



RIVER LANDING

KEY FACTS 2024

REAL ESTATE



Ask your broker for a complete list of homesites and homes available for sale.
Golf, water, vineyards, wooded, or private - choose the view that
works best for you.

TYPES OF PROPERTY

VILLAGE

1/4 to 1/3 Acre • Minimum 1,400 H.S.F.

RESIDENTIAL

1/3 to 1/2 Acre • Minimum 1,400 or 1,800 H.S.F.*

ESTATE

1/2 to 1 Acre • Minimum 2,000 or 2,500 H.S.F.*



WWW.RIVERLANDING.COM/REALESTATE

**Minimum heated square footage varies by individual neighborhood.*

CUSTOM HOME PROGRAM

TRANSFORM YOUR DREAM INTO YOUR REALITY

Designing and building your dream home is the opportunity of a lifetime. Rest assured, the River Landing Custom Home Program (CHP) is here to guide you through the process of building - from the initial design until the key is in your hand.


The Custom Home Program is comprised of preferred builders, architects, landscapers, interior design professionals, and more. The purpose of the CHP is to provide resources, information, and advice to River Landing property owners throughout the building process. We pledge to work with you to ensure your home is all you've ever dreamed of!



FOLLOW US

On Facebook and Instagram to gain exclusive insights into life at River Landing, building updates, and tips!

 /River Landing Living

 /riverlandliving

MEET THE BUILDERS



BATCHELOR CONSTRUCTION, LLC

Batchelor Construction is a family owned and operated business established in 2004. With over two decades of industry experience, they have the knowledge in understanding what it takes to create the perfect custom home.

910.333.3702



BRANDON CONSTRUCTION GROUP, LLC

Brandon Construction Group, LLC was established in 2019 with services that include lot location assistance, design planning, exterior and interior finishing, appliance and lighting selection, and so much more.

910.262.8929 | www.brandonconstructiongroup.com



JOHNNY TAYLOR, INC.

For nearly 20 years, Johnny Taylor, Inc. has been an integral part of the custom home, renovation, and commercial building scene in and around Duplin County, including major projects in the River Landing community.

910.590.9584 | www.johnnytaylorinc.com



LEGACY HOMES, INC.

Founded by Shion McIntosh in 2012, Legacy Homes, Inc. has assembled a robust portfolio of custom homes throughout Southeastern North Carolina. They focus on reasonable pricing and traditional designs with a contemporary blend.

919.223.1364 | www.facebook.com/legacyhomesnc



RIVER LANDING BUILDERS

River Landing Builders strives to make your home building experience a memorable one. General Contractor Courtney St. Pierre and his team go the extra mile to deliver quality homes without all the stress.

919.931.0939 | www.riverlandingbuilders.com

WWW.RIVERLANDING.COM/CUSTOM-HOME-PROGRAM

ALLIED PARTNERS

Our Allied Partners include businesses related to the home building process that are leaders in their fields.

FINANCING

TRUIST

Aaron Roberts | 910.471.7910
aaron.roberts@truist.com
www.truist.com

LANDSCAPING

JOHNSON NURSERY CORPORATION & THE GARDENS OF SOUTHEASTERN NORTH CAROLINA

800.624.8174
www.johnson-nursery.com

RIVER LANDING LANDSCAPE SERVICES

Amanda Rogers | 910.285.1027
arogers@riverlanding.com
www.riverlanding.com/landscape

FURNITURE & APPLIANCES

JOHNSON FURNITURE

Eric Kosterman | 910.285.3510
johnsonapplianceandfurniture@gmail.com
www.johnsonfurniturenc.com

WALLACE APPLIANCE & MORE

John Bullard | 910.665.1578
wallacevariety@gmail.com
www.wallacevariety.com

INTERIOR DESIGN

FARRIOR'S FLOORING & INTERIORS

Dana Whitehead | 910.285.2299
dana@farriors.com
www.farriors.com

NICOLE BRAY INTERIORS

Nicole Bray | 919.221.3441
nicolebrayinteriors@gmail.com
nicolebrayinteriors.com

HVAC

RICH'S HEATING + AIR

Joe Blanchard | 910.599.3002
joe@richsheatandairnc.com
www.richsheatandairnc.com

INSURANCE

CARLTON INSURANCE

Vonda Norris | 910.298.4888
vnorris@carltoninsurance.com
www.carltoninsurance.com

