



EXPERIENCE, EXPERTISE AND ENERGY!



Outer Banks Location and Lingo

On the Outer Banks, location is the single most important factor in determining property value. If you are considering an investment on the Outer Banks, this article will give you some of the specific terminology that you need know.

Oceanfront properties have at least one boundary determined by the mean high water mark. The only thing between your house and the beach is a protective sand dune. With the rising price of land, many oceanfront homes are on lots that have much greater value than the structure. For many owners and guests, oceanfront is the only option they will consider renting or owning.

Semi Oceanfront (10F) property is defined as being one lot back from the ocean. A home site one back from the beach can offer a combination of great views, easy access to the ocean, and a more affordable price.

You may also consider homes that are farther back from the beach.

On the Outer Banks, location is the single most important factor in determining property value.

Oceanside property is located east of NC 12 (also called the Beach Road in Kitty Hawk, Kill Devil Hills and Nags Head, Ocean Blvd in Southern Shores, Duck Road in Duck, and Ocean Trail in Corolla). Depending on the neighborhood, a property 4 lots back may be a short walk or a hike to the beach. In some neighborhoods smaller lot sizes can mean a shorter walk to the beach. On the local Multiple Listing Service (MLS) which lists most of the Outer Banks property currently for sale, 2OF and 3OF refers to property that is 2 or 3 lots back from the ocean.

Between the Highways property, specific to Kitty Hawk, Kill Devil Hills, and Nags Head, is located between N.C. 12 (the Beach Road) and Hwy 158 (The Bypass).

Soundside (or westside) property is located west of the bypass in the southern towns and west of NC 12 in Southern Shores, Duck and Corolla.

Soundfront properties are located on the western shores of the Outer Banks, bordering a large body of water known as the sound. Many people love the views and tranquility of these waterfront properties. While sound-front homes have always been a favorite of year round residents, they are becoming increasingly popular with weekly renters.

Canalfront homes are available in many communities and are perfect for families who enjoy boating. Canals vary in width and depth and often provide a safe place to keep a boat in the water. Many canalfront lots are bulkheaded with wood, metal, or high strength composite material to prevent the soil from sliding into the water.

While you are looking for Outer Banks property, you may come across the following terms:

A beach box is a home that has three bedrooms and the living area on one level elevated on pilings. The ground level often is not enclosed and is used for parking underneath the home.

A flat top home is one that has a flat roof and is usually constructed using cinder blocks. There were many built in Southern Shores in the 50's and 60's. Although this style is seldom constructed today, many consider these homes historically significant.

The Old Nags Head style architecture is defined by a combination of features found in the original Outer Banks resort cottages including wrap around porches, cedar shakes, built in benches, propped shutters, pilings and distinctive roof lines.

A home with a reverse floorplan has the living area on the top floor and most of the bedrooms on the middle or lower levels. Many Outer Banks vacation homes are designed this way to take advantage of views.

Rental Machine is a term used to describe a home that is designed and furnished to meet the wants and needs of vacationers. Homes that fit into this category typically generate significant rental income, may have 6 or more bedrooms, a pool, gameroom, and are located close to the beach.

A rental projection is an estimate of the rental income and the number of weeks that a property could rent in an upcoming season. New homes or homes that have not been rented in the past often use projections to show an investor how they may perform in the future. These projections are estimates and are not guaranteed. Rental histories are used to show how a home has rented in the past.

Most property on the Outer Banks is also subject to neighborhood covenants. Many older neighborhoods have very relaxed rules and may not require owners' association dues. Some newer neighborhoods have rules that are more restrictive and associations that offer more services and amenities. You should be familiar with the covenants in the neighborhoods where you are considering investing.

CAMA, the Coastal Area Management Act, and the North Carolina Division of Coastal Management regulate the size and placement of homes and structures near the water and sensitive environmental areas.

If your home is located in a federally designated flood zone, flood insurance may be required by the lender. The zones are determined based on the elevation of the lot. Most homes are in the "AE" zone which roughly corresponds to the "100-year floodplain." Lots in the "C" or "X" zones are outside of the floodplain, and many lenders do not require flood insurance on these properties, although it is still a good idea to have it.

Now that you are familiar with the terminology, call or email your REALTOR® to help you find a perfect beach home today!

Gray Berryman, Broker