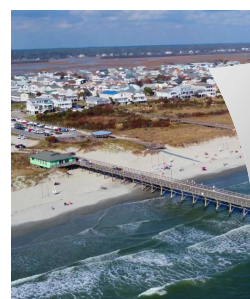




EXPLORE EAGLE RUN *with* **LIVE LOVE**



A NEW HOME COMMUNITY *by* **PULTE HOMES**



CAROLINA SHORES, NC



SITE MAP

EAGLE RUN • CAROLINA SHORES, NC

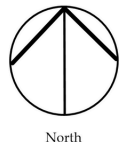


MASTER PLAN EAGLE RUN CAROLINA SHORES, NC

PREPARED FOR
PULTE HOMES
12.19.22



Preliminary Site Plan:
This Preliminary Site Plan Has Been Prepared by Environmental Concepts, LLC to Illustrate the General Location and Arrangement of Residential Development and Existing Conditions, etc. THE DEVELOPMENT OF A RESIDENTIAL TRACT IS A CREATIVE PROCESS. THIS PLAN IS SUBJECT TO CHANGE in Response to the Changing Requirements of the Following: The Developer, Governmental Agencies, Property Owners Needs, and Increased Knowledge of Ecological Needs.



THE COMMUNITY

EAGLE RUN • CAROLINA SHORES, NC



Welcome to Eagle Run: A Pulte Homes Community in Carolina Shores / Calabash, NC 🏡

Nestled in the picturesque town of Calabash, North Carolina, Eagle Run by Pulte Homes is a 300 home community offering an exceptional living experience for those seeking a blend of comfort, style, and community. Known for its high-quality construction and thoughtful designs, Pulte Homes brings a unique charm to Eagle Run, making it a sought-after destination for homebuyers.

HOA only \$55 a month

Location and Accessibility 🚗

Located just minutes from the heart of Calabash, Eagle Run offers easy access to local dining, shopping, and entertainment options. Known as the "Seafood Capital of the World," Calabash provides residents with a taste of fresh, local cuisine. Additionally, the community's proximity to beautiful beaches and over 100 golf courses makes it an ideal location for outdoor enthusiasts.

Neighborhood Features 🏡

- ★ Community pool and pavilion 🏊‍♀️
- ★ Pickleball courts 🏓
- ★ Community fire pit for neighborhood gatherings 🔥
- ★ One and two-story new home designs 🏠
- ★ Located only five minutes from Calabash Waterfront Restaurant District 🍴
- ★ Eagle Run includes a Fiber network 🌐
- ★ 7 Miles to Sunset Beach 🌴
- ★ Just 3 miles to hiking and trails in Vereen Gardens 🚶♂️
- ★ 11 miles to Heritage Shores Preserve for nature trails and bird watching 🦋
- ★ 7 Miles to Sunset Beach Park 🌅

HOME INVENTORY

EAGLE RUN • CAROLINA SHORES, NC

PLAN	LOT	STREET ADDRESS	FRONT ELEVATION	STAGE/ESTIMATED COMPLETION DATE	PRICE
COMPTON	4006	292 Hawks Run Drive	3/2	PENDING	\$348,940
COMPTON	4014	241 Eagle Claw Drive	3/2	PENDING	\$374,590
BEDROCK	4015	245 Eagle Claw Drive	2/2	May 16, 2025	\$354,915
COMPTON	4024	281 Eagle Claw Drive	3/2	PENDING	\$354,615
MORGAN	4027	293 Eagle Claw Drive	3/2	March 12, 2025	\$329,265
COMPTON	4032	313 Eagle Claw Drive	3/2	PENDING	\$369,365
COMPTON	4032	313 Eagle Claw Drive	3/2	PENDING	\$369,365
BEDROCK	4033	317 Eagle Claw Drive	2/2	May 16, 2025	\$379,090
COMPTON	4060	253 Hawks Run Drive	3/2	January 24, 2025	\$334,311
COMPTON	4064	269 Hawks Run Drive	3/2	PENDING	\$371,049
BEDROCK	4067	281 Hawks Run Drive	2/2	June 6, 2025	\$369,940
COMPTON	4068	285 Hawks Run Drive	3/2	PENDING	\$373,740



