



KELLERWILLIAMS
Luxury

OBX SANDBAR LIVING Buyer's Guide

kw OUTER BANKS
KELLERWILLIAMS REALTY
Each office independently owned & operated

THERE'S NO BETTER LIVING THAN
SANDBAR LIVING!

Welcome To

OBX SANDBAR LIVING!



I'm so excited you discovered OBX Sandbar Living! I created this guide to help prepare you for owning the Outer Banks lifestyle.

Whether you're dreaming of a full-time coastal life, a relaxing second home, or an income-producing getaway, you're in the right place.

Use this guide as your personal roadmap, and reach out anytime—I'm here to turn your beach home daydreams into realty.

Let's dive in!

Allow me to introduce myself...

-Danielle Taylor

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Picture THIS...

You're stretched out in a hammock, salty breeze in your hair, the sound of waves just steps away. Your kids are chasing the tide, their laughter mingling with the crash of the surf. And then it hits you—tomorrow, you have to pack up, cross the bridge, and leave it all behind.

But what if you didn't? What if the Outer Banks wasn't just a vacation spot, but **your** spot—whether for weekend escapes, steady rental income, or everyday life?

Here in the OBX, buyers typically fall into one of three categories:

Investment Property Owners

Second Homeowners / Hybrid Model

Primary Residents



Whatever your vision—portfolio piece, personal retreat, or a permanent address by the sea—this guide will help you turn that “what if” into **when**.

BEACH Budget

Having a plan in place to finance your purchase is often what separates a beach house reality from a beach house fantasy. After all, you'll never know what kind of property is within reach without knowing your numbers!

Here are my **top tips** for planning for your Outer Banks property purchase:

- **Check your credit report.** Tidy up any inaccuracies so there will be no surprises when you start your loan application process.
- **Work with a local lender.** Having a trusted lender partner who knows the in and outs of the local market **will give you an advantage** when it comes to presenting a strong offer!
- **Get a preapproval letter.** Having a preapproval letter in hand enables us to strike when the perfect property hits the market and strengthens your offer.

Learn more about the importance of choosing a trusted local lender:



KNOW YOUR *Why? When? Where?*

The Outer Banks may feel like one long stretch of sand, but it's actually a large and diverse area spanning more than 100 miles of coastline. Because the area is so vast, most real estate agents specialize in a particular segment of the market. Before choosing the right agent for you, it's worth spending a little time thinking through three key questions:

Your "Why?"

Learn more about finding the right OBX town to match your vibe:

Your "When?"



Your "Where?"

Having clarity on your why, when, and where will make your home search smoother and more enjoyable—and it will help your agent guide you toward the properties and towns that fit your lifestyle goals best.

YOUR *Real Estate* PARTNER

Choosing the right REALTOR® from the start can make your home-buying journey smoother, faster, and far less stressful. While I'd love for you to work with me and my team, your perfect match should be the one who best fits your needs and style.

Look for a REALTOR® who:

- **Puts your best interests first**
- **Knows the local market inside and out**
- **Works in real estate full-time**
- **Has experience with investment properties**
- **Can produce a proven track record of success**

*It's NEVER too soon to contact me!
Here's why:*

Your ideal REALTOR® will take the time to truly listen to your goals and fine-tune your search criteria based on your feedback on featured listings.

Above all—remember that **communication is the key** to a successful partnership!

GET THE FULL GUIDE!

Want the full 24-page interactive guide that outlines the path forward, from your property search to closing day and beyond?

Contact me and I'll be happy to share the link with you! While I'd love to learn a little more from you about your Outer Banks real estate goals, there's no obligation and no strings attached.

Remember, ***there's no better living than Sandbar Living!***

-Danielle

**READY TO GET STARTED ON YOUR
OBX HOME BUYING JOURNEY?**

LET'S CHAT.

We would love the opportunity to spoil, surprise, and delight you at every turn, with an experience that is seamless, successful, and as low-stress as possible.

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