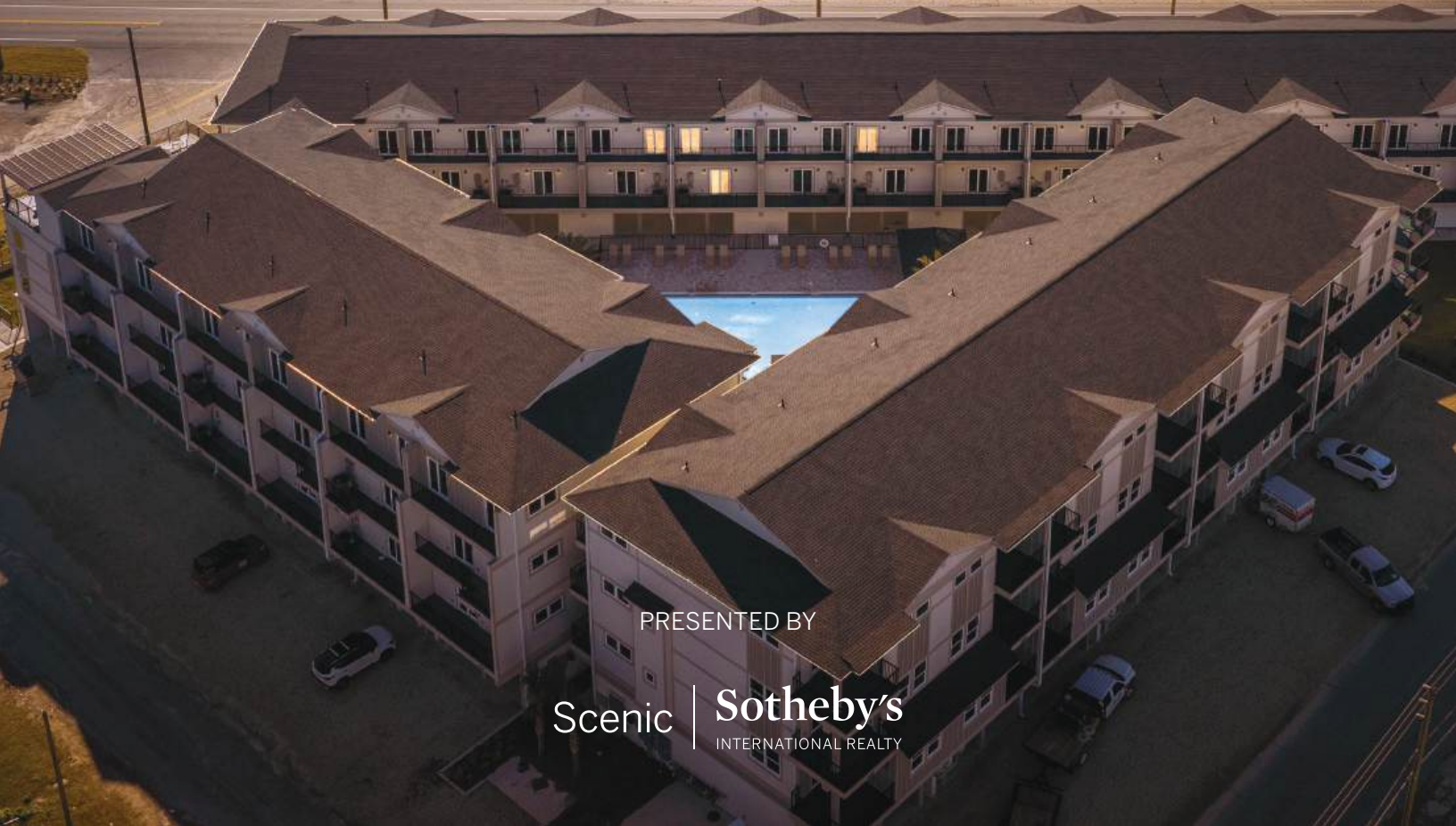


# THE OVERLOOK



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INTERNATIONAL REALTY



# The Overlook Overview

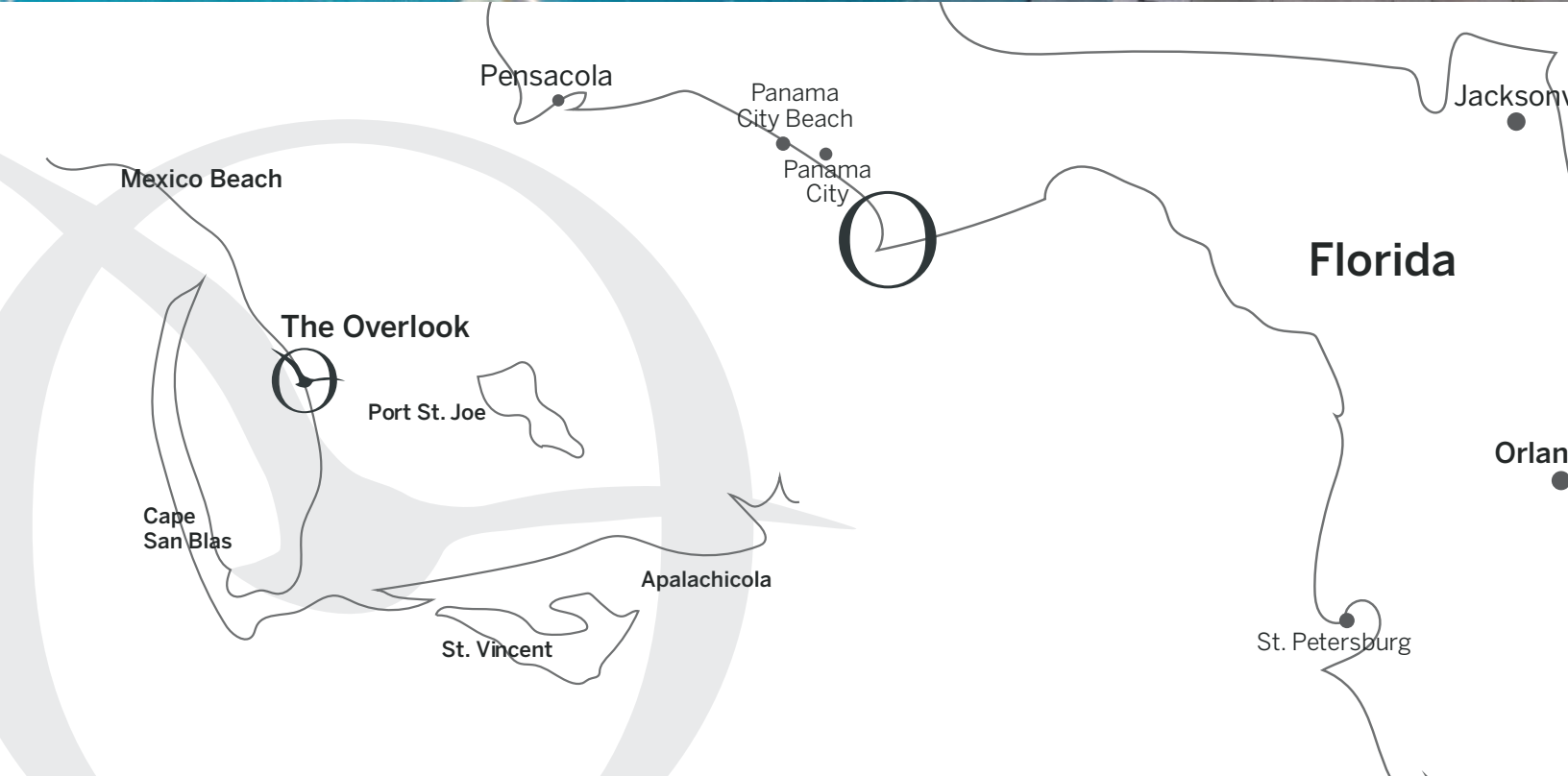
Welcome to the newest experiential development in the Florida Panhandle, a truly ease-of-ownership opportunity where sea breezes from the Saint Joseph's Bay dance across spacious patios and the onsite amenities are second to none.