**CLICK OR SCAN FOR HOME
INVENTORY VIDEO PLAYLIST**



THE BEDROCK

EAGLE RUN • CAROLINA SHORES, NC

PLAN	LOT	STREET ADDRESS	FRONT ELEVATION	STAGE/ESTIMATED COMPLETION DATE	PRICE
BEDROCK	4015	245 Eagle Claw Drive	2/2	May 16, 2025	\$354,915
BEDROCK	4033	317 Eagle Claw Drive	2/2	May 16, 2025	\$379,090
BEDROCK	4067	281 Hawks Run Drive	2/2	June 6, 2025	\$369,940



**CLICK OR SCAN FOR VIDEO TOUR
OF THE BEDROCK IN EAGLE RUN**



Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. **Not all buyers will qualify. This flyer is for information purposes only and is not part of a legal contract.



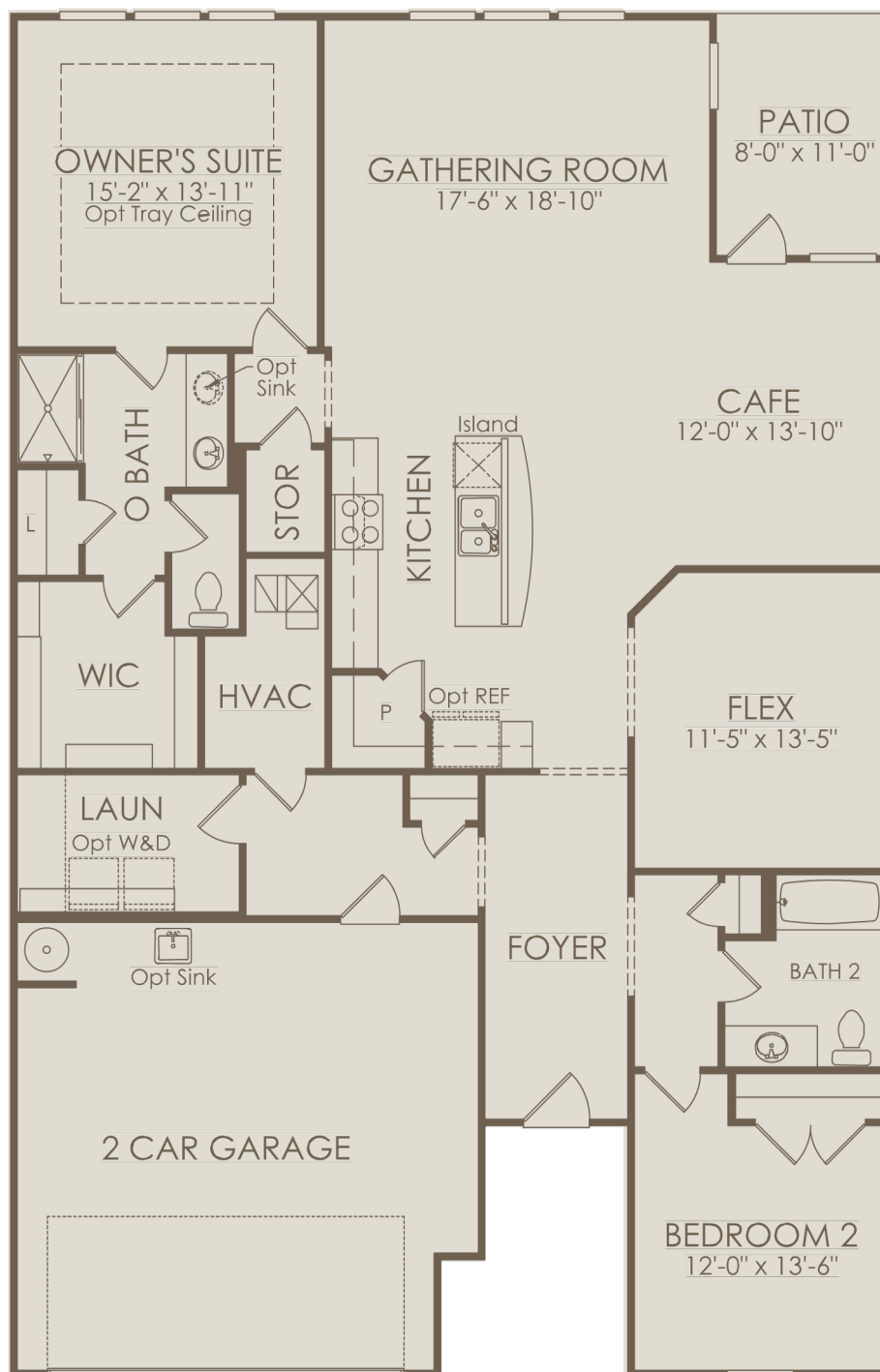
EAGLE RUN

121 Eagle Claw Dr., Carolina Shores, NC 28467
(843) 305-4511

Bedrock Floor Plan

2-4 Bedrooms • 2-3 Bathrooms • 2 Car Garage

Floor 1



