

# LUMINA ISLAND \$749,900

2211 Calm Waters Drive, Leland, NC 28451  
TERRAPIN

KENT *homes*  
A SMARTER WAY TO A LUXURY HOME



Renderings are for illustrative purposes only.  
Actual materials, colors, finishes, and details may vary.

## REFINED COASTAL COMFORT

Currently under construction, this 3-bedroom, 3-bath home is the first Kent Homes offering in the new Terrapin community in Leland, NC. Bright, open living spaces flow into a beautifully appointed kitchen with quartz countertops and refined finishes. A designated study and large bonus room add flexibility for work, play, or guests. Expansive bi-parting doors open to a screened loggia, creating seamless indoor-outdoor living – perfect for enjoying the coastal breeze.

Ready to see it for yourself? Call us today to schedule your virtual or in-person tour today!

\*Summer Completion

3 BEDROOM  
3 BATHROOM  
2,912 SQ. FT.  
+ BONUS ROOM  
& STUDY

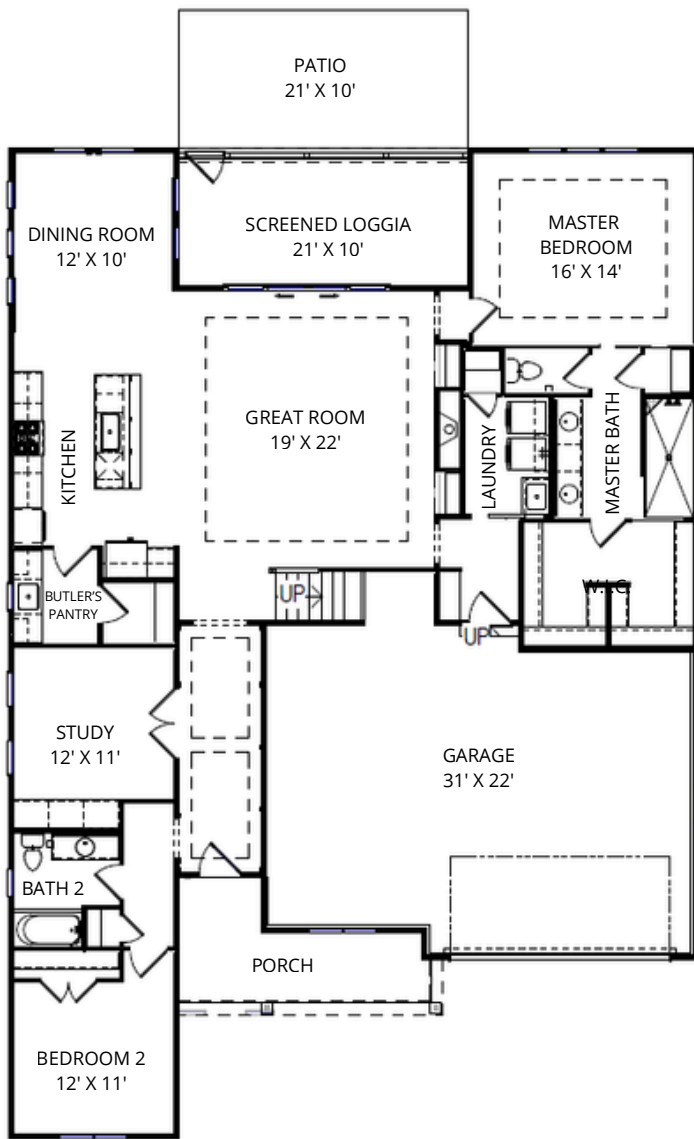
12 Month Leaseback  
Opportunity!



Contact:

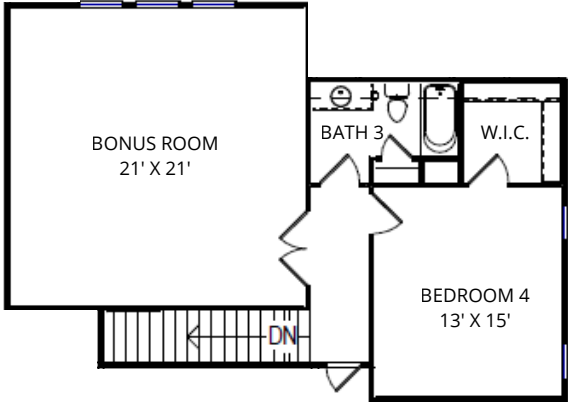
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*Spacious Layout*

2,912 heated sq ft  
 727 garage sq ft  
 346 covered outdoor living sq ft  
 House Dimensions:  
 50'(W) - 72' (L)



*Structural Options & Upgrades*

- Great Room Custom Built Ins
- Soft Close Doors & Drawers throughout
- Quartz Countertops in Kitchen & Baths
- Messy Kitchen for Extra Prep Space
- Finished Bonus Room & 4th Bedroom with Full Bath
- Expanded Laundry Room with Sink
- Accent Wall in Master Bedroom
- Neutral Zone in Study
- Elevation C3
- Additional HVAC Zone (Master Bedroom)
- Black Metal Balusters on Stairwell

*Color Palette*



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**Pricing subject to change at anytime and without notice.**  
 Any drawings and square footage notations are approximate and are only to be used for reference. They should not be relied upon as representations, expressed or otherwise, of the final detail of your home.

Rev. 3.24.26  
 2211 Calm Waters Drive