

COLDWELL BANKER SEA COAST ADVANTAGE

THE ULTIMATE

WILMINGTON, NC NEIGHBORHOOD GUIDE

10 Areas to Know Before You Buy



STEPHANIE VOGEL- 518-332-4659 - STEPHANIEVOGELSEACOASTREALTY.COM

Area First. Community Second. House Third.



Don't just search “Wilmington, NC.” Search by community name. A buyer looking for the same home price could find completely different options in Ogden, Masonboro, Riverlights, Carolina Beach or Brunswick Forest — even though all of these areas share the greater Wilmington lifestyle.

And within each area, the individual subdivision can make a huge difference in HOA fees, amenities, schools, flood exposure, insurance, lot size, home age, construction, resale, beach access and commute.

10

Distinct Areas Covered

100+

Named Communities &
Subdivisions

1

Coastal Lifestyle to Match Every
Buyer

1

Choose the Area

Landfall? Wrightsville Beach? Downtown? Start with lifestyle and location.

2

Choose the Community

Every area holds many distinct subdivisions — each with its own feel and HOA.

3

Choose the House

Now narrow to the home that fits your budget, style and must-haves.

Your house is important. Let's choose the right area first.

1 Landfall

Luxury living, golf, security & resort-style amenities

COMMUNITIES TO KNOW

- Airlie at Landfall
- Brittany Woods
- Cottages at Landfall
- Dunhill
- Estate Homes
- Greymarsh
- Headwater
- Inlet Point
- Landfall Estates
- Marsh Oaks at Landfall
- Renaissance
- Turtle Hall
- Wyndwater

GOOD TO KNOW

Country Club of Landfall membership is separate from the HOA — verify what's included before you buy.

AT A GLANCE

PRICE RANGE

\$900K – \$3M+

HOA RANGE

\$1,000 – \$2,500+

HOME STYLE

Custom & luxury homes

BEACH TIME

5–10 min to Wrightsville Beach

HOSPITAL TIME

15–20 min

GROCERY / SHOPPING

Harris Teeter, Publix, Whole Foods

SCHOOLS

Wrightsville Beach Elem, Noble MS, Hoggard HS

BEST FOR

Luxury, golf, privacy

Wrightsville Beach

Live where other people vacation

COMMUNITIES TO KNOW

- Wrightsville Beach Harbor
- Wrightsville Place
- Lions Gate
- The Loop
- North End
- South End
- Station One
- Ocean Dunes
- Channel Walk
- Soundside communities

GOOD TO KNOW

A barrier-island town, not one subdivision — expect real variety block to block.

AT A GLANCE

PRICE RANGE

\$700K – \$4M+

HOA RANGE

Varies (condos \$300 – \$1,200)

HOME STYLE

Beach homes, cottages, condos

BEACH TIME

Steps to the beach

HOSPITAL TIME

15–20 min

GROCERY / SHOPPING

Harris Teeter, Publix, Trader Joe's

SCHOOLS

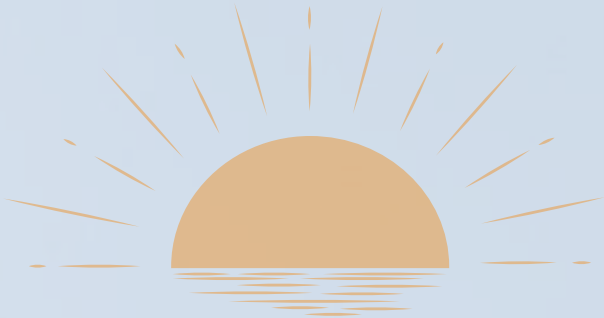
Wrightsville Beach Elem, Noble MS, Hoggard HS

BEST FOR

Beach lovers, second homes, investors

Porters Neck

Coastal elegance, golf & a quieter north Wilmington lifestyle



COMMUNITIES TO KNOW

- Porters Neck Plantation
- Porters Neck Plantation Estates
- Porters Neck Country Club
- The Landing at Porters Neck
- The Village at Porters Neck
- Waterstone
- The Bluffs at Porters Neck
- Marsh Landing
- Mason's Landing

GOOD TO KNOW

Porters Neck Plantation anchors the country-club lifestyle; Waterstone offers newer construction.

