



THE BLUFFS

ON THE CAPE FEAR

ROAN ISLAND
CAPE FEAR RIVER



Barn Owl
(Tyto alba)



Osprey
(Pandion haliaetus)



Bream
(Abramis brama)



Largemouth Bass
(Micropterus salmoides)



Great Egret
(Ardea alba)



Striped Bass
(Morone saxatilis)



See inset, left

To Wilmington



Red Fox
(Vulpes vulpes)



Great Blue Heron
(Ardea herodias)



Wild Turkey
(Meleagris gallopavo)



FOLLOW OUR TRAILS ON THE MAP:
= Trails

1 Gated Community Entrance with Security *Welcome to The Bluffs!*

2 Sales Center *Stop by and say hello.*

3 Lakefront Clubhouse
• Tennis/Pickleball Courts
• Children's Playground • Picnic Area
• NEW! State-of-the-Art Fitness & Wellness Center at Our EXPANDED Clubhouse
• Resort-Style Jr. Olympic Pool
• Horseshoes & Sport Court

4 50-Slip Marina
• Parking • Scenic Boardwalk

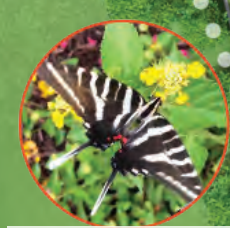
5 Two-Acre Riverfront Park
• Boat & Kayak Launch
• Picnic Pavilions
• Fishing Spots
• Lawn Games

6 Community Boat/RV Storage

7 Lakeside Park
• Fishing Pier & Community Dock
• Lake Fully-Stocked with Channel Catfish, Largemouth Bass, Hybrid Striped Bass, Bream & Grass Carp
• Kayak & Canoe Racks
• Picnic Area
• Lake Beach



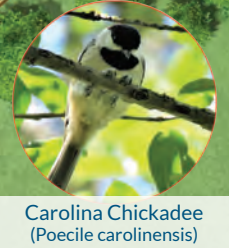
Beautyberry
(Callicarpa americana)



Zebra Swallowtail
(Protographium marcellus)



Northern Cardinal
(Cardinalis cardinalis)



Carolina Chickadee
(Poecile carolinensis)



White-Tailed Deer
(Odocoileus virginianus)



Fox Squirrel
(Sciurus niger)



Pin Oak
(Quercus palustris)

This site plan is a graphic representation and should be utilized for discussion purposes only. Plan components may change based upon regulatory approvals and field conditions. The developer has the right to change all components of the plan at their discretion without notifications. ©2022

