



MIRAMAR





COASTAL LUXURY LIVING

redefined

Discover MiraMar, an upscale townhome community where timeless design meets modern comfort. Thoughtfully-crafted floor plans offer spacious, stylish interiors, perfect for refined coastal living. Set among mature trees and along charming brick paver streets, MiraMar creates a warm, welcoming atmosphere in the perfect location.

Ideally situated near the award-winning Lumina Station, MiraMar delivers the walkable lifestyle today's homebuyers crave. Enjoy easy access to local spas, cozy coffee shops, acclaimed restaurants, boutique shopping, fitness studios, a full-service grocery store, a pharmacy, and everyday essentials like a hardware store—all just steps from your front door. Best of all, MiraMar is less than a mile from Wrightsville Beach, where you'll find world-renowned beaches, marinas, vibrant dining, and premier shopping, all within reach. Welcome to MiraMar, where location, lifestyle, and luxury come together in perfect harmony.



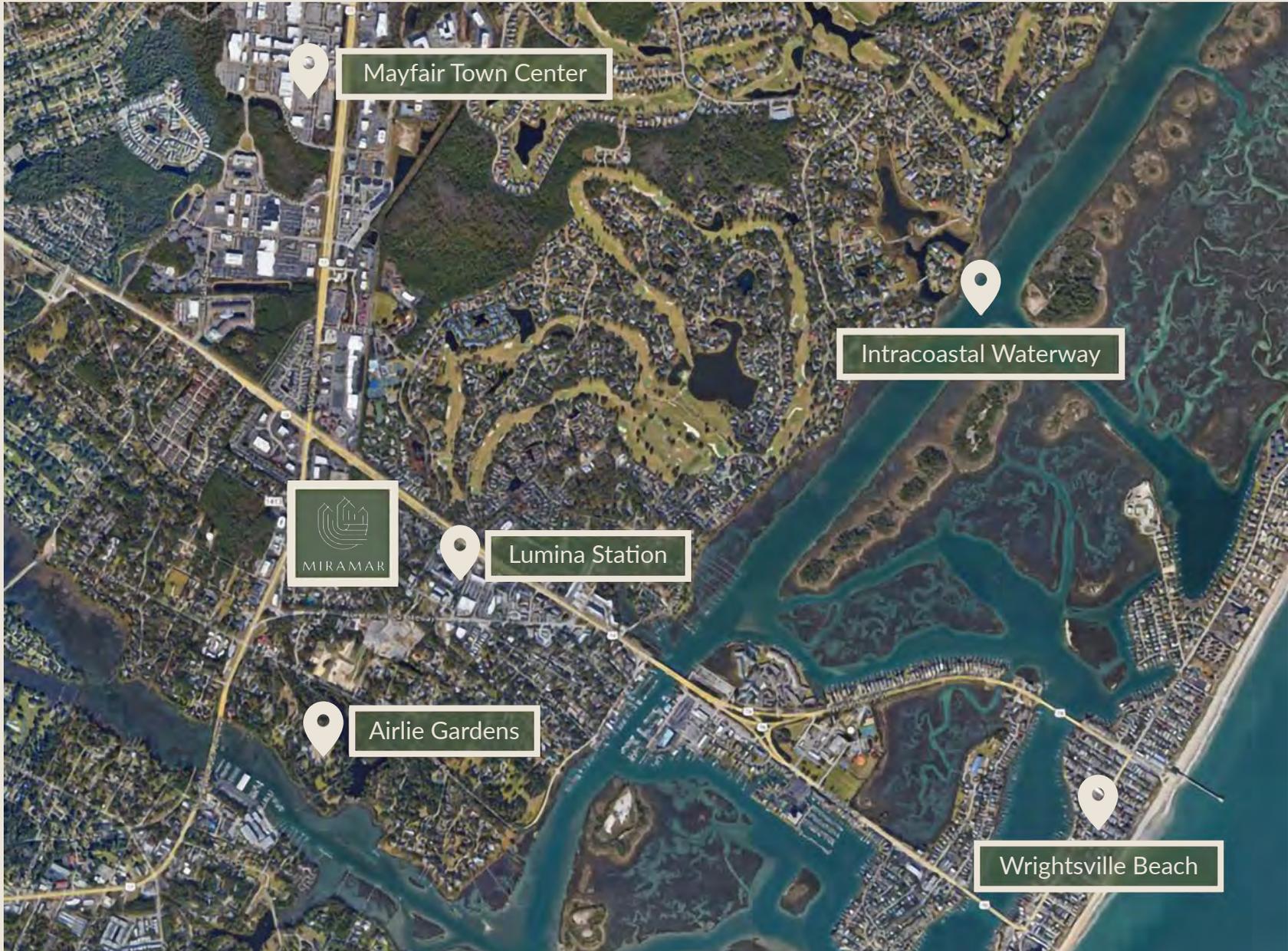
MIRAMAR



COMMUNITY MAP

COMMUNITY SPECIALIST: ELENA CORTESE | 910-368-6416 | ECORTESE@INTRACOASTALREALTY.COM
 LISTING AGENT: KEITH BEATTY | 910-232-4503 | KEITHBEATTY@INTRACOASTALREALTY.COM





AERIAL VIEW

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DESIGN OPTIONS

MiraMar offers two interior finish packages, thoughtfully crafted by local design group elle/A Interiors.



AIRLIE PACKAGE

The Airlie package is bright and ethereal, in keeping with an easy-going coastal lifestyle. The color palette is softer, between warm whites and muted blue/green accents, across materials chosen as reminiscent of the coast: natural stone and rippled-glass texture tiles, light colored engineered hardwood floors, wicker pendants, and bright hardware. The Airlie is tailored for those who are most at home in the sun, sand, and sky of the Carolina coast.



LIVE OAK PACKAGE

