



FREQUENTLY ASKED QUESTIONS



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GENERAL INFORMATION

WHO IS THE DEVELOPER OF DELAMAR?

Capital Asset Development is proud to be the developer behind Delamar, carrying a multitude of experience shaping some of the Carolinas' most sought-after homes. With a passion for preserving natural beauty and weaving in thoughtful amenities, their team creates places where families can slow down, connect, and build a true coastal legacy.

WHAT AMENITIES ARE AVAILABLE TO AN OWNER AT DELAMAR?

- Resort Style Pool & Clubhouse *Awaiting Permits, Construction Begins Winter of 2025*
- Pickleball & Tennis Courts *Awaiting Permits, Estimated Completion Summer of 2026*
- Boat Storage *Awaiting Permits, Estimated Completion Winter of 2026*
- Private Boat Launch *Construction Begins October, Estimated Completion Summer of 2026*
- Lighted Walking Trails *Under Construction, Estimated Completion Spring of 2026*
- Fishing Piers on Lake *Under Construction, Estimated Completion Spring of 2026*
- Waterfront Pavilion & Park *Construction to Begin Winter of 2025, Completion Fall of 2026*
- Delamar Fitness Center *Estimated Completion Winter of 2026*
- Front Entrance *Under Construction, Estimated Completion Winter of 2025*
- Delamar Community Boat Ramp Initial Slips & Day Docks *Construction to Begin Winter of 2025, Estimated Completion Summer of 2026*
- Golf Cart Friendly
- Outdoor Spaces Including:
 - Grills
 - Fire Pits

IS THE PROPERTY GATED?

Yes. The community is gated and provides 24-hour restricted access.

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HOW MANY HOMESITES ARE IN THE INITIAL RELEASE?

There are 56 homesites in the initial release.

WHAT ARE THE HOMESITE SIZES?

The average homesite in the community is 0.5 acres.

WHAT ARE THE MINIMUM BUILDING REQUIREMENTS?

The minimum building requirement is 2300 SQ. FT. heated.

IS THERE A TIME LIMIT TO BUILD ON MY HOMESITE?

No, there is no timeframe to build your home after the purchase of your homesite.

WHEN MAY I BEGIN BUILDING MY HOME ON MY HOMESITE?

You can begin building your home right away once your plans receive Architectural Committee approval and the proper permits are in place.

WHO MAY I CHOOSE TO BUILD MY HOME?

Blue Crest Homes is the exclusive builder for the community, providing a wide selection of home plans while also offering the flexibility to build owner-supplied designs that meet community guidelines.

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WHAT IS AN APPROXIMATE COST PER SQFT TO BUILD?

Current building costs range from \$285 to \$430 per square foot, with final pricing dependent on the selected plan and features.

WHAT UTILITIES ARE PROVIDED TO MY HOMESITE?

Developer will provide water, sewer, natural gas, electric, two water meters, cable, and fiber optics to the boundary of your homesite.

WILL ALL UTILITIES BE UNDERGROUND?

Yes.

WHAT IS THE EXPECTED COMPLETION DATE FOR ALL INFRASTRUCTURE AND UTILITIES IN THE COMMUNITY?

Utilities are currently being installed and are expected to be completed by **Spring of 2026**.

WHAT ARE THE MONTHLY ASSOCIATION FEES?

Current HOA fees are \$205 / month.

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WHAT DO THESE FEES INCLUDE?

These fees cover the maintenance of all common areas, amenities, all private gates, and road maintenance.

WHEN WILL THESE FEES BEGIN?

Association fees at Delamar will begin at a prorated rate at the time of closing, with full annual billing starting the following year.

WHAT ARE THE TAXES?

Property owners at Delamar will pay county taxes to Pender County at a rate of 0.735%, along with a fire district tax of 0.0950% per \$100 of assessed value.

