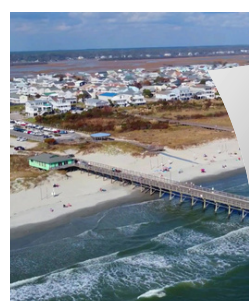




# EXPLORE EAGLE RUN *with* **LIVE LOVE**



## 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 🌅

# THE COMMUNITY

EAGLE RUN • CAROLINA SHORES, NC



## Golf 🏌️

### ★ Nearby Golf Courses:

- Meadowlands Golf Club
- Crow Creek Golf Club
- Thistle Golf Club
- Carolina Shores Golf & Country Club
- Sandpiper Bay Golf & Country
- The Pearl Golf Course
- Oyster Bay Golf Links
- Sea Trail Golf Club
- Sandpiper Bay Golf & Country Club
- Pearl West Golf Course

## Water/Marina 🚤

### ★ 3 miles to Calabash Marina

## Eateries 🍽️

### ★ 3 Miles to the Heart of Calabash, the "Seafood Capital of the World"

★ Enjoy a waterfront meal at Oyster Rock, Waterfront Seafood Shack, The Dockside Seafood House, Captain Nance's Seafood, Angus Steakhouse, or Seafood Calabash

## Water Sports 🏄

### ★ Take a sunset cruise or dolphin tour with Thomas Outdoor Water Sports

## Pools 🏊

### ★ Community swimming pool and pavilion

Eagle Run in Calabash, NC, offers a unique opportunity to live in a community that combines the best of modern living with the charm of coastal Carolina. Whether you're looking for a family home or a peaceful retreat, Eagle Run is a place where you can truly feel at home.



# 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



# HOME INVENTORY

EAGLE RUN • CAROLINA SHORES, NC

PLAN	LOT	STREET ADDRESS	FRONT ELEVATION	STAGE/ESTIMATED COMPLETION DATE	PRICE
COMPTON	4006	292 Hawks Run Drive		PENDING	\$348,940
COMPTON	4012	260 Hawks Run Drive		SOLD	\$330,000
DUNWOODY	4047	312 Eagle Claw Drive		SOLD	\$506,965
MORGAN	4069	289 Hawks Run Drive		SOLD	\$344,540
COMPTON	4070	293 Hawks Run Drive		SOLD	\$347,315
COMPTON	4073	305 Hawks Run Drive		April 11, 2025	\$337,840
BEDROCK	4076	317 Hawks Run Drive		SOLD	\$334,490



