



Hunters Point

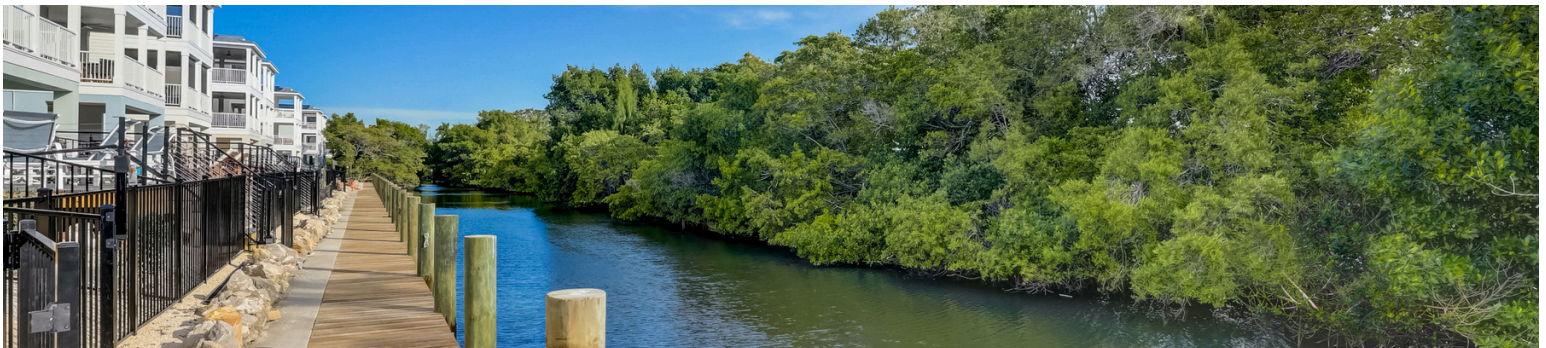
SUSTAINABLE WATERFRONT LIVING
PEARL HOMES

WHERE LUXURY WATERFRONT MEETS SUSTAINABILITY

Nestled in the heart of Cortez, just across the inlet from Anna Maria Island, Pearl Homes has meticulously designed a waterfront haven known as Hunters Point. This boat-friendly, net-zero community has gained acclaim for its innovative, self-sustainable approach and state-of-the-art homes.

Hunters Point represents the harbor community of tomorrow, driven by a passionate endeavor with a singular mission: building a better home while maintaining a zero-carbon footprint.

These cutting-edge residences, starting at \$1.25M, bear the fitting name "The Pearl." Not only do they feature resilient exteriors, but their interiors also radiate timeless beauty and elegance. With premium solar panels, the excellent sonnen battery, and the Moen Flo smart water monitor, it is not just a home - but a reservoir of energy. Meticulously designed for peace of mind, The Pearl redefines next-gen living.



CONTACT US
941.241.2429
sales@hunterspointfl.com
www.hunterspointfl.com



THE FUTURE OF SUSTAINABLE LIVING HAS ARRIVED



ABOUT PEARL HOMES - PIONEERS IN ENERGY INDEPENDENCE

Pearl Homes believes in the power of responsible building practices, utilizing the most sustainable materials available, and providing an off-grid power supply solution. Pearl Homes is dedicated to continually creating and expanding its use of ground-breaking green technologies, including the advanced sonnenBatterie for solar energy storage.

ELEVATION A



ELEVATION B



STANDARD FEATURES

The Pearl

Structural Features

5.5" Open Cell R-7 Interior Wall, Ceiling & Floor Spray Foam Insulation
1" Core Drill Spray Foam Insulation at Interior Building Corners
R20 Roof and R13 Floor and Wall
9' FL Basement Construction
Low E Double Pane Vinyl Pocket Sliding Glass Doors & Windows
Enhanced Foundation
2"x6" Lumber Used for Exterior Walls
Structural Shearwalls
Cast-in-Place Concrete slab, first floor
ZIP System Dry-In

Smart Home Features

Sonnen™ Energy Management Battery System
Tesla™ EV Fast Charger
100% LED Lighting Throughout
USB Plugs
Moen™ FLO Smart Water System
CO and CO2 Smoke Detectors Throughout
Guardian™ IQ2 Panel
Home Smart Speaker & Home Assistant
Heating & Air Conditioning Control Via Mobile App

Warranty

Builder One Year All Inclusive
2-10 Ten Year Structural Warranty
GE Appliances 5 Year Extended Appliance Warranty
20 Year Warranty on Sonnen System
25 Year Warranty on Solar Panels

Interior Features

Masonite 8 Foot High Doors Throughout
9 foot High Ceilings Throughout
Quartz CounterTops Throughout
Luxury Flooring
42" Kitchen Cabinetry with Crown Molding
Ventilated Faux Wood Shelving In Closets