

Laguna Caribe

Sales Fact Sheet

Lots:

- Prices range from \$170,000 to \$271,000 (Ask about our financing options)
- Lot sizes range from 4,140 sf up to 8,361 sf
- Lot widths range from 46 ft to 73 ft
- Typical lot depth 90 ft up to 130 ft
- Each lot can accommodate a cabana/casita with a maximum building pad of 600 sf (900 sf expected to be approved 2q 2022) – 2 story options under development
- Each lot comes with:
 - o a paver RV pad
 - o base landscaping plan (decorative tree, planter areas and grass)
 - o power pedestal with 200 amp service, with multiple 50A and 20A outlets, and outlets for telecom and potable water hose bib
 - o water connection
 - o sanitary sewer connection
 - o Telecom connections, basic cable TV provided in assessments, broadband internet available
- Initial lot closings scheduled for end of May 2022

Lot Rentals:

- \$145 per night with a \$500 deposit per lot (11% tourist tax will be applied)
- No Resort Fee
- LakeFront monthly rental \$3,800 per month (pull in lots)
- Preserve monthly rental \$3,200 per month (back in lots)
- Pets allowed with restrictions
- Owner owned lots must use PPM to rent out lot (25/75 split)

Laguna Caribe HOA:

- The Laguna Caribe HOA will be the association responsible for handling the rules and regulations for Laguna Caribe, the management of the Coral Club and all leasing activities for Laguna Caribe residents.
- The LCHOA will also manage the Laguna Caribe Design Review Committee, which will review and approve all exterior improvement designs per the Laguna Caribe Design Guidelines. ■ The LCHOA quarterly fee is \$711.00/quarter (\$237.00/month)
- This fee Includes:
 - o Access to all Laguna Caribe Amenities including:
 - ☞ Dog park
 - ☞ Pocket parks (Dolphin Cove and Sunset Cove) with exercise circuit

- ⌄ Pickle Ball Courts
 - ⌄ Putting Green
 - ⌄ Bocce Ball courts
 - ⌄ Resort style zero entry swimming pool, cabanas, spa, and two fire pits overlooking the lake
 - ⌄ The Coral Club House, bath house and Tiki Bar; bath house includes men's and ladies private shower room
 - ⌄ Trailer connection/disconnection facility
 - ⌄ Trailer storage area spots are available to rent
 - o Club access for food and beverage (liquor, wine, and beer) service – Opening TBD
 - o Facility access will be via RF band system
 - o Special events organized by Coral Club Staff
- 🏠 Tropical island-themed Coral Club clubhouse
- 🏠 LCHOA fees will be discounted until the completion of all amenities.

Casitas/Cabanas: (5-6 month to build)

- 🏠 Base unit footprint will range in size from 400sf up to 600sf (a larger two-story option is under development)
- 🏠 Each casita can be designed with 1 of 3 elevation concepts. All are island themes:
 - o West Indies (traditional Caribbean Island Inspiration)
 - o Yucatan (transitional Latin American inspiration)
 - o Bali (modern Asian Island inspiration)
- 🏠 Standard features include:
 - o Impact Glass windows and doors
 - o LVT flooring with several decorative options
 - o Granite/Quartz Countertops
 - o Whirlpool appliance package
 - o Tiled shower with decorative shower detail
 - o Kohler Plumbing Fixtures
 - o R-19 insulation
 - o High Efficiency HVAC system
 - o water heater
- 🏠 Customization opportunities are available.
- 🏠 All units to be built by developer approved builder
- 🏠 Pricing will start at \$245,000
- 🏠 Preferred Builder Info:
 - Michael Heiderman - 484-682-5252
 - Michael@gvmbuilds.com

Master HOA (Cypress Woods):

- The Cypress Woods HOA is the master HOA and all Laguna Caribe residents will have access to all amenities in Cypress Woods including the Town Center, the Welcome Center and all amenities in Cypress Woods
- The quarterly HOA fee is \$862/quarter (287.33/month)
- This fee includes:
 - o Landscape maintenance of all lots including Laguna Caribe lots
 - o Water and sanitary sewer service
 - o Maintenance of all Cypress Woods common areas including the main Town Center Clubhouse and the Welcome Center.
 - o Basic cable TV service

Trailer Storage:

"Toads" (single axle, no tongue) - \$150/month

- Utility trailers/2 axle vehicle trailers/boats, etc. up to 20 ft length - \$175/month
- Trailers/vehicles/boats > 20 ft length and <30ft length - \$300/month
- Trailers/vehicles/boats up to 40 ft length - \$400/month

■ No modular storage containers allowed or other than the equipment listed above (i.e., no commercial vehicles, construction equipment, materials, etc. are allowable).

■ These rates are all based on a month-to-month lease (I'll develop a simple lease form this weekend). Non-members are not eligible for longer term leases. The rate schedule will be included in the lease document.

■ Laguna Caribe Members will receive a discounted lease rate schedule (coming soon).