**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	4076	317 Hawks Run Drive		SOLD	\$334,490



**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.



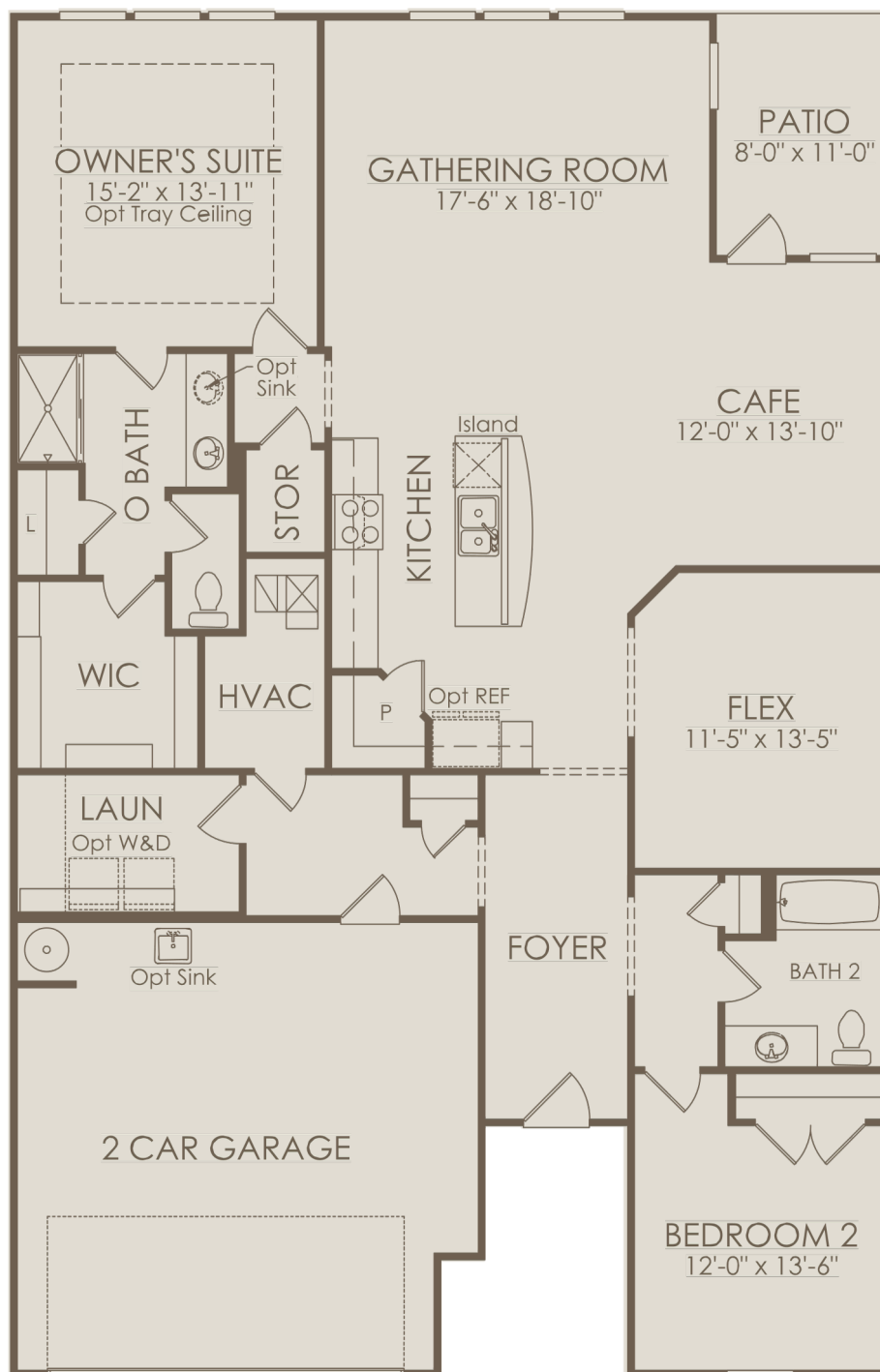
## EAGLE RUN

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		PENDING	\$348,940
COMPTON	4012	260 Hawks Run Drive		SOLD	\$330,000
COMPTON	4070	293 Hawks Run Drive		SOLD	\$347,315
COMPTON	4073	305 Hawks Run Drive		April 11, 2025	\$337,840



**VIDEO COMING SOON**  
**STAY TUNED**

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.



