

Frequently Asked Questions

Everything you need to know about Del Webb Ocean Isle Beach.

 Ocean Isle Beach, North Carolina

THE BASICS



Is the community gated?

Yes, Del Webb Ocean Isle Beach is a gated community.



How many homes will there be?

There will be 724 homes in the community.



How far is the community from the beach?

We are just 2.6 miles from the beautiful beaches of Ocean Isle.



When will the amenities be built?

Amenity construction will begin in 2027.



What are the HOA fees?

\$258 per month before amenities open and \$308 per month after amenities open.



What is included in the HOA fees?

Internet (Focus Broadband 1 Gig Speed), lawn maintenance (thru the HOA), and access to all community amenities.



Are water and sewer included in the HOA?

No, water and sewer are not included in the HOA fee.



Are the roads private?

Yes, all roads within the community are private.



Do you still have more specific questions?

Call (910) 407-9200 to schedule a virtual appointment with a sales consultant.

Frequently Asked Questions

HOMES & HOMESITES



What homesite sizes are available?

We offer 42', 52', and 67' wide homesites across our 3 product series, but sizes vary throughout.



What is the range of homesite premiums?

As of our initial release, our homesite premiums currently range from \$15,000-\$98,000. Your Sales Consultant will be more than happy to review these with you to ensure you select a homesite that suits your wants & needs.



Does the price shown include the homesite premium?

The base price includes a good portion of the average homesite cost but a marginal homesite premium is attached to all sites. Homesite premiums vary by uniqueness, size and view.



Do homes include hurricane glass or shutters?

No, homes do not include hurricane glass or shutters. You may check with your Sales Consultant about adding them after closing per HOA regulations.



Are propane fireplaces an option?

Yes, fireplaces are optional and propane fireplaces are available. Propane tanks are above ground and require fence screening.



Can homes be wired for electric car chargers?

Yes, it is an available option.



Can I opt out of appliances and get a credit?

No. Appliances such as ovens and dishwashers must be installed to pass Certificate of Occupancy.



Can fencing extend beyond the house width to the property width?

Fences are to be installed on the rear corners of the home and end two feet from the property line with a landscape buffer.



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LIFESTYLE & AMENITIES



Will there be walking or biking trails?

Yes, there will be sidewalks throughout the community, but no off-road walking trails due to safety.



Will fitness classes, such as water aerobics, be included in the HOA?

Yes, classes will be offered and some are complimentary. But there is an additional fee for invited expert classes and they are not included in HOA Dues.



Will there be dining or a coffee shop on site?

No, there are no dining or coffee shop options on site.



Is there a shuttle to the beach?

Unfortunately, a shuttle service is not currently contracted. We attempted to add this, but service providers haven't been found.



Can I drive a golf cart to the beach?

Golf carts are welcome within the community. However, current road speed limits outside the community do not allow golf cart access all the way to the beach.



Do I need a permit to park at public beach on Ocean Isle?

Beach parking in Ocean Isle Beach requires all residents and visitors have a parking pass (daily, weekly, or seasonally). Additional details can be found at www.oibgov.com/20903/paid-parking-program-information



What golf courses are nearby?

Several public golf courses are nearby, including Sandpiper Bay, Leopards Chase, Thistle, and Rivers Edge.



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COMMUNITY & HOA RULES



Is this an age-restricted community?

To qualify for HOPA's 55+ housing exemption, most communities must keep at least 80% of occupied homes with one resident age 55 or older, publish 55+ housing policies, and verify resident age.



Does the HOA maintain the lawns?

Yes, lawn maintenance is included. However, we will not mow areas inside a fenced yard.



Can I install an invisible fence for my dog?

Yes, electric fencing is allowed.



Can I plant my own palm tree?

Yes, with HOA approval.



Are RVs allowed on the property?

No, RV's are not allowed to be housed or stored in the community, however you can obtain HOA approval to load and unload an RV.



Are cars permitted to be parked on the street?

No overnight parking is permitted.



Can I choose my own TV provider?

TV services are not included however you can get a discounted rate with Focus Broadband as they provide the internet. You are not obligated to use Focus Broadband and can pick any provider you prefer. Satellite dishes are subject to HOA approval.



Is trash service included?

Trash is included in the Brunswick County tax bill, not the HOA fee.

IMPORTANT DETAILS



Is there a stop light planned at the community entrance?

There is no current plan for a stop light. However, turning lanes are available.



When will the second entrance open?

We anticipate opening the second entrance around Q1 2029.



When do you expect the community to be built out?

We are estimating 2033.



Do HOA fees go up?

HOA fees can increase based on the needs of the association.



How much more will future phases cost?

Future lot releases will adjust based on market conditions. Sales prices have historically increased 10% within the first year after the amenity opens, so we recommend buying early.



How close are the fire and police stations?

The fire and police stations are both approximately 2 miles away.



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