These service providers are not the only providers in our area. No representations are made by River Landing as to quality, cost, or delivery. Partners are subject to change. For the most up to date information, visit us online at riverlanding.com/chp



CLUB MEMBERSHIP

GOLF MEMBERSHIP

SPORTS MEMBERSHIP

SOCIAL MEMBERSHIP

Unlimited Tee Times	✓		
Limited Tee Times		✓	✓
Outdoor Pool	✓	✓	✓
Playground	✓	✓	✓
Clubhouse Dining	✓	✓	✓
Social Activities & Events	✓	✓	✓
Fitness Center	✓	✓	
Fitness Classes	✓	✓	
Tennis Courts	✓	✓	
Indoor Pickleball Courts	✓	✓	
Outdoor Pickleball Courts	✓	✓	✓
Basketball Courts	✓	✓	✓

Golf Members receive unlimited tee times throughout the year.

Sports Members may receive up to 4 tee times per month.

Social Members may receive up to 6 tee times per year.

MEMBERSHIP DUES & FEES

AS OF APRIL 2023

ONE TIME INITIATION FEE

GOLF MEMBERSHIP
\$28,000

SPORTS MEMBERSHIP
\$14,000

SOCIAL MEMBERSHIP
\$7,000

MINIMUMS

FOOD & BEVERAGE

(QUARTERLY)	FAMILY	INDIVIDUAL
RESIDENT GOLF	\$600	\$435
RESIDENT SPORTS & SOCIAL ..	\$300	\$210
COMMUTER	\$300	\$300

CLUB

(SEMI-ANNUALLY)

NON-RESIDENT

	FAMILY	INDIVIDUAL
NON-RESIDENT	\$420	\$295

GOLF COURSE GUEST FEES

(Includes Green Fee, Cart Fee, and Range Fee)

MEMBERSHIP TYPE

	WEEKDAY	WEEKEND
CLUB GUEST	\$90	\$105
SPONSORED GUEST.....	\$75	\$95
ACCOMPANIED GUEST.....	\$75	\$75
FAMILY MEMBER	\$50	\$50
SPORTS MEMBER.....	\$16.75 + cart	\$16.75 + cart

Weekday (Monday - Thursday) | Weekend (Friday - Sunday and Holidays)

GOLF CART FEES

Personal carts may be owned and operated in the community but not on the golf course.

		INDIVIDUAL	FAMILY
MEMBER CART FEE	\$21 per person (18 holes)		
PRE-PURCHASED CART PLAN	\$12.92 - \$14.77 per person		
ANNUAL CART PLAN		\$1,929 yearly	\$3,454 yearly
PREMIERE PLAN		\$1,867 yearly	\$3,364 yearly

Unlimited Cart Use | Personal Locker | Cart Cover | Bag Storage | Merchandise Discounts

CLUB DUES

Monthly

GOLF

	FAMILY	INDIVIDUAL
RESIDENT	\$428	\$335
NON-RESIDENT	\$135	\$135

SPORTS

RESIDENT	\$302	\$248
NON-RESIDENT	\$135	\$135

SOCIAL

RESIDENT	\$115	\$115
NON-RESIDENT	\$115	\$115

COMMUTER

NON-RESIDENT.....	\$230	\$230
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WALKING FEES

MEMBER CART FEE

MEMBER CART FEE	\$21
HANDICAP FEE	\$30
ANNUAL WALKING PLAN	\$250
(Annual walking plan cannot be shared)	
WALKING FEE	9 HOLE - \$4
(Without a plan)	18 HOLE - \$7
- Free to walk after 11 AM (March - October)	
• Free to walk after 12 Noon (November - February)	

HANDICAP FEE

ANNUAL WALKING PLAN

(Annual walking plan cannot be shared)

WALKING FEE

(Without a plan)

18 HOLE - \$7

- Free to walk after 11 AM (March - October)

• Free to walk after 12 Noon (November - February)

CLUB DEFINITIONS

DUES CATEGORIES

Individual | Single individuals who reside by themselves

Family | All others who are not single as defined above, to include the member, one adult cohabitant, and the unmarried children of each who reside with the member and are (i) under the age of 21, or (ii) under the age of 25 who are still in school full-time. Co-habitants who have a strictly economic relationship with the member are excluded.