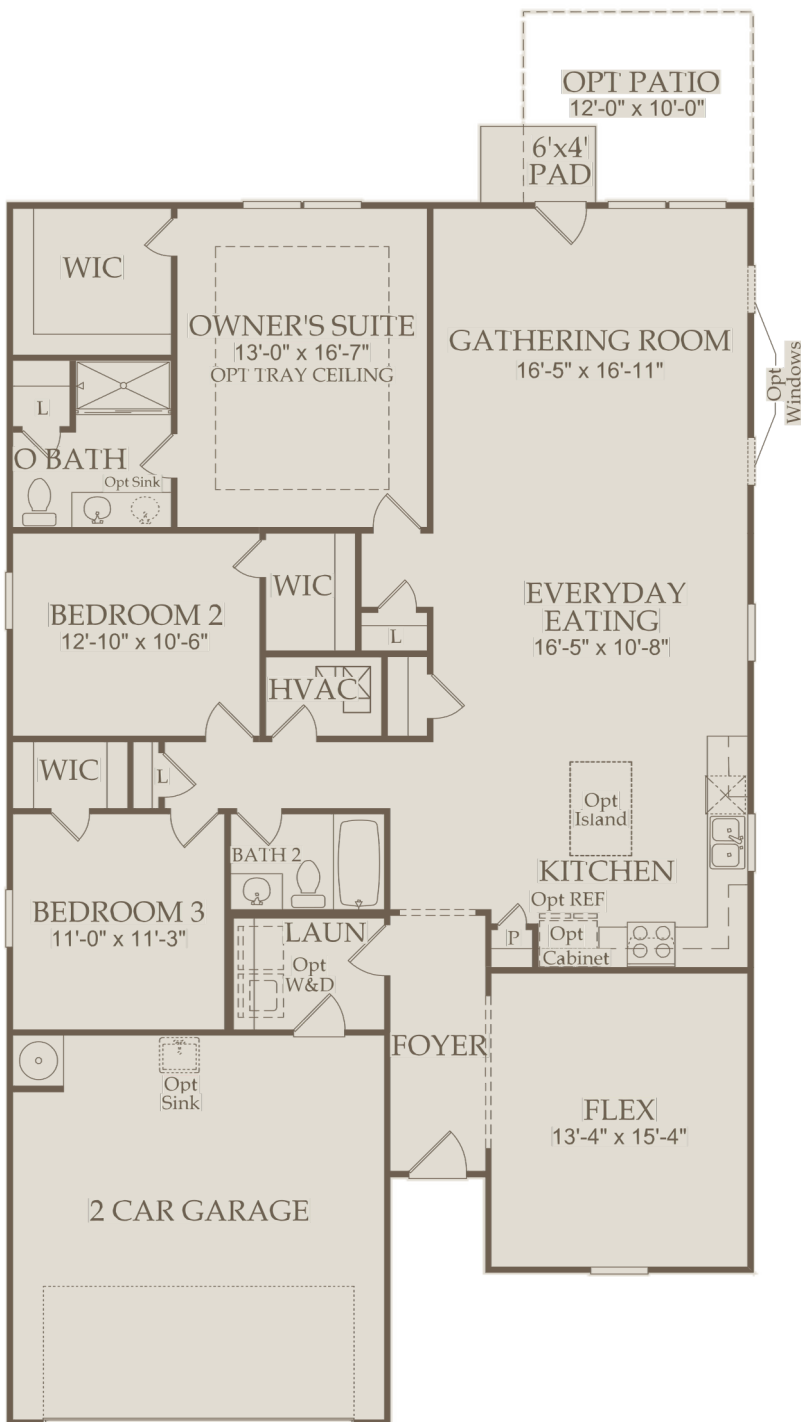
## EAGLE RUN

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

### 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 DUNWOODY

EAGLE RUN • CAROLINA SHORES, NC

PLAN	LOT	STREET ADDRESS	FRONT ELEVATION	STAGE/ESTIMATED COMPLETION DATE	PRICE
DUNWOODY	4047	312 Eagle Claw Drive		SOLD	\$506,965