Options not selected include : Bedroom 3, Study, Sunroom, Corner Fireplace at Gathering Room, Owner's Bath 2, Owner's Bath 3, Covered Lanai, Screened Porch, Loft, Loft w/ Bedroom 4 & Bath 3
The floorplan measurements are approximate. Base floor plan subject to change based on elevation selected. Hot water heater location and type will vary per community specifications.

THE COMPTON

EAGLE RUN • CAROLINA SHORES, NC

PLAN	LOT	STREET ADDRESS	FRONT ELEVATION	STAGE/ESTIMATED COMPLETION DATE	PRICE
COMPTON	4006	292 Hawks Run Drive	3/2	PENDING	\$348,940
COMPTON	4014	241 Eagle Claw Drive	3/2	PENDING	\$374,590
COMPTON	4024	281 Eagle Claw Drive	3/2	PENDING	\$354,615
COMPTON	4032	313 Eagle Claw Drive	3/2	PENDING	\$369,365
COMPTON	4032	313 Eagle Claw Drive	3/2	PENDING	\$369,365
COMPTON	4060	253 Hawks Run Drive	3/2	January 24, 2025	\$334,311
COMPTON	4064	269 Hawks Run Drive	3/2	PENDING	\$371,049
COMPTON	4068	285 Hawks Run Drive	3/2	PENDING	\$373,740



