

Marshes Light

Docking Ownership Fact Sheet

DESCRIPTION: Marshes Light Marina provides a protected, private, deep water haven located in the picturesque Historic District of Downtown Manteo, North Carolina. Our full service marina offers dockage ownership with fee simple general warranty deeds. The depth within the basin is 8' on an average with very little tide. The Marina currently consists of 60 slips ranging in size from 30' to 50' with permits to expand.

LOCATION: Located on the east side of Roanoke Island on the Albemarle / Pamlico Sound. Approximately 12 miles north of Oregon Inlet, we are an easy cruise on the Alternate route of the ICW from Norfolk, Va. When you would normally bear west to the Alligator River; bear east on the alternate route into the Albemarle Sound. The channel is well marked and provides plenty of depth. Marshes Light Marina is on the east side of Roanoke Island with a well marked entry. Heading south from Manteo will take you down the Pamlico Sound to the Neuse River and into the Morehead City area.

ANNUAL ASSESSMENTS: The annual maintenance fee is \$1560 per slip, to include repairs and maintenance of docks and common areas, water, insurance, lighting, wireless internet service and management thereof. Property Taxes are .56 per \$100 of value.

AMENITIES: Our Marina and Community provide direct boardwalk access to the shops and restaurants of the Historic area. Brand new showers, laundry / restroom facilities, and internet for each slip are available and fuel is available upon request.

NEARBY CRUISING DESTINATIONS: Hatteras Village, Ocracoke, Oriental, Morehead, Wilmington, New Bern, Norfolk, Va.

FISHING REPORT: Charters are available from a number of local marinas for Tuna, Dolphin, Wahoo, Marlin, Rockfish...local guides are available for shrimp, wading for clams, flounder gigging, and dolphin watching tours. Many local piers and surf fishing guides are available as well.

WEATHER: Our climate is mild with four well defined seasons and few extremes. Ice free winters provide the opportunity to use your boat. Average temperatures are: Summer: High 82, Low 71, Average 77. Winter: High 53, Low 39, Average 46.

MANAGEMENT: Marshes Light Marina Manager will lease your slip to transients when you are out of the area. Full transient rates apply, less a 20% management fee. Itemized accounting accompanies all disbursements.