**CLICK OR SCAN FOR VIDEO TOUR  
OF THE DUNWOODY 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.



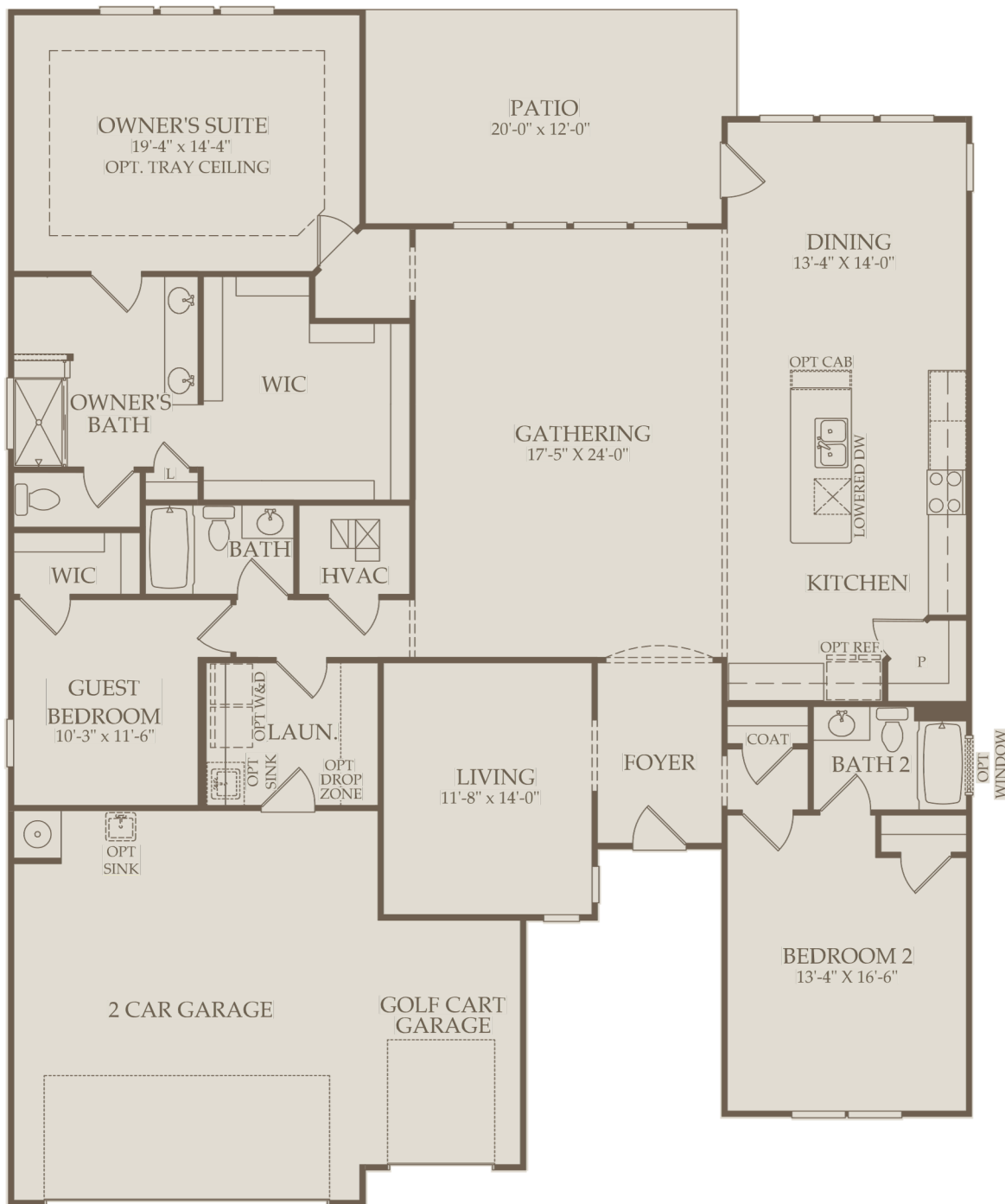
## EAGLE RUN

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

### Dunwoody Way Floor Plan

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

#### Floor 1



Options not selected include : 4' Garage Extension, Garage w/Attic Storage, Shower at Bath 2, Fireplace at Gathering, Shower at Guest Bath, Built-In Appliances w/Stagger at Kitchen, Raised DW at Kitchen, Library, Owner's Bath 2, Owner's Bath 3, Covered Lanai, Patio, Screened Lanai, Sunroom, Rear Entry at Screened Lanai, Loft, Loft w/ Bedroom 4 & Full Bath  
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	4069	289 Hawks Run Drive		SOLD	\$344,540



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



**SCAN ME**

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.