VIDEO COMING SOON
STAY TUNED

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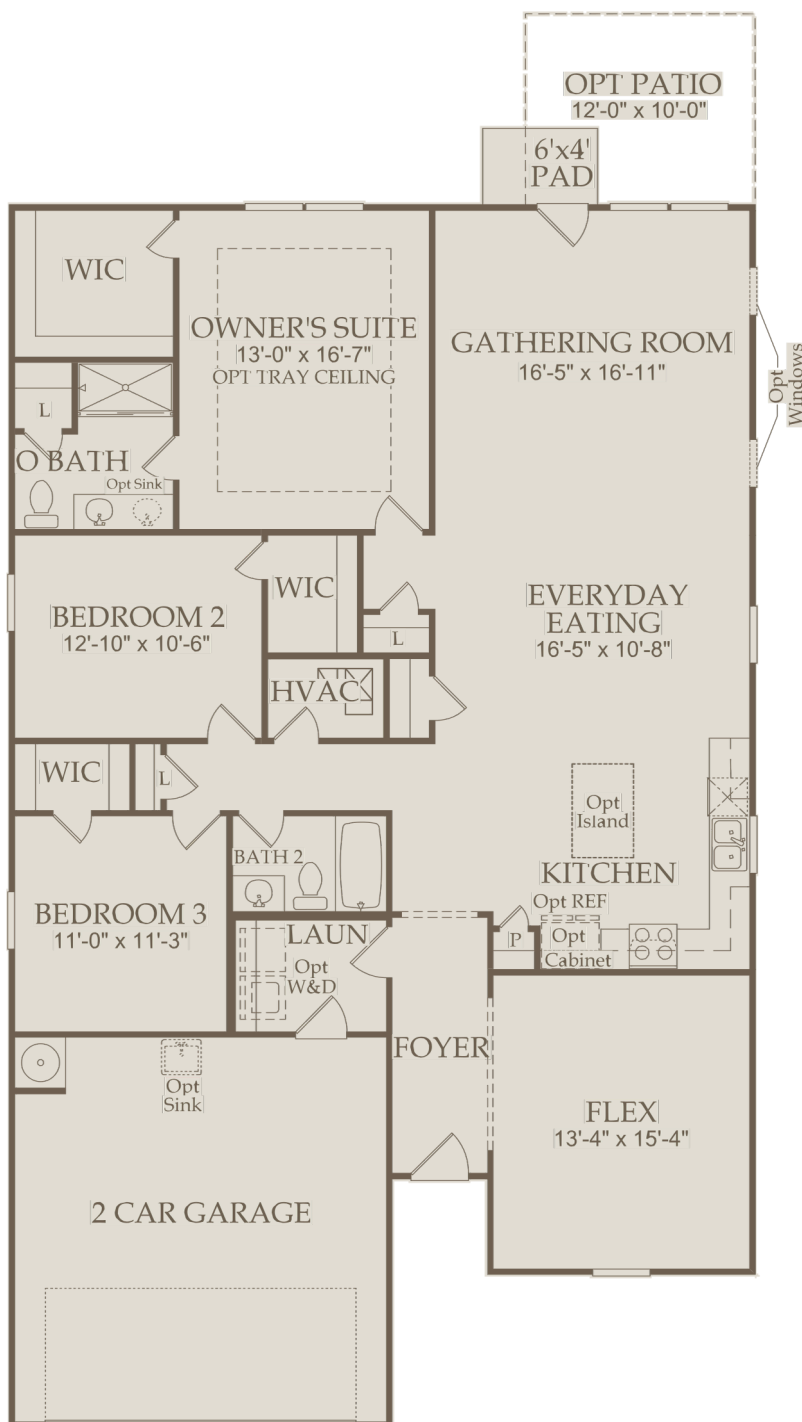
EAGLE RUN

121 Eagle Claw Dr., Carolina Shores, NC 28467
(843) 305-4511

Compton Floor Plan

3-5 Bedrooms • 2.5-4 Bathrooms • 2 Car Garage

Floor 1



Options not selected include : Bedroom 4 w/Bath 3, Study, Covered Lanai, Screened Porch, Sunroom, Fireplace at Gathering Room, Gathering Room 4' Extension, Owner's Bath 2, Owner's Bath 3, Bedroom 5 w/Bath 4

The floorplan measurements are approximate. Base floor plan subject to change based on elevation selected. Hot water heater location and type will vary per community specifications.

THE MORGAN

EAGLE RUN • CAROLINA SHORES, NC

PLAN	LOT	STREET ADDRESS	FRONT ELEVATION	STAGE/ESTIMATED COMPLETION DATE	PRICE
MORGAN	4027	293 Eagle Claw Drive	3/2	March 12, 2025	\$329,265



