



# DESIGNING YOUR OUTER BANKS RENTAL PROPERTY

*OBX Edition*

Coastal Design

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Based on the town

# *Local OBX Influence*

The Outer Banks are one of the most beautiful and popular beach areas throughout the United States. The towns vary with their own distinctive local style and charm. Creating a complementary design based on the local character of the towns may be crucial to attract the types of renters which those areas appeal too. Depending on the area your home is located within the Outer Banks may help you decide on the most appropriate amenities and décor. So before getting into individual design concepts, let's learn a bit more about the 17 distinct towns that make up the area.

Starting at the southernmost point of OBX, is an island only accessible by ferry called Ocracoke. The sand is a beautiful white color, and it tends to have the warmest and calmest water throughout the Outer Banks. Ocracoke includes ranch-style homes, bungalows, cottages, and generally smaller beach houses. It tends to be a very remote fishing village since it's nearly 2 hours from the main island, but a small, charming town with unique character.

As you make your way north you approach Hatteras Island which consists of seven towns all with similar beach style homes. The southern part of the island consists of Hatteras, Buxton and Frisco. As you make your way north you will pass through Avon with one of the largest shopping and entertainment areas on the island, before reaching Waves, Rodanthe and Salvo, which blend to create the Tri-Villages. This island consists of more historic beach cottage style homes. Even though you may see mixed in some newer style beach houses, traditional natural wood exteriors tend to be the standard.

Based on the town

# *Local OBX Influence*

Many of the homes in this area except for some older beach bungalows are raised on pilings as the area is prone to flooding when there is heavy rain or storms. Overall, the area is not upkept as well as the main island and its appeal is more focused on water sports and fishermen. There are fewer overall rental homes to choose from and even fewer condos and hotels. Designing a home in this area tends to focus strongly on the beach and those who prefer less developed areas. Generally, most homes have easy access to the beach and sound but due to flooding concerns you may think twice about some of your outdoor features. Beaches within these towns are always highly ranked as some of the best in the country, especially near Ocracoke and Frisco.

As we approach the main island, this area can be separated into three sections. The first is Roanoke Island which is home of the first English settlers. Roanoke Island contains the town of Manteo as well as the village of Wanchese. Manteo has a revitalized waterfront downtown, the Elizabethan Gardens and local aquarium. Wanchese is more of a fisherman's town and not ideal for a rental, especially as an investment. This island tends to have more of a residential focus and is possibly better suited for a longer-term rental. The developed waterfront areas have some luxury properties which can strongly cater towards boaters as well as people interested in taking in the local history or enjoying a bed and breakfast. This may have to be considered when designing a place to rent and determine if it would be a weekly rental or long term. As long-term rentals continue to be a scarcity in the Outer Banks due to the rising costs this creates an opportunity to potentially design a property to appeal to individuals looking to live and work in the area rather than vacation.

Based on the town

# *Local OBX Influence*

On the main island of the Outer Banks, you will travel up the main strip which is one of the more populated areas. The adjacent towns of Kitty Hawk, Kill Devil Hills and Nags Head cover a large portion of the main strip which is in the center of most of the action. This area is very popular as it is surrounded by an array of restaurants, activities such as mini golf, go karts and bowling as well as some top-notch golf courses and several piers. Even though each town has its own key attractions you're never far from any of the action as it's a short trip anywhere up or down the strip. Having a beach friend coastal appeal with some modern designs is important here. You will see everything from vintage cottages to multi family homes to modern upscale mansions in this area. This area allows you to appeal to the widest array of renters due to its proximity to basically everything. The biggest factor with rental properties in this area is if they are located on the ocean side or sound front. The width of the island can vary significantly but also certain areas are subject to more flooding. Choosing areas within walking distance of the sound or ocean are typically the most desirable but narrow areas may increase your chance of being in a flood zone. The further from the ocean the more likely you will need to add additional amenities to keep competitive. Whether a modern design or a small beach bungalow you can typically find almost any coastal design or style in this area.

If you travel to the northern part of the Outer Banks, you will run into a quiet town called Southern Shores. Still close to the action but with quiet surroundings, less storefronts, and activities. Just a bit further up the road is another more populated area called Duck, known primarily for its small town feel and waterfront shopping.

Location is everything!

## *Local OBX Influence*

Located on the northern most part of the island is Corolla with houses that can be in the center of the action or have complete privacy on a golf course such as the Currituck Club. This area also showcases large estate front property right on the water. The area is highly sought after and popular for vacationers with some truly high-end homes that can be great venues for weddings or events. The waterfront restaurants along the sound front docks as well as many shopping centers along the highway allow for plenty to do. It's a bit less built up than in Kitty Hawk, but you are not giving up anything vacationing in this area. These homes arguably have some of the highest rental rates throughout the Outer Banks. With the highest rental rate, you will also have an expectation of higher quality and more amenities, so plan accordingly. The final area is found at the Northern most part of the Outer Banks called Carova and this is only accessible by 4WD vehicles as the roads are only sand. Adding items that appeal to people looking to live a bit more off the grid would be a strong focus in this area.