AT A GLANCE

PRICE RANGE

\$500K – \$2M+

HOA RANGE

\$600 – \$2,000+

HOME STYLE

Custom, single-family homes

BEACH TIME

15–20 min to Wrightsville Beach

HOSPITAL TIME

20–25 min

GROCERY / SHOPPING

Porters Neck Center, Publix, Harris Teeter

SCHOOLS

Porters Neck Elem, Holly Shelter MS, Laney HS

BEST FOR

Families, golf, boating, larger lots

4 Ogden

Family-friendly, newer homes & everyday convenience

COMMUNITIES TO KNOW

- Bayshore
- Marsh Oaks
- Demarest
- Jacobs Ridge
- Hellenic Shores
- The Retreat at Ogden
- The Reserve at West Bay
- Covil Estates
- The Bluffs at River Oaks

GOOD TO KNOW

Ogden Park adds major recreational facilities on top of individual subdivision amenities.

AT A GLANCE

PRICE RANGE

\$400K – \$900K

HOA RANGE

\$400 – \$1,200+

HOME STYLE

New construction & modern homes

BEACH TIME

10–15 min to Wrightsville Beach

HOSPITAL TIME

20–25 min

GROCERY / SHOPPING

Mayfaire, Costco, Publix, Target

SCHOOLS

Ogden Elem, Trask MS, Laney HS

BEST FOR

Families, new construction

Mayfaire / Autumn Hall

Walkability, shopping, restaurants & coastal convenience

COMMUNITIES TO KNOW

- Autumn Hall
- Autumn Park
- Wrightsville Place
- Lions Gate
- The Villages at Mayfaire
- Carolina Bay at Autumn Hall
- The Village at Mayfaire

GOOD TO KNOW

Autumn Hall was designed with sidewalks, parks and porches for a classic neighborhood feel.

AT A GLANCE

PRICE RANGE

\$400K – \$1.2M

HOA RANGE

\$500 – \$1,500+

HOME STYLE

Single-family, townhomes, condos

BEACH TIME

10 min to Wrightsville Beach

HOSPITAL TIME

15–20 min

GROCERY / SHOPPING

Mayfaire, Whole Foods, Costco, Publix

SCHOOLS

Wrightsville Beach Elem, Noble MS, Hoggard HS

BEST FOR

Convenience, walkability, lifestyle

Masonboro

Established neighborhoods, larger lots & water access

COMMUNITIES TO KNOW

- Masonboro Forest
- Helms Port
- Willowick
- East & Mason
- Masonboro Landing
- Masonboro Sound
- Masonboro Commons
- The Park at Willowick
- The Preserve at Masonboro

GOOD TO KNOW

Housing stock ranges from established brick homes to new construction and waterfront estates.