**CLICK OR SCAN FOR VIDEO TOUR
OF THE MORGAN IN EAGLE RUN**



SCAN ME

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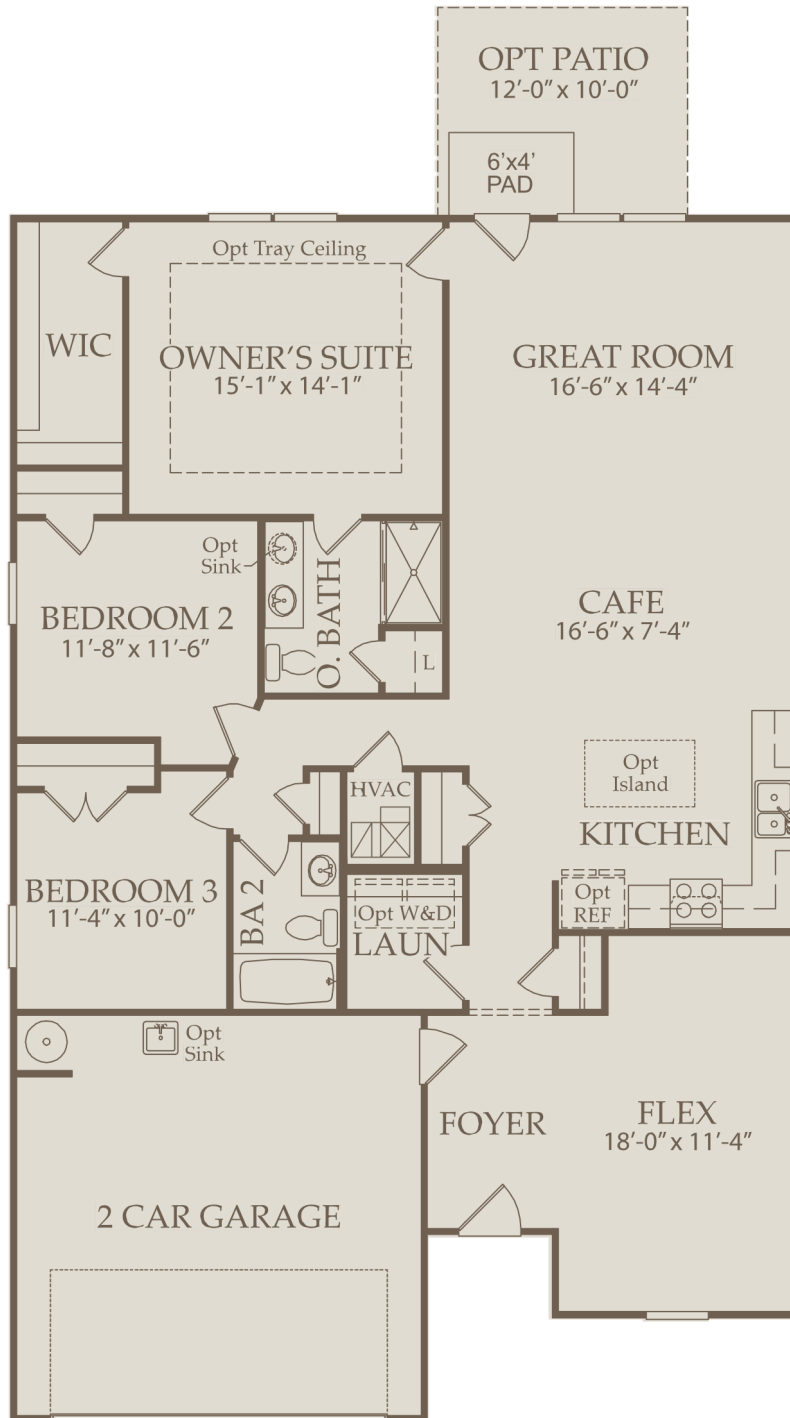
EAGLE RUN

121 Eagle Claw Dr., Carolina Shores, NC 28467
(843) 305-4511

Morgan Floor Plan

3-4 Bedrooms • 2-3 Bathrooms • 2 Car Garage

Floor 1



Options not selected include : Bedroom 4 w/ Bath 3, Study, Fireplace at Great Room, Covered Patio, Screened Lanai, Sunroom, Owner's Bath 2, Owner's Bath 3
The floorplan measurements are approximate. Base floor plan subject to change based on elevation selected. Hot water heater location and type will vary per community specifications.