Resident Member | shall be defined as any member who is physically residing or owning a residence, as determined by Club Management, located in either Duplin, Sampson, Pender, New Hanover or Onslow County, North Carolina.

Non-Resident Member | Any member not a resident as defined above.

GUESTS

Club Guest | Guest not sponsored by member, tee time made at discretion of golf staff.

Sponsored Guest | Guest of member but not accompanied by member, tee time must be reserved by member.

Accompanied Guest | Guest of member playing in member's group.

Family Member | Father, mother, son, daughter, brother, sister, grandson, granddaughter, niece, or nephew playing in member's group and charged to member's account.

MINIMUMS

Food & Beverage | All food & beverage (including alcohol) purchased in the Clubhouse and charged to member's Club account shall be applied to minimums. All food & beverage charged to member's account in conjunction with private catered events shall apply in the month the event takes place. Club events will apply as designated. Unused minimums may not be carried over from one period to another.

Club | All food & beverage as defined above; as well as merchandise, guest fees, cart rentals, locker rentals, Clubhouse Suites, and Club Cottage rentals shall apply to minimums. Unused minimums may not be carried over from one period to another.

PROPERTY OWNERS ASSOCIATION

In order to keep our community looking and operating at its very best, and to protect the interests and safety of all property owners, River Landing is governed by a set of rules and regulations called covenants. The River Landing Property Owners Association ensures these covenants are followed, and handles the overall operation of the development. Property owners are responsible for annual assessments, or “dues”, which are separate from membership in the River Landing Sports Club. POA assessments cover the services of the Association, including maintenance and repair of all common areas such as landscape, roads, and ponds, as well as gatehouse operations, a centralized postal facility, taxes, insurance, administration of the development, and much more. Through POA dues, the Association makes certain River Landing remains the beautiful and inviting community you see today!

IMPROVED PROPERTY

LOT WITH STRUCTURE

	ANNUAL	MONTHLY
POA DUES	\$1,766.00	\$147.17
WASTE REMOVAL	\$240.00	\$20.00
TOTAL	\$2,006.00	\$167.17

UNIMPROVED PROPERTY

LOT WITH NO STRUCTURE

	ANNUAL	MONTHLY
POA DUES	\$1,325.00	\$110.42
LOT MOWING FEE	\$150.00	\$12.50
TOTAL	\$1,475.00	\$122.92

CANDLEWOOD MAINTENANCE ASSOCIATION

Monthly Landscape Maintenance Fee | \$187.00

TAXES & UTILITIES

TAXES

- Federal pensions are not taxed in North Carolina
- All property taxes approximately \$750 per \$100,000 of value
- Personal income tax rate: 6% - 7.5%

Tax information based on 2021 figures. Consult your tax advisor/accountant for the most accurate information.

UTILITIES

Electricity | Four County Electric Membership Corporation

Natural Gas | Piedmont Natural Gas

Water & Sewer | Town of Wallace

Cable, Internet, & Phone | Brightspeed • Spectrum

Trash Service & Post Office Mailboxes | Property Owners Association

AREA RESOURCES

AIRPORTS

24 miles | Albert J. Ellis Airport • Richlands, NC

33 miles | Wilmington International Airport • Wilmington, NC

91 miles | Raleigh-Durham International Airport • Morrisville, NC

CHURCHES

Multiple denominations are available nearby.

EDUCATION

COLLEGES & UNIVERSITIES

- 17 miles** | James Sprunt Community College • Kenansville
- 35 miles** | Sampson Community College • Clinton
- 36 miles** | Miller-Motte College • Wilmington
- 38 miles** | University of North Carolina Wilmington • Wilmington
- 40 miles** | University of Mount Olive • Mount Olive
- 41 miles** | Cape Fear Community College • Castle Hayne
- 44 miles** | Coastal Carolina Community College • Jacksonville
- 71 miles** | Campbell University • Buies Creek
- 75 miles** | East Carolina University • Greenville
- 91 miles** | North Carolina State University • Raleigh
- 116 miles** | Duke University • Durham
- 117 miles** | University of North Carolina • Chapel Hill

OTHER

Multiple childcare, private, and public schools are available nearby.