The Live Oak is tranquil and comfortable, inspired by the rich natural landscape of the marsh and maritime forests of our area. The color palate features more serious brown and grey earth-tones, pushing into Mediterranean, with inspirations of deep-toned floors and cabinetry and marbled quartz and tile surfaces. The Live Oak is for anyone whose happy place is an afternoon rest under a shady oak tree.

This is a limited opportunity for the homeowner who values location, convenience, comfort, and style.

There will only be 18 townhomes at Miramar.



MIRAMAR

FEATURES

EXTERIOR

- Shared Pool Amenity
- James Hardie Siding
- 24-gauge painted standing-seam custom metal roof
- Anderson 100 series black composite fibrex windows
- PGT 4 panel slider
- Plastpro smooth fiberglass bronze doors
- 2 exterior hose bibs
- Gas stub out for grill on rear patio
- Designer landscaping in common areas
- Insulated garage doors
- 2-car side-by-side garage
- Enclosed yard area

INTERIOR

- Choice of 2 Upscale Interior Design Packages: Live Oak & Airlie
- Residential elevator in each unit
- Engineered hardwood throughout
- Tile backsplash in the kitchen and wet bar
- Ceramic tile in bathrooms and laundry
- Oak stair treads
- 3-panel shaker-style doors
- Barn door to pantry

- Modern linear ventless fireplace in the living room with tile surround
- Custom wood shelving in closets
- Ceiling fans in the living room and all bedrooms
- Epoxied garage floors

KITCHEN & BATH

- Kitchen Aid Appliances- 36" smart commercial-style gas range, French door refrigerator, Dishwasher, Drawer Microwave, Beverage center
- Electrolux Washer & Dryer
- Tile backsplash and open shelving in the kitchen
- Moen designer plumbing fixtures
- Quartz countertops throughout
- Frameless glass shower doors
- Under-cabinet lighting in the kitchen

ENERGY-SAVING FEATURES

- 17.5 SEER Heat Pump
- Rinnai tankless water heater
- R 15 wall insulation
- R 19 between floors insulation
- Sound barrier insulation between units, bedroom, and bathroom walls
- Cat 6 wiring for router & internet
- Energy efficient LED lighting system