The Overlook is a modern luxury community on the bay in Port St. Joe, a charming locale on the Forgotten Coast, with scalloping, horseback riding on the beach and exploring picturesque lighthouses to occupy your time during the day and walks on the beach and drinks on the 400-sq.-ft. rooftop with outdoor kitchen and pergola become part of your evening routine. Positioned minutes from the downtown area, The Overlook is a 49-home coastal community like no

other, boasting Russell Johnson's expert design with diverse layouts for easy coastal living.

Between the heated swimming pool, BBQ pavilion, clubhouse with community lounge with wet bar and bathroom, meeting rooms and gym, you'll never want to go home — or maybe, you're already there.

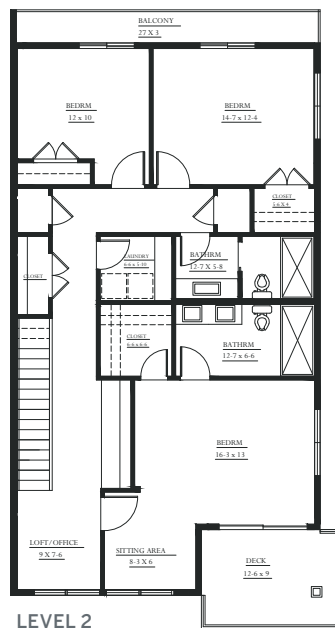
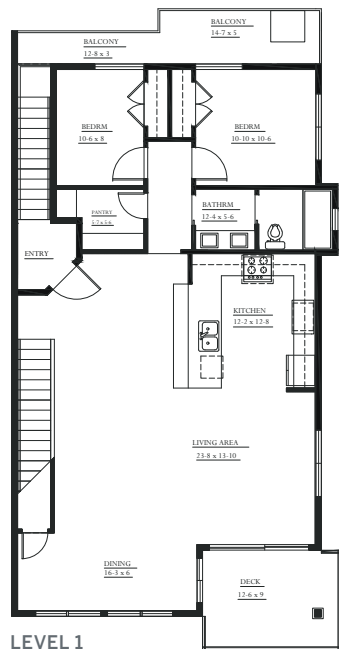
Port St. Joe is a veritable wonderland of outdoor living, where boating, hunting, fishing, camping and hiking are at your fingertips and unspoiled beaches at your feet. The community offers direct access to the Intercoastal Waterway. Nearby marinas offer added convenience. Traditional yet laidback, straightforward yet friendly, you truly can have it all.





# Five-Bedroom

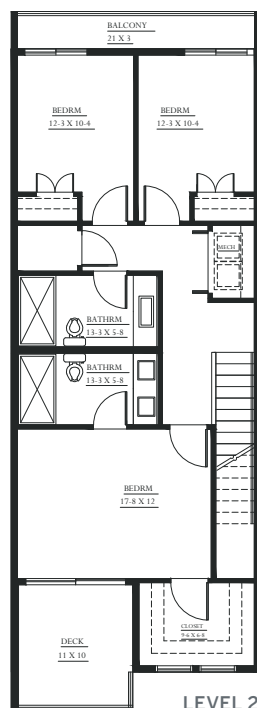
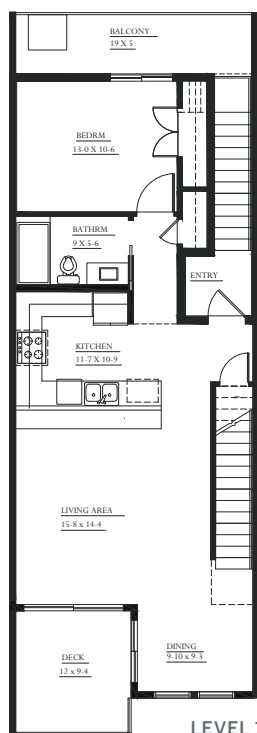
The largest of the varied floor plans available, this five bedroom unit is a study in the premiere use of space, with two bedrooms on the first floor and three, including an owner's suite with sitting area and deck access, on the second floor. The first floor features a spacious open floor plan where the kitchen with generous pantry flows into the living area and dining space with deck access and the rear of the unit houses two bedrooms with balconies and a shared bath. The second floor houses a laundry room and loft or office with two bedrooms at the rear of the unit with balcony access.





