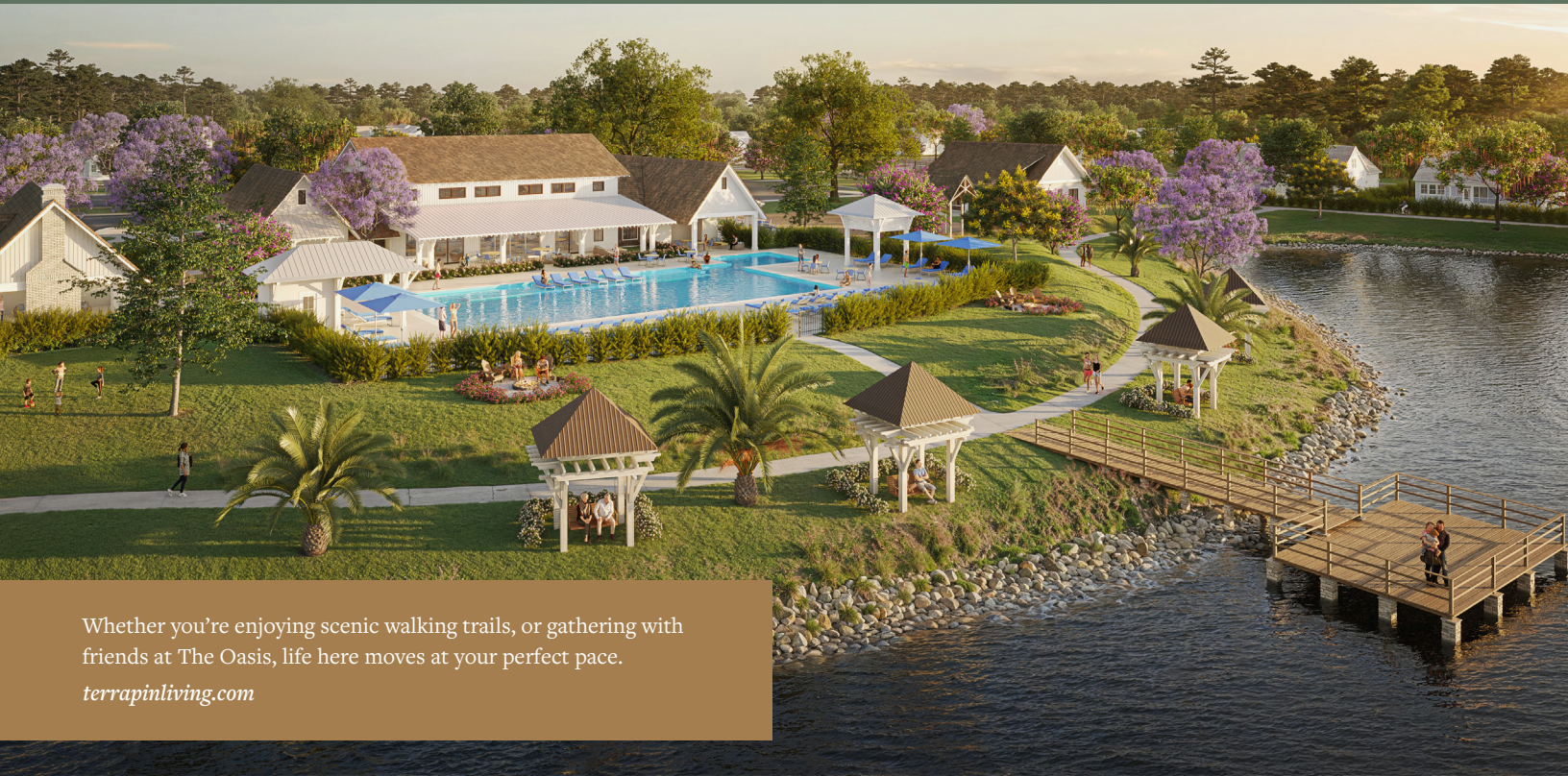




Whether you're enjoying scenic walking trails, or gathering with friends at The Oasis, life here moves at your perfect pace.
terrapiinliving.com

Where is Terrapin located?

Main Entrance: 34.269808, -78.108522
Fawnbrook Way NE, Leland, NC 28451

Terrapin is nestled in the charming town of Leland, North Carolina—just a quick 20-minute drive from Wilmington International Airport. To get here, head west on US-74/76 and enjoy a scenic ride across the Cape Fear River. Along the way, you'll be treated to your first taste of coastal Carolina, where wide blue skies stretch over lush marshlands and tall, whispering pines. It's a route that welcomes you home with natural beauty and southern grace.

What are the amenity offerings within terrapin?

- » Numerous high-quality trails and resting areas incorporated into the natural environment
- » Fitness Center
- » Walking Trail
- » Club House
- » Bocce Ball
- » Dog Park
- » Resort Style Pool (The Oasis)
- » Activities Lawn
- » Pickleball Court
- » Neighborhood firepit(s)

Points of interest and drive times to Terrapin

Terrapin is just 12 minutes from historic Downtown Wilmington, North Carolina, 20 minutes from an international airport, University of North Carolina Wilmington, a regional medical facility, and nearby beaches. Shopping, dining, and attractions are also only minutes away.

- » Publix (Grocer) | 11 Min
- » Leland Town Center (Shopping) | 10 min
- » Downtown Wilmington | 12 min
- » Wilmington International Airport | 20 min
- » New Hanover Regional Hospital | 20 min
- » UNCW | 24 min
- » Mayfaire Town Center (Shopping) | 28 min
- » Wrightsville Beach | 34 min

BUILDERS	
Logan Homes	McKee Homes
Sales Office: Malmo Loop Road NE Leland, NC 28451 (910) 999-7774 <i>Homes from the \$300K's Townhomes coming soon.</i>	Sales Office: Malmo Loop Road NE Leland, NC 28451 910-672-7491 <i>Homes from the \$400K's</i>

FREQUENTLY ASKED QUESTIONS

Taxes

The Brunswick County ad valorem (property) tax rate for Fiscal Year 2025 (July 1, 2024 to June 30, 2025) is 0.3420 (34.20 cents per \$100 value).

BRUNSWICK COUNTY TAX RATE	0.3420%
LELAND TAX RATE (MUNICIPAL)	0.2700%

HOA Fees

<u>TH: \$303.32/mo TOTAL</u>
\$42.06 to Master
\$33.60 to Osprey Reserve for shared expenses with SF
\$102.66 to Osprey Reserve for TH maintenance/landscaping
\$125.00 to Osprey Reserve for insurance

<u>SF Homes: \$164.66/mo TOTAL</u>
\$42.06 to Master
\$33.60 to Osprey Reserve for shared expenses with THs
\$89.00 to Osprey Reserve for landscaping

What School District serves Terrapin?

Terrapin is nestled within the highly regarded Brunswick County School District, known for its strong academic programs. Families can feel confident knowing their children have access to top notch learning opportunities close to home.

K – 5	Town Creek Elementary	10.7 miles
6 – 8	Town Creek Middle School	10.5 miles
9 – 12	North Brunswick High School	6.2 miles

**Bus service is provided.*

Where are the closest fire and police stations?

Station 52 (HQ)- 11 miles

Station 51 - 3.8 miles

Leland Police Dept. - 7.4 miles

Who provides utilities to Terrapin?

Brunswick Regional Water + Sewer – (910) 371-9949

Lower Cape Fear Water & Sewer - (910) 383-1919

Homesite Size and Selection

2,195 total approved homes in Terrapin

443 in Phase 1 Now Selling

Single-family homesites

Duplexes & Townhomes

