

*The  
Harbor  
Town III*

*Top  
Selling  
Floorplan!*

# *Come See Our New Model Home*



## COMPASS POINTE

*8604 Timber Hills Drive  
Leland, NC 28451*

4 BR



2,814 SQ FT

3.5 BA



2 CAR GARAGE



## FEATURES

- *Unique Lowcountry designed home*
- *Stunning roof, ceiling details, and two-story foyer*
- *Open floor plan with kitchen/sink on outside wall*
- *En suite master bath with walk-in shower*
- *Covered balcony on second floor*
- *Spray foam attic and exterior walls*



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for more information*

HAGOOD  
HOMES

# Harbour Town III

FEATURED IN THE 2021 BRUNSWICK COUNTY PARADE OF HOMES, THIS PLAN EMBODIES CLASSIC COASTAL STYLE, INCLUDING CUSTOM MILLWORK, CATHEDRAL BEAM CEILINGS, AND SEAMLESS INTEGRATION WITH OUTDOOR LIVING SPACES. IT ALSO BOASTS UNIQUE FEATURES.

*It all starts at the front porch and its wide craftsman-inspired columns. Even the oversized two-car, carriage-style garage becomes an extension of the house, creating a visual harmony with matching siding, pergolas, window and door trim, and an elegant garage door. The distinctive multi-level roofline that can switch between shingles and metal uses classic details with a modern appeal. From the back of the house, you can see the stunning covered balcony on the second floor and Hagood's signature four-seasons room, perfect for entertaining or dining while surrounding yourself by nature.*

**The Interior.** The two-story foyer offers a grand first impression as soon as you step through the front door, offering an abundance of natural lighting. flow makes it perfect for entertaining guests or for enjoying quieter days with family.

**Open Floor Concept.** Not unlike any number of Hagood's other amazing floor plans, Harbour Town III also boasts an open floorplan that gathers the kitchen, living, and dining room together as one open, informal space to convene. One differentiating feature is a larger family room – the perfect place for chatting with guests, overseeing homework, or watching your favorite movie.

**Additional Bedroom.** Also unique to the Harbour Town III is an additional bedroom on the main floor, perfect for a guest room with a shared jack-and-jill bath.

**Convenient Laundry.** The centrally located laundry room on the main level is especially convenient to the kitchen, making it easy to multitask between cooking and doing the laundry.

**Master Bedroom.** As more and more homeowners consider aging in place, Harbour Town III's first-floor master bedroom is very appealing. And so is the large bay window and nook perfect for curling up with a good book or an early morning cup of coffee. The en suite features an impressive tiled walk-in shower – the perfect combination of relaxation and functionality. The master suite also features another homeowner must-have: oversized California closets.

**Second Floor Lounge & Balcony.** One of the standout features of Harbour Town III is the second-floor lounge area, which includes a covered balcony. Think of it as an upper-level informal living room that's a perfect retreat for family members looking for some privacy, a home office, or even a workout room. With this additional 650 square feet of space, the possibilities are endless.