As with every other town in the Outer Banks, choosing areas within walking distance of the sound or ocean are typically the most desirable but narrow areas or those without protection may increase your chance of being in a flood zone. Active flood zone may require especially your outdoor design features on what you're willing to risk. Exposure to flooding or salt water can damage pools, lawns, plants and so on. (REPEAT OF PRIOR PARAGRAPHS)

The type of finishings as well as how you must build can vary by location. Oceanfront homes are more susceptible to the natural elements due to the close vicinity to the ocean. This makes having dune protection or beach replenishment a significant factor. Also, if you're in a flood zone certain ground floor items may have to be raised, costly retaining walls may have to be installed, extra ground fill etc. The type of sod or lawn planted can also vary based on what part of the outer Banks you're located in or available based on the season.

Location is everything!

## *Local OBX Influence*

Obviously, costs can vary based on the quality of items you're putting into the rental. So, when considering the real costs of furnishing the property, the quality is the most substantial factors. Items that are going to hold up well and require little maintenance can save you money in the long term but will have a higher upfront cost. Traditionally furnishing homes with all wood furniture, upgraded TV's and electronics to not be outdated quickly as well as upgraded outdoor furniture such as Trek Chairs and loungers can minimize long term upkeep. This also has to be factored against areas where these items don't appeal to people or drive rental bookings.

Whether designing a new build or looking at an existing property, considering certain design features and the layout matters. Having master bedrooms ensuite, deck access, enough bathrooms, and amenities to support the capacity of the home are significant factors. Some minor adjustments we learned from our prior home builds were to maintain a game room or recreation room on the ground floor along with a bathroom, outdoor shower, and kitchenette. This allowed guests to avoid travelling up and down flights of stairs while having access to the outdoor amenities such as pools and hot tubs. This is mainly due to most homes being elevated and are two to three stories high.

Prioritizing what renters want based on your location is a major factor. Determining the proper vicinity to the ocean or sound while determining if you're in a flood zone or require dune replenishment can impact outdoor amenities. Just remember that despite the design plan you look to incorporate finishings vary from small beach box homes. (BIT OF REPEITION)

OBX LUXURY RENTALS

# CHOOSING YOUR HOME SELECTIONS

Selecting your design items and  
Décor for your kitchen and laundry





What are your options

# *Home Selections*

1

## *Decks and Siding*

add  
add

2

## *Flooring Options*

add

3

## *Kitchen Options*

Choosing Your home appliances

4

## *Hardware and Cabinets*

Add

5

## *Small Appliances*

add

# NEUTRAL BEACHY DESIGNS



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Making the right choices

# *Household Options*

When it comes time to design a home, before you can pick interior decorative items you will make decisions on many of the structural options. The flooring, decking, and siding are three of the major components that will impact the overall impression of the home and street appeal.

The aesthetics of the item are only one factor to consider when making your selections. Owning a property in the Outer Banks gives several other factors strong consideration when making your choices. The local environment will have salt, heavy winds, and an area prone to storms along with heavy direct sunlight in a humid environment impact what types of material may work well. We will dive into some of the options used locally and the pros and cons of each.

There are many choices that go into making a house come together. Since we're talking about being at or near the beach many of your decisions must reflect that. Considering the flooring type may have to hold up to more excessive wear and tear as well as water or salt picking the right floor type becomes more important. Creating a design that makes people feel like they are at the ocean. A log cabin at the beach doesn't portray a beach house so selecting colors and decor items that will bring out the essence of the area should be contemplated. Your style may dictate a more natural look or a modern colorful appeal with synthetic materials. Either way we will cover many of the important factors you should look into while, making the right choice for you.

Making the right choices

# *Household Options*

Initially we will cover the decking, siding, and flooring and what options would suit the style of your home. We will then incorporate the appliances and fixtures to complement your choices in the kitchen and bathrooms. In this section we will go through some of the most common options you will run into during your decision process and the potential benefits of each. Making uneducated decisions can cause many unexpected consequences so hopefully this helps in the choices. Siding on a home, Flooring & Decking, Paint Colors & Trim, Kitchen and Bathroom, Fixtures and Finishes.

Having an idea of what you want to be in the house or what type of design style can determine the layout or plans you're looking to incorporate. You may be doing a remodel or building from scratch, but both have to have a clear vision on what your concept is.