STANDARD FEATURES

CYPRESS SERIES • EAGLE RUN

BUILDER SERVICES

- **Pulte Protection Plan Warranty**
 - **10-YEAR** limited structural warranty
 - **5-YEAR** protection against leaks
 - **2-YEAR** mechanical systems coverage
 - **1-YEAR** overall coverage
- **Build Quality Introduction, Build Quality Orientation and Build Quality Celebration** with your Field Manager
- Informative homeowner's reference manual
- In-house warranty department
- Emergency warranty service provided after hours, weekends and holidays
- Convenient financing available through Pulte Mortgage
- **HomeTeam Pest Defense**
 - Sentricon termite bait stations with one-million-dollar termite guarantee
 - TAEXX Built-In Pest Control System

INTERIOR FEATURES

- Smooth 9ft ceilings first floor / 8ft ceilings second floor Interior trim package:
 - a. Smooth 2 panel interior doors with 356 casing
 - b. 3 1/4" base board
- **Kichler** light fixtures
- **Shaw** soil-resistant carpet with #5.5 pad
- **Armstrong** no-wax vinyl floor covering with mildew resistant backing in foyer, kitchen/breakfast, bathrooms and laundry
- Ventilated shelving in all closets
- **Dexter by Schlage** satin nickel door hardware
- Pull down attic stairs

KITCHEN FEATURES

- **Aristokraft** birch 30" flat panel cabinets
- **Granite** kitchen countertops with 4" backsplash
- Stainless under mount sink w/ **Moen** Chateau chrome pull out faucet and vegetable sprayer
- 1/3 horsepower food disposal
- **Whirlpool Appliances including:**
 - Large capacity, multi-cycle dishwasher
 - Free standing range
 - Non-vented range hood
- Water line for refrigerator/ice maker

BATH FEATURES

- **Kohler Sterling** 5ft fiberglass shower with glass sliding door in owners bath
- **Moen** Chateau chrome faucets in all baths
- **Kohler Sterling** fiberglass tub/shower combination in secondary baths
- **Gerber** water saver toilets
- Granite countertops in all bathrooms
- **Aristokraft** birch flat panel cabinetry in baths with Granite vanity tops

ENERGY EFFICIENT FEATURES

- **Lennox 14 SEER** HVAC heat pump furnace and electric air conditioning with **Programmable** thermostat Energy efficient insulation (R-38 in attic spaces and R-15 in walls)
- Single hung, dual glazed, **Low-E** insulated, energy efficient, vinyl windows
- 50-gallon electric water heater
- **Moen** water saving shower heads
- **Typar** house wrap to provide added protection for your home
- Air barrier and sealing
- Jumper Ducts for added comfort in your bedrooms
- Blower Door and Duct Blast Tested Construction

ELECTRICAL CONVENIENCES

- Smart Home Wiring includes (2) Cat6/RG6 Dual Drops, centralized structured wiring panel, and Wireless Access Point Prewire.
- Fluorescent lighting in kitchen
- Electric video doorbell & Wifi thermostat
- Garage door opener
- Washer and dryer connections
- Weather protected receptacles on front and rear
- GFI protected receptacles in wet areas
- Smoke Detectors in all bedrooms
- Carbon Monoxide detector

