

Description of Project – PELICAN POINTE Village Luxury Apartments



A Village uniquely designed with custom Architectural Elevations for each unit.

Situs:

Pelican Pointe is gently nestled in Nature located in pristine ecological marsh with vista views of wild life, sea breezes and beautiful Sun Rises. Living life in the best of both worlds; first enjoying living in this beautiful Serene nook in nature and second a quick five (5) minute walk to the World Famous Flagler Beach and its quaint downtown area.

Design and View:

Each unit meticulously designed for breathtaking views from private Ground floor Lanai's and Second Floor Balconies. Each unit has been designed to allow for our Class 4 luxury build out. Each unit has spacious with Ten foot ceilings throughout.

Custom Interior Features and Finishes:

Ten foot ceilings on both ground and second floor of units. Tile Floors in Kitchen and Bath, 42 " Base cabinet heights and extended height wall cabinets, European hinged cabinets with self closing drawers, Designer handles and pulls throughout, Full tile backsplashes in Kitchen, Granite Countertops in Kitchen and Baths with custom under mount sinks systems, Craftsman brushed Nickel water faucets shower heads and bath accessories, kitchen sink garbage disposal systems, Tile Shower enclosures, Hurricane rated vinyl windows and doors (eliminating the need for emergency weather preparation), Pre wired for Cat 6 and Cable, Designer Lighting package with full Designer Fan and Light Fixture packages in each unit, full depth garages for each unit along with additional parking in driveway area and at south end parking area of building. Each unit has a full driveway to unit garage and entry.

SPECIFICATIONS – FOUR UNITS:

Unit 1

- 3 Bedroom
- 2 Bathroom
- 1 Full Laundry Room (Washer Dryer hookup with Laundry Sink)
- Living Room – First Floor
- Dining Room – First Floor
- Kitchen – First Floor
- Entry Vestibule – Exterior First Floor
- Family room – Second Floor
- Loft Room – Second Floor
- Balcony – Second Floor
- 1 Garage

Specifications (unit has 14 rooms & areas)

- 1995 Living Sq Ft
- 94 sq ft Scenic Ground Floor Lani
- 281 sq ft Garage
- 65 sq ft Entry Feature
- 94 sq ft Scenic Second Floor Balcony

TOTAL = 2529 sq ft

Unit 2

- 2 Bedroom
- 2 ½ Bathroom
- 1 Full Laundry (Washer Dryer hookup with Laundry Sink)
- Foyer – Ground Floor Entry
- Entry Vestibule – Exterior First Floor
- Living Room – First Floor
- Dining Room – First Floor
- Kitchen – First Floor
- Family Room – Second Floor
- Balcony – Second Floor
- 1 Garage

Specifications – (unit has 13.5 rooms & areas)

- 1631 Living Sq Ft
- 128 sq ft Scenic Ground Floor Lani
- 274 sq ft Garage
- 39 sq ft Entry Feature
- 128 sq ft Scenic Second Floor Balcony

TOTAL = 2,200 sq ft

Unit 3

- 2 Bedroom
- 2 ½ Bathroom
- 1 Full Laundry (Washer Dryer hookup with Laundry Sink)
- Entry Vestibule – Exterior First Floor
- Living Room – first Floor
- Dining Room – First Floor
- Kitchen – First Floor
- Family Room – Second Floor
- Balcony – Second Floor
- 1 Garage

Specifications (unit has 12 ½ rooms & areas)

- 1551 Living Sq Ft
- 80 sq ft Scenic Ground Floor Lani
- 275 sq ft Garage
- 81 sq ft Entry Feature
- 80 sq ft Scenic Second Floor Balcony

TOTAL = 2,067 sq ft

Unit 4

- 2 Bedroom
- 2 ½ Bathroom
- 1 Full Laundry (Washer Dryer hookup with Laundry Sink)
- Dining Room – First Floor
- Living Room – First Floor
- Kitchen – First Floor
- Lani – First Floor
- Entry – First Floor
- Family Room – Second Floor
- Balcony – Second Floor
- 1 Garage

Specifications (unit has 13.5 rooms & areas)

- 1536 Living Sq Ft
- 71 sq ft Scenic Ground Floor Lani
- 283sq ft Garage
- 49 sq ft Entry Feature
- 71 sq ft Scenic Second Floor Balcony

TOTAL = 2,010 sq ft



INVESTORS SOUGHT

What we are seeking is an investor or investors to bring the Construction financing. This project could also be broken into two (2) or three (3) investors.

The amount of financing needed is 1.85 Million for the construction of the units.

What we are offering is to split the ownership 50 – 50 in a Limited Liability company setup to build and to operate and sell investment. Our company would bring the development and build the units. The estimate construction time is fourteen (14) months for this build.

Project will be worth in the range of 3.975 Million to 4.75 Million upon completion

City Approval Project Status –

Project has full approval of city Architectural Review Board, the City Planner and the project has final approval of the City Council. The Building department has indicated the next step is to proceed to permit and pay the impact fees and permit fees and then build the project.

Architectural Design -

Architectural Design Drawings are completed ready for seal and submittal.

Civil Drawings and Permits -

All Civil design drawings, applications and related needed Permits are ready to be pulled by our Civil Engineers Stephenson Wilcox and Associates Inc.

With funding available to proceed the permitting time is estimated at Forty- Five (45) days from full submittal.