# Four-Bedroom

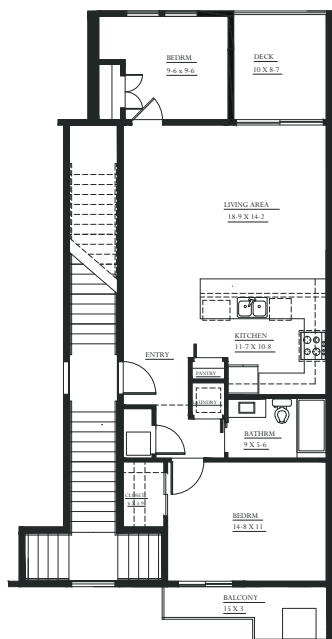
Four-bedroom townhomes are a rarity and this one offers convenient single-level living, if you choose, with one bedroom down and three additional bedrooms on the second level. The first floor is dedicated to expansive living and dining areas with deck access, just off the well-appointed kitchen. A first-floor bedroom provides a private balcony and shared access to a bath and laundry accommodations. The second level has three bedrooms with balcony or deck access and multiple baths for convenience.



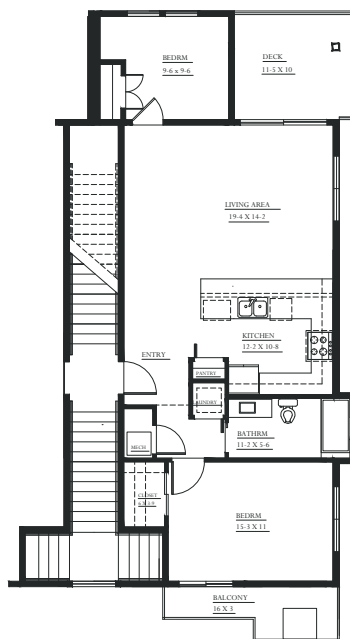


# Two-Bedroom

Enjoy a split floor plan concept in the two-bedroom units with bedrooms flanking the front and rear of the unit, each with access to an outdoor balcony or deck. Situated on a single level, this design is all about simplified living with the living room and kitchen in the middle as the hub of the home. A single bath, laundry room and plenty of pantry and closet storage space round out these accommodations.



LEVEL 1 - INTERIOR UNIT

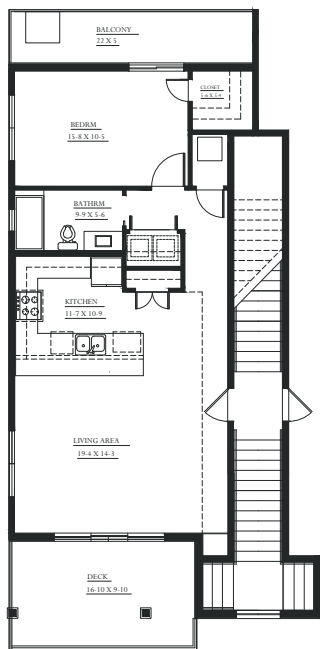


LEVEL 1 - END UNIT

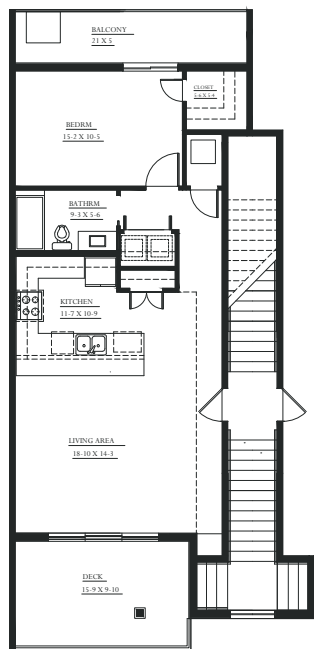


# One-Bedroom

When one bedroom is enough, look no further than this unit, which offers a generous deck off the open kitchen and living room and a bedroom with walk-in closet and balcony access in the back.



LEVEL 1 - END UNIT



LEVEL 1 - INTERIOR UNIT



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