AT A GLANCE

PRICE RANGE

\$450K – \$1.5M

HOA RANGE

\$400 – \$1,500+

HOME STYLE

Single-family, custom, waterfront

BEACH TIME

15–20 min to Wrightsville or Carolina Beach

HOSPITAL TIME

15–20 min

GROCERY / SHOPPING

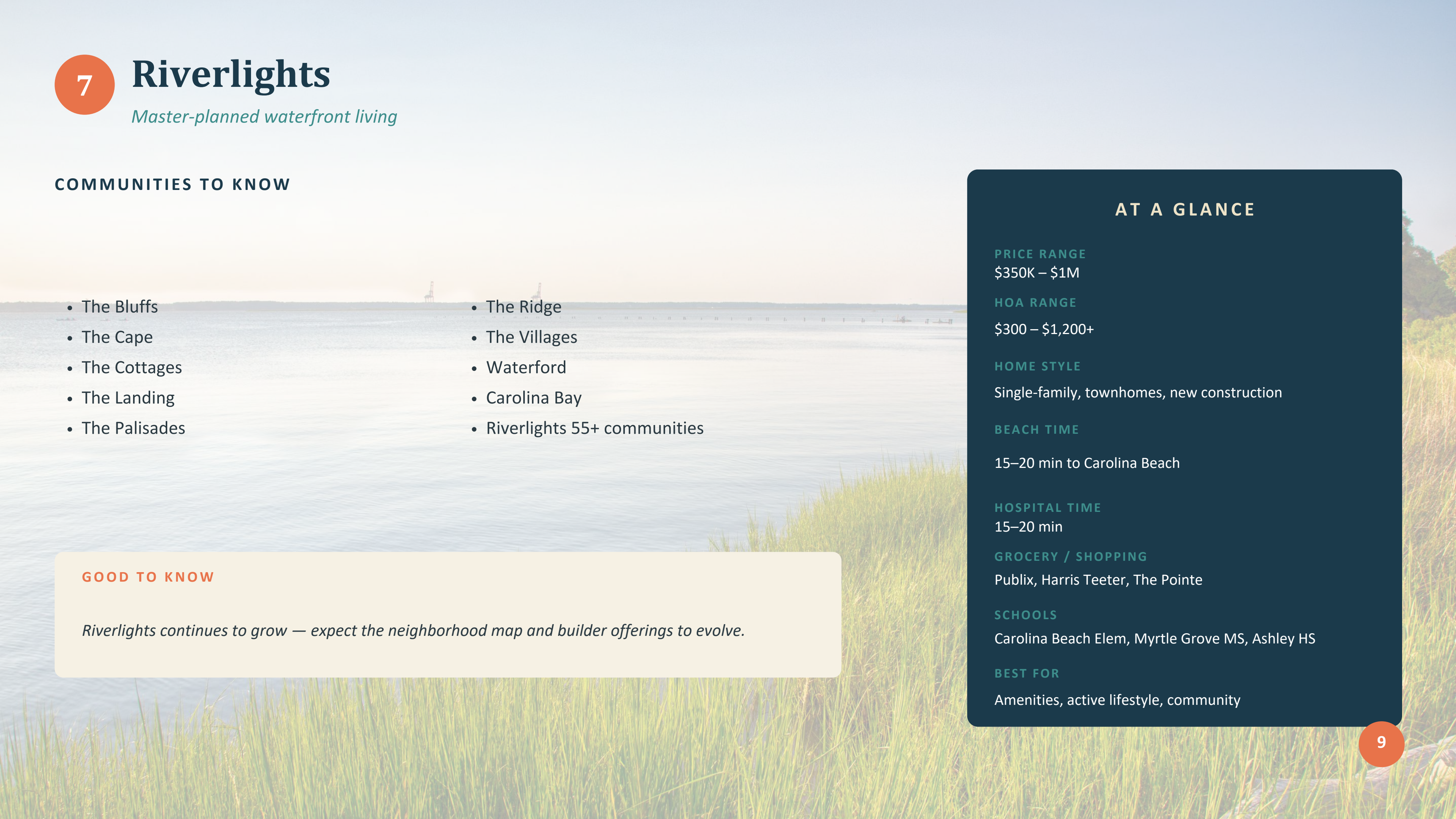
Harris Teeter, Publix, Lowes Foods

SCHOOLS

Masonboro Elem, Myrtle Grove MS, Hoggard HS

BEST FOR

Boaters, larger lots, established homes



7 Riverlights

Master-planned waterfront living

COMMUNITIES TO KNOW

- The Bluffs
- The Cape
- The Cottages
- The Landing
- The Palisades
- The Ridge
- The Villages
- Waterford
- Carolina Bay
- Riverlights 55+ communities

GOOD TO KNOW

Riverlights continues to grow — expect the neighborhood map and builder offerings to evolve.

AT A GLANCE

PRICE RANGE

\$350K – \$1M

HOA RANGE

\$300 – \$1,200+

HOME STYLE

Single-family, townhomes, new construction

BEACH TIME

15–20 min to Carolina Beach

HOSPITAL TIME

15–20 min

GROCERY / SHOPPING

Publix, Harris Teeter, The Pointe

SCHOOLS

Carolina Beach Elem, Myrtle Grove MS, Ashley HS

BEST FOR

Amenities, active lifestyle, community

Brunswick Forest

Resort-style living in Leland

COMMUNITIES TO KNOW

- The Villages at Brunswick Forest
- The Hammocks
- The Cape Fear
- The Meadows
- The Lakes
- The Retreat
- The Cottages
- The Gardens
- The Bluffs
- The Reserve

GOOD TO KNOW

Technically in Leland, not Wilmington — but too significant to leave off this guide.