AIRLIE PACKAGE



AIRLIE INTERIOR DESIGN

GREAT ROOM



AIRLIE INTERIOR DESIGN

KITCHEN



AIRLIE INTERIOR DESIGN
PRIMARY BEDROOM



AIRLIE INTERIOR DESIGN

PRIMARY BATHROOM





LIVE OAK PACKAGE



LIVE OAK INTERIOR DESIGN

GREAT ROOM



LIVE OAK INTERIOR DESIGN

KITCHEN



LIVE OAK INTERIOR DESIGN

PRIMARY BEDROOM



LIVE OAK INTERIOR DESIGN

PRIMARY BATHROOM



INTERIOR UNIT

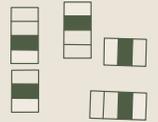
DESCRIPTION

Bedrooms: 3
 Flex Space/Bedroom: 1
 Bathrooms: 3
 Powder Rooms: 1

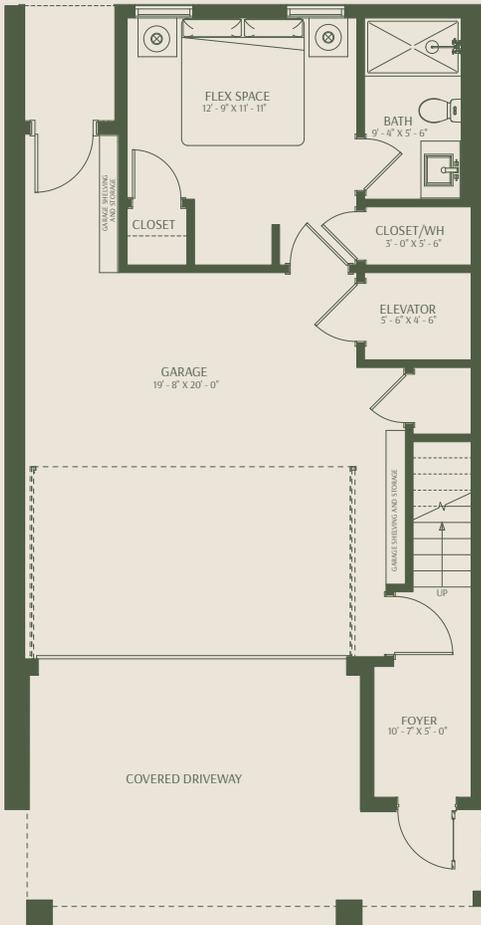
SIZE

First Floor: 298 sqft.
 Second Floor: 974 sqft.
 Third Floor: 1000 sqft.

KEYPLAN



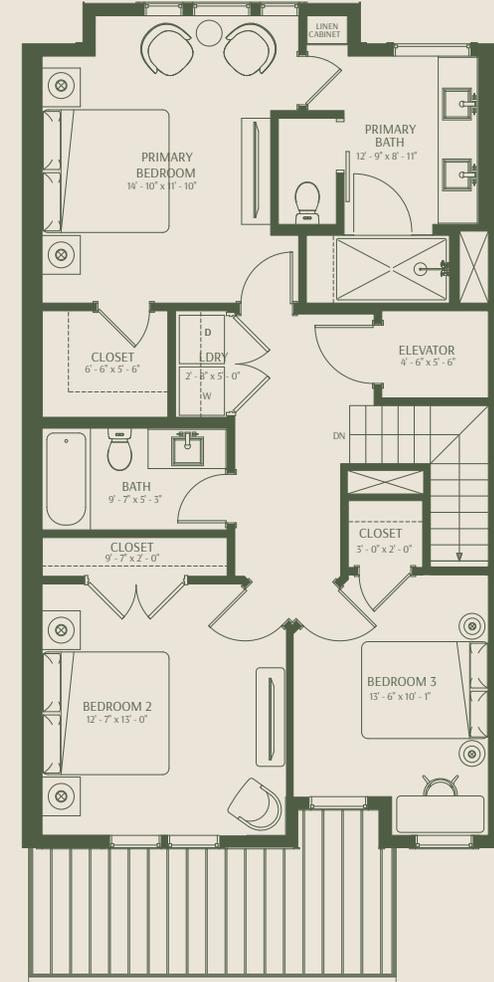
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Floor plan dimensions are approximate and may vary based upon location in the building. All information provided here is for informational purposes only and shall not be construed as deemed to constitute a representation or warranty. Additional charges may apply to building services, benefits, and amenities.