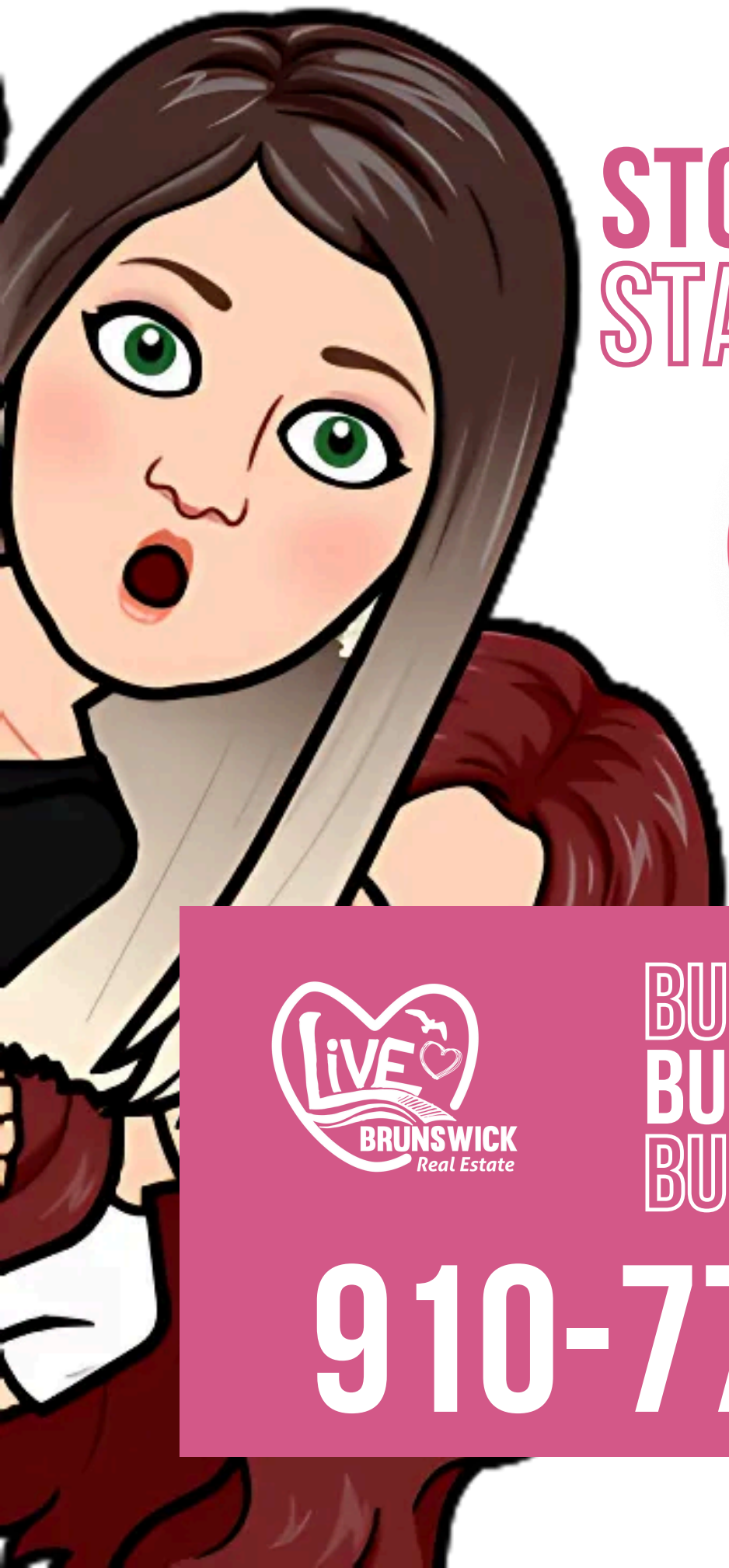
ENGINEERING FEATURES

- Structure enhancing OSB exterior sheathing
- All houses sealed by licensed engineer
- All home sites tested for structural bearing capacity Engineered IRC code compliant construction

EXTERIOR FEATURES

- **Royal** vinyl siding with limited lifetime manufacturers warranty
- Low maintenance aluminum fascia and vinyl soffits
- Architectural asphalt shingles with 30-year limited manufacturer's warranty
- Screens on all windows
- Front, rear, and side lawns fully sodded and professionally landscaped
- Concrete rear stoop, driveway and walkway to front entry
- Two exterior hose bibs
- Insulated raised panel front door with weather stripping
- **Dexter by Schlage** deadbolts on all exterior doors
- **Clopay** pinch-resistant steel gallery garage door
- Drywall fire taped garages
- Underground Utilities





STOP LOOKING.
START FINDING.



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910-777-LIVE