## Furnishings Selections

# *Decks and Siding*

### *Composite Options (Trex and LP Smart Siding)*

Resistant to termites, mold, mildew, fungal decay and rotting. This is a low maintenance option for longevity that is resistance to freezing, high humidity and only require periodically cleaning.

### *Hardy Plank*

Composed of a mix of cement, sand, and cellulose fibers, makes this a durable long-lasting option. It has classic esthetics and is resistant to most environmental conditions but isn't waterproof. A heavier material which won't break or warp but may show cracks over time.

### *Pressure treated lumber and Wood Shakers*

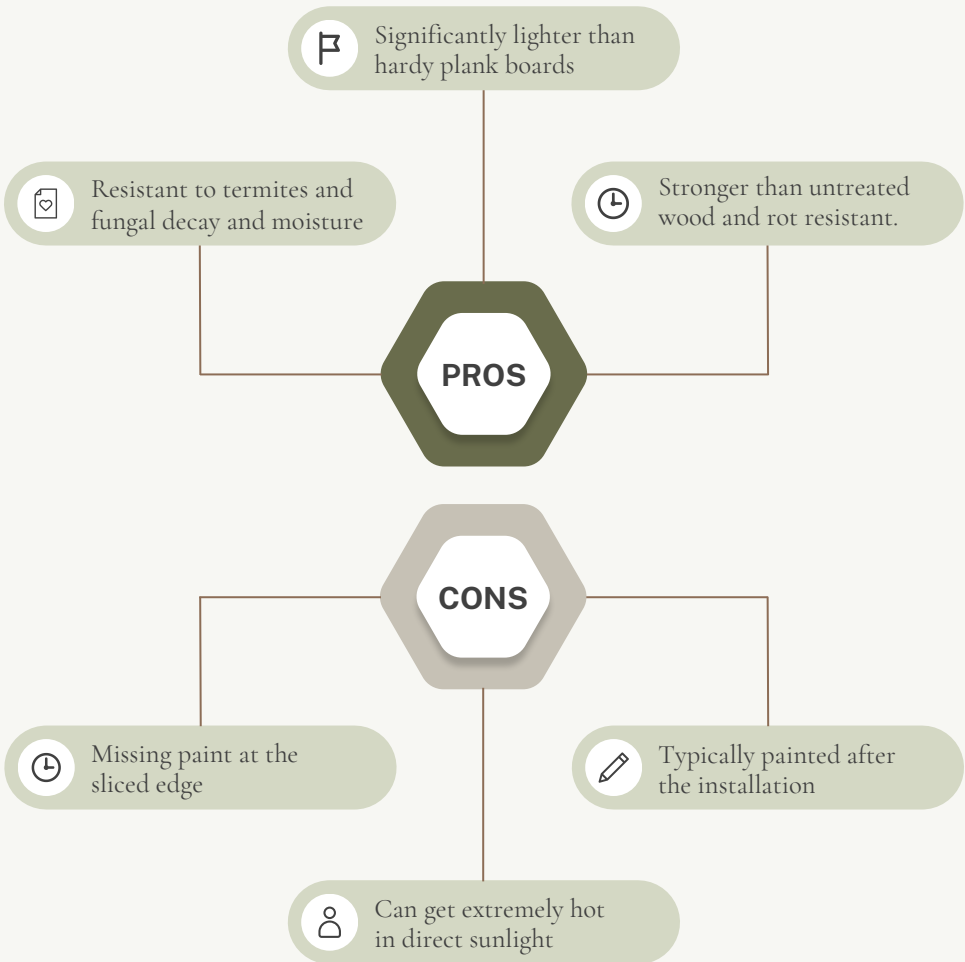
Using pressure treated lumber rather than natural wood gives added protection from moisture, mold, insects and is more fire resistant. Natural wood without proper care can change color, crack, warp, and cup. Also, discoloration may be noticeable over multiple seasons.

### *Vinyl Siding*

Vinyl tends to be low cost, low maintenance and more weather-resistant than wood siding, and it's also available in a range of colors and styles. Warping in hot temperatures can happen as its thinner and fades. Its lack of durability can cost you more in the long run.

# Pros and Cons of LP Smart Siding

Made from engineered wood treated with a proprietary SmartGuard® process. This withstands the impacts of freezing cycles, high humidity, resists fungal decay along with termites. The most typical problem is the missing paint at the sliced edge at installation. This exposed the butt joint and cut edge above the roof and windows. Typically this siding will need to be repainted every 7 - 10 years on average, based on the harsher weather conditions and salt air. Lasting upwards of 50 years if properly cared for, this is a very popular but typically more costly initial outlay. A more artificial look than natural wood but with a clean modern feel that making it a popular choice.



An excellent siding choice for efficiency and aesthetics, designed to withstand extremely wet, humid conditions. You can expect to pay between \$9.50 to \$15.50 per sq. ft.



# Sample Concluded...

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