AT A GLANCE

PRICE RANGE

\$300,000 – \$700,000+

HOA RANGE

\$1,200 – \$3,000+/year (varies by section)

HOME STYLE

Single-family, patio homes, townhomes, new construction

BEACH TIME

25–35 min (Wrightsville), 25–30 min (Carolina Beach)

HOSPITAL TIME

20–30 min

GROCERY / SHOPPING

Harris Teeter, Publix, Food Lion (on-site at The Villages)

SCHOOLS

Town Creek Elem, Leland MS, North Brunswick HS

BEST FOR

Families, retirees, active adults, new construction buyers, amenity-rich living

9 Carolina Beach

Classic beach-town living



COMMUNITIES TO KNOW

- Carolina Sands
- Ocean Heights
- Pleasure Island Plantation
- Sea Dunes
- Carolina Beach Yacht Club
- The Villas at Carolina Beach
- Pelican Watch
- Ocean Dunes
- Forest By The Sea
- Inlet Watch
- Sea Colony

GOOD TO KNOW

Oceanfront living and harbor/waterfront living (like Forest By The Sea) are very different experiences here.

AT A GLANCE

PRICE RANGE

\$350,000 – \$1,200,000+

HOA RANGE

Varies (\$500 – \$2,000+/year)

HOME STYLE

Single-family, condos, townhomes, beach cottages

BEACH TIME

You're already there!

HOSPITAL TIME

25–30 min

GROCERY / SHOPPING

Publix, Food Lion, Harris Teeter, local markets

SCHOOLS

Carolina Beach Elem, Murray MS, Ashley HS

BEST FOR

Beach lovers, second-home buyers, investors, retirees, coastal lifestyle

Historic Downtown Wilmington

Historic charm, riverfront living & walkability

COMMUNITIES TO KNOW

- Historic District
- Brooklyn Arts District
- Carolina Place
- Castle Street
- Cargo District
- South Front
- Forest Hills
- Greenfield Lake area
- Love Grove
- Sunset Park

GOOD TO KNOW

Not one subdivision — a mix of historic homes, condos, lofts and new construction; some with HOAs, some without.

AT A GLANCE

PRICE RANGE

\$300,000 – \$1,500,000+

HOA RANGE

Varies (some condos/townhomes)

HOME STYLE

Historic homes, condos, townhomes, lofts, new construction

BEACH TIME

20–25 min to Wrightsville or Carolina Beach

HOSPITAL TIME

5–10 min

GROCERY / SHOPPING

Harris Teeter, Publix, Whole Foods, Trader Joe's (nearby)

SCHOOLS

Snipes Academy, Gregory Elem, Williston MS, New Hanover HS

BEST FOR

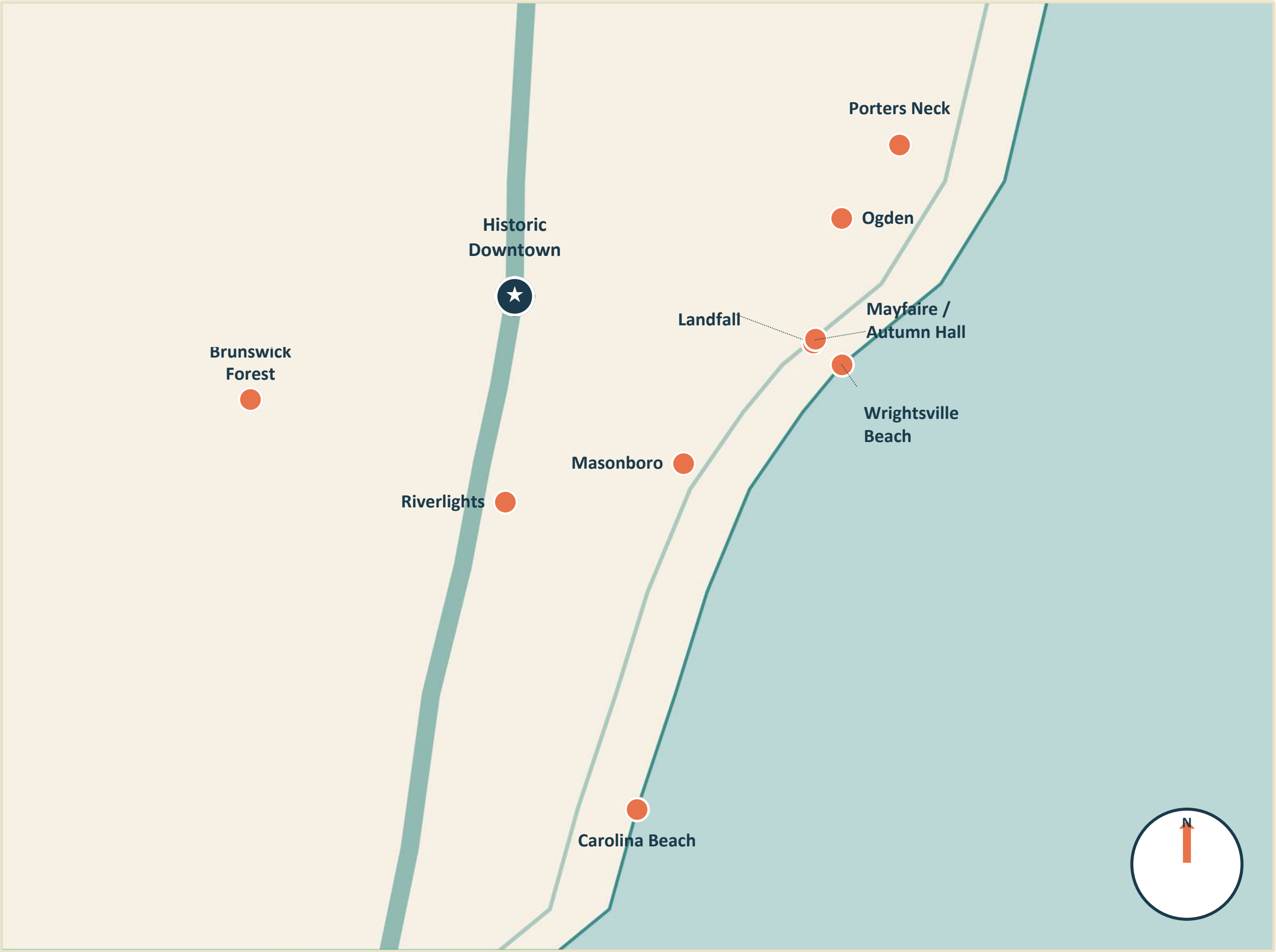
Professionals, empty nesters, investors, lovers of culture and walkability