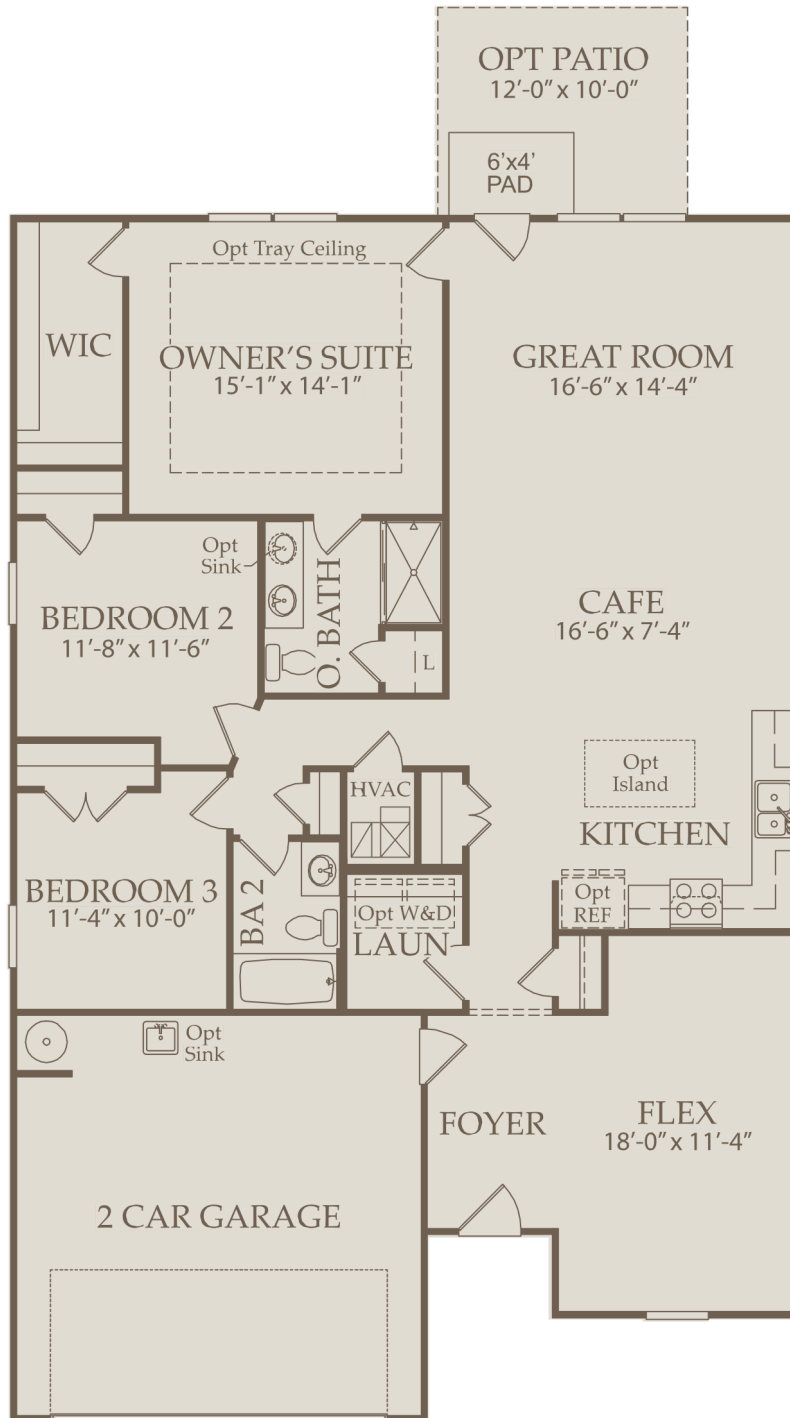
## EAGLE RUN

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

### 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.

# Tangerly Oak Floor Plan

2-4 Bedrooms★ 2.5-4 Bathrooms★ 2.5 Car Garage



Options not selected include : 4' Garage Extension, Garage w/ Attic Storage, Shower at Bath 2, Shower at Bath 3, Fireplace at Gathering, Built-In Appliances w/Stagger at Kitchen, Raised DW at Kitchen, Bedroom 3 w/ Bath 3, Owner's Bath 2, Owner's Bath 3, Covered Lanai, Patio, Screened Lanai, Sunroom, Rear Entry at Screened Lanai, Finished Loft, Loft w/ Bedroom 4 & Full Bath  
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.



**STOP LOOKING.  
START FINDING.**



**JESSICA WAINWRIGHT**



**JESSWAIN.COM  
JESSWAIN.COM  
JESSWAIN.COM**

**910-518-JESS**