HOSPITALS

- 16 miles** | Novant Health Pender Medical Center • Burgaw
- 18 miles** | ECU Health Duplin Hospital • Kenansville
- 33 miles** | Sampson Regional Medical Center • Clinton
- 43 miles** | Novant Health New Hanover Regional Medical Center • Wilmington
- 78 miles** | Vidant Medical Center • Greenville
- 116 miles** | Duke University Hospital • Durham
- 116 miles** | Durham VA Medical Center • Durham
- 118 miles** | UNC Medical Center • Chapel Hill

DAILY NECESSITIES/SHOPPING

Medical and dental services, pharmacies, grocery stores, postal services and shipping sites, financial institutions, hardware stores, antique shops, boutiques and florists, entertainment and more are all just minutes away.

ATTRACTIONS

With museums, outdoor activities, restaurants, breweries, and so much more, there is plenty to do in Eastern NC - no matter what the season. Whether you are a theatre buff or a beach lover (or both) you are sure to find many great destinations as you explore the area. Listed below are just a few of the amazing attractions available to enjoy!

NEARBY BEACHES

Wrightsville Beach | Topsail Island | Carolina Beach | Kure Beach

BATTLESHIP NORTH CAROLINA

Walk the decks of an authentically restored WWII battleship, and behold her glory from the SECU Memorial Walkway.

- Nine ship levels to explore
- Voted #2 Best North Carolina Attraction in USA Today's Readers' Choice Contest

1 Battleship Road
Wilmington, NC 28401
910.399.9100
battleshipnc.com

THE KAREN BEASLEY SEA TURTLE RESCUE AND REHABILITATION CENTER

The mission is the conservation and preservation of all species of marine turtles, both in the water and on the beach. This is accomplished through the rescue, care, and release of sick and injured sea turtles.

302 Tortuga Lane
Surf City, NC 28445
910.329.0222
seaturtlehospital.org

THALIAN HALL CENTER FOR PERFORMING ARTS

Revel in the glorious tradition and history of Thalian Hall, one of the nation's oldest and most distinctive performance halls offering over 500 shows a year.

310 Chestnut Street
Wilmington, NC 28401
910.632.2285
ThalianHall.org

NORTH CAROLINA AQUARIUMS

Make connections with the natural world at these two fascinating North Carolina Aquariums.

PINE KNOLL SHORES

1 Roosevelt Boulevard
Pine Knoll Shores, NC 28512
252.247.4003
ncaquariums.com/pine-knoll-shores

FORT FISHER

900 Loggerhead Road
Kure Beach, NC 28449
910.772.0500
ncaquariums.com/fort-fisher

KOKA BOOTH AMPHITHEATRE

Hosting over 60 events between the months of April – October, Koka Booth offers something for everyone in a beautiful natural setting.

8003 Regency Parkway
Cary, NC 27518
919.462.2025
boothamphitheatre.com

PNC ARENA

PNC Arena is located in Raleigh, North Carolina, and is home to the 2006 Stanley Cup Champion Carolina Hurricanes and NC State University Men's Basketball. On an annual basis, PNC Arena welcomes over 1.5 million guests and plays host to more than 150 events including major concert tours and family shows.

1400 Edwards Mill Road
Raleigh, NC 27607
919.861.2300
pncarena.com

WILMINGTON RIVERWALK

Stroll the scenic, nearly two-mile Riverwalk that skirts the historic Cape Fear River and is lined with hotels, boutiques, art galleries, restaurants, and cafés.

- Boat tours and cruises available
- Full-service public docks

10-B Cowan Street
Wilmington, NC 28401
910.341.7855
www.wilmingtonnc.gov/visitors/riverwalk



WWW.RIVERLANDING.COM

Scan the QR code above for a direct link to more information.