Where Each Neighborhood Sits

See how close each neighborhood sits to downtown, the beaches, and each other.

- 1 Landfall
- 2 Wrightsville Beach
- 3 Porters Neck
- 4 Ogden
- 5 Mayfaire / Autumn Hall
- 6 Masonboro
- 7 Riverlights
- 8 Brunswick Forest
- 9 Carolina Beach
- 10 Historic Downtown

Find your happy place.



Find Your Fit

Want gated luxury?

Landfall

Want golf & country-club lifestyle?

Landfall or Porters Neck

Want to be on the beach?

Wrightsville Beach or Carolina Beach

Want new construction?

Riverlights, Brunswick Forest, Ogden, East & Mason

Want a family neighborhood?

Ogden, Porters Neck, Riverlights or Brunswick Forest

Want a large lot & water access?

Masonboro, Porters Neck or Landfall

Want shopping & restaurants outside your door?

Mayfaire / Autumn Hall

Want walkability & historic character?

Downtown Wilmington

Want resort-style amenities?

Riverlights or Brunswick Forest

At-a-Glance Comparison

Neighborhood	Price Range	Beach Time	Hospital Time	Best For
Landfall	\$900K – \$3M+	5–10 min to Wrightsville Beach	15–20 min	Luxury, golf ...
Wrightsville Beach	\$700K – \$4M+	Steps to the beach	15–20 min	Beach lovers, second homes ...
Porters Neck	\$500K – \$2M+	15–20 min to Wrightsville Beach	20–25 min	Families, golf ...
Ogden	\$400K – \$900K	10–15 min to Wrightsville Beach	20–25 min	Families, new construction ...
Mayfaire / Autumn Hall	\$400K – \$1.2M	10 min to Wrightsville Beach	15–20 min	Convenience, walkability ...
Masonboro	\$450K – \$1.5M	15–20 min to Wrightsville or Carolina Beach	15–20 min	Boaters, larger lots ...
Riverlights	\$350K – \$1M	15–20 min to Carolina Beach	15–20 min	Amenities, active lifestyle ...
Brunswick Forest	\$300,000 – \$700,000+	25–35 min (Wrightsville), 25–30 min (Carolina Beach)	20–30 min	Families, retirees ...
Carolina Beach	\$350,000 – \$1,200,000+	You're already there!	25–30 min	Beach lovers, second-home buyers ...
Historic Downtown Wilmington	\$300,000 – \$1,500,000+	20–25 min to Wrightsville or Carolina Beach	5–10 min	Professionals, empty nesters ...

YOUR HOUSE IS IMPORTANT.

Let's choose the right area, then the community, then your home.

SCHEDULE A CALL



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