

Coastal Property Partners of the Outer Banks Presents 907 North Virginia Dare Trail Kill Devil Hills, NC 27948



Shore To Please – 23-Bedroom Oceanfront Estate in Kill Devil Hills, Outer Banks, is a premier oceanfront vacation rental property located at Milepost 8 in the heart of Kill Devil Hills on the Outer Banks of North Carolina. This expansive four-level estate features 23 bedrooms, each with its own private bathroom, making it one of the largest and most profitable rental homes in the region. The main house includes 21 bedrooms, while the separate pool house adds 2 more suites along with a comfortable sitting room with TV and a stacked washer/dryer. The property offers 25 full bathrooms and 3 half bathrooms. With 16 King beds, 6 Queen beds, 2 Queen-over-Queen built-in bunk beds, and 2 sleep sofas, it comfortably accommodates up to 52 guests. An elevator serves all four levels for convenient access. Interior amenities are designed for both guest enjoyment and operational efficiency. Highlights include a custom wine room with a unique wine barrel table, a large recreation room with a pool table, foosball, shuffleboard, a bar with kitchenette, and multiple TVs. A dedicated cinema room with tiered seating provides an excellent entertainment option. 28 Smart TVs with streaming are available in every bedroom, great room, rec room, theater room, and cabana. Echo Dots are in all bedrooms, supported by eight wireless access points for reliable connectivity. Fully equipped kitchens, four wine coolers, three refrigerators, and a Hoshizaki commercial ice machine add convenience, while the Demand Controller system and tankless water heaters improve energy efficiency and reduce operating costs. Outdoor features enhance the property's appeal. The 45' x 21' heated private pool includes a water deck, complemented by two hot tubs—one on the pool house roof deck offering panoramic ocean views, complete with loungers and a picnic table. Multiple covered decks, some with direct bedroom access, plus an elevated dune deck, provide plenty of outdoor living space. Guests enjoy a private dune-top walkway to the beach, two outdoor showers, and multiple gas grills. With more than 22 parking spaces, the estate easily handles large groups. Views of the Atlantic surf and Wright Brothers Memorial are endless!



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Resort Quality Amenities



Private Dune Deck With Sweeping Atlantic Views



Private Screening Room



Separate Pool House Featuring 2 EnSuites, Sitting Room and Outside Bar



Numerous Game Rooms



Craftsman Finishes Throughout



**23 Bedrooms
All Lavishly Furnished**



Fully Equipped Gourmet Kitchen with Twin Farmhouse Sinks, 3 Dishwashers, Multiple Refrigerators and Place Settings for 52 Guests

Comfortable Amenities For Family Gatherings, Corporate Retreats and Special Events



Exquisite Wine Bar To Host Tastings From Your Favorite Vintner



Shore To Please



Private Suites for Guests

Investment Highlights and Cash Flow Potential

What truly sets “Shore To Please” apart is its exceptional performance as a vacation rental investment. This property has consistently generated over \$600,000 in gross rental income per year for multiple years, establishing a proven track record of strong revenue. By eliminating owner use weeks and optimizing the rental calendar, annual gross income has strong potential to exceed \$730,000. These figures translate into excellent net cash flow after typical operating expenses, thanks to high occupancy rates driven by its prime oceanfront location, large group capacity, and extensive amenity package. Full financial CASH FLOW ANALYSIS available. The combination of 23 ensuite bedrooms, resort style amenities, and direct beach access creates year round demand from large families, corporate groups, and special event guests. Low maintenance requirements, energy efficient systems, and a turnkey operation further enhance profitability and minimize owner workload. In one of the Outer Banks’ most sought-after rental markets, this home delivers reliable, high volume cash flow with significant appreciation potential. Shore To Please represents a rare opportunity to acquire a fully furnished, high performing oceanfront asset with immediate income generating capabilities. Whether as a primary investment property or part of a larger portfolio, it offers substantial returns through strong rental performance, operational efficiency, and a desirable location that supports consistent bookings and premium nightly rates. This estate provides the perfect balance of luxury accommodations and smart investment value in a premier coastal market. Offering both personal enjoyment and excellent cash flow!



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Financial Snapshot

Category	Amount
Total Estimated Value	\$6,752,000
Loan Amount (70% LTV)	\$4,726,400
Interest Rate	6.125% Fixed
Monthly Mortgage	\$28,718
Gross Rental Income	\$738,240
Operating Expenses	\$198,661
Net Operating Income	\$539,579
Debt Service	\$344,617
Cash Flow Before Taxes	\$194,961
Net Annual Benefit	\$227,954
Monthly Benefit	\$18,996

Key Investment Highlights

- Strong Positive Cash Flow Starting Year 1**
- Over \$200,000 Annual Net Income Potential**
- Proven Rental Income History Exceeding \$600k/yr**
- Prime Oceanfront Location with Year Round Demand**
- Depreciation Driven Tax Advantages over \$190k**
- 23 Ensuite Bedrooms and over 25 Luxurious Baths**
- Solid Rental History with Proven Results**
- Sold Completely Furnished**



The Most Relaxing Cash Flow Asset

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