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EXTERIOR UNIT

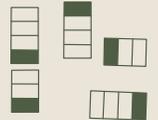
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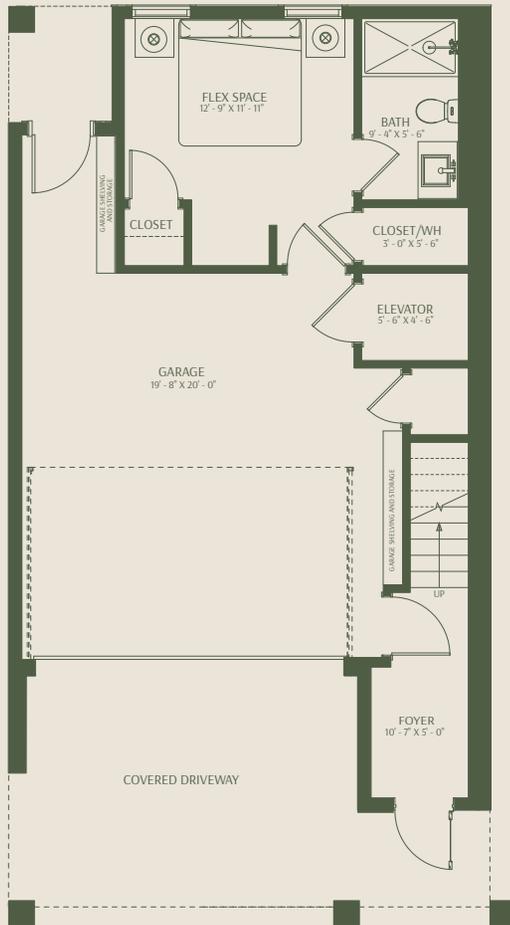
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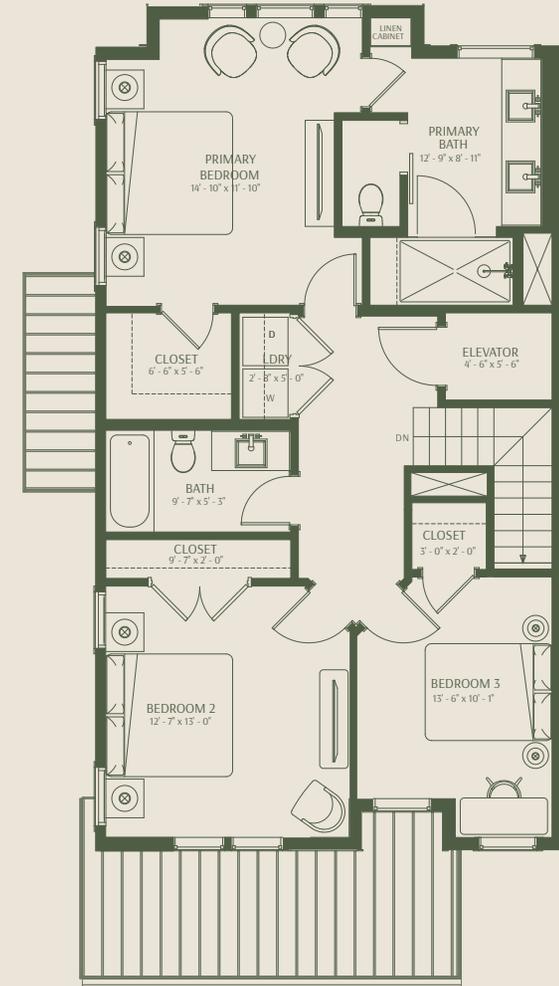
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AVAILABILITY & PRICING

For the most current pricing and list of available units, go to
www.miramar.intracoastalrealty.com/floor-plans
or use your phone's camera on the QR Code below.



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POOL & CABANA



MEET THE DEVELOPMENT TEAM

ARCHITECT: Mark Loudermilk Architecture, PLLC

ENGINEERS: Intracoastal Engineering, PLLC

INTERIOR DESIGN: elle/A. Interiors

LANDSCAPE DESIGN: Mihaly Land Design

BUILDER: Hardison Building

DEVELOPER: East West Partners

COMMUNITY SPECIALIST:



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