



OUTER BANKS PREMIER INVESTMENTS

sweet carolina

6407 S. VIRGINIA DARE TRAIL
NAGS HEAD, NORTH CAROLINA
OFFERED AT \$2,995,000





EXPECT *exceptional*

Your home should be a place unlike anywhere else. It should exude a style and ambiance that is uniquely you.

We aim for excellence...and you should expect it. We are the experts in the Outer Banks luxury home market and approach the market with expertise and a fresh perspective — making us uniquely qualified to serve clients that come to expect more.

Settle for nothing less.



VISIONARY *expertise*

SAGA Realty and Construction takes pride in each important detail that goes into an exceptional residence.

The design and layout, functionality and flow, positioning of the home, exterior appeal, and multitudes of other elements are each carefully and thoughtfully selected.

We are driven by passion and focused on building quality homes and communities. Our team of professionals have decades of local Outer Banks experience with a breadth of knowledge in all aspects of construction, home sales, vacation rentals and investments.

We believe our proven success is due to the unique relationships we build with each of our clients that goes beyond their immediate needs. Listening to their investment goals helps us craft the perfect plan for their needs.

Discover why SAGA has helped more clients build, buy and invest in the Outer Banks than any other company over the last decade.

Let us help you...“Build Your Story.”



PROPERTY *details*

With modern coastal design, lively colors and impeccable decor, Sweet Carolina is destined to raise the bar for luxury Outer Banks vacation retreats.

This exclusive estate boasts a total of 9 master bedrooms, 10 full baths and a total of 5,000 square ft. of luxurious interior living.

A true five-star resort experience, you'll enjoy unparalleled views of the Atlantic from every main living area, luxurious amenities, and lavish outdoor gathering areas including a covered tiki bar, 16' x 37' custom heated pool, and relaxing 8-person hot tub. Finally, the oceanfront boardwalk leads to a deck overlooking the dunes and wide sandy beaches of Nags Head.

9 BEDROOMS | 10.2 BATHROOMS
5,000 HEATED SQUARE FEET

- Billiards Room with Media Lounge
- 9 Master Suites
- Elevator
- Pool Side Covered Cabana
- Vaulted Great Room and Gourmet Kitchen
- Luxury Resort Style Pool
- Expansive Backyard with Event Lawn
- Three Levels of Living
- Custom Home Theater
- Dune Top Gazebo

ESTIMATED PERFORMANCE*

- Gross Rental Income: \$300,000/year
- Annual ROI: 14.1%
- Combined ROI with Sale: 22.1%

TURNKEY PRICE INCLUDES LOT,
HOME, POOL, FURNISHINGS &
ELECTRONICS: \$2,995,000

*Please consult your advisors on tax and investment advice. Rental projections and estimated expenses provided by others. Pricing and availability subject to change without notice. Information is deemed reliable but not guaranteed.



EXQUISITE *decor*

The ultimate vacation residence with its supreme attention to detail and amenities makes this the pinnacle of Outer Banks luxury.

UNRIVALED *views*

Magnificent oceanfront oasis offering panoramic ocean views. After seeing this exceptional Nags Head home, your hearts will simply belong here.



UNMATCHED *amenities*

Destined to raise the benchmark with its expansive lawn, large pool and luxurious modern coastal design. Perfect for family reunions, vacations, corporate retreats and wedding events.



WHY *saga?*

Our proven success is due to the unique relationships we build with each of our clients. We go beyond our clients' immediate needs – listening to their investment goals and helping create a truly unique home that reflects their family's style and needs.

Working with hundreds of clients over the past decade helped us create the SAGA Four Step Process – ensuring a successful home development project. Every detail is covered and a quality, custom home and satisfied homeowners are the end result.

From inception to completion and beyond, SAGA's team has the experience, knowledge and resources to assist with every aspect of home investment, development and maintenance.

Let us help you Build Your Story.





WHY THE *Outer Banks?*

A series of barrier islands stretching more than 100 miles off the North Carolina coast, the Outer Banks boasts some of the most beautiful beaches in the world.

Well known as a haven for beach-loving visitors looking for a tried-and-true beach getaway, more than 8 million visitors return to the “OBX” annually to enjoy our windswept beaches, cultural attractions, and quality time with family and friends.

Owning an investment property on the Outer Banks is a proven lucrative investment choice. With the right team in place your real estate investment will not only produce positive cash flow and boast upwards of 30% ROI, but it will also provide endless family memories.

You belong here.





SIGNATURE COMMUNITIES

*New Home Communities Spanning
Across the Outer Banks*

\$200s - \$500s

CUSTOM HOMES

Unsurpassed Quality & Value

\$200s - \$1 MIL+

INVESTMENT OPPORTUNITIES

15% ROI on Average

\$500s - \$1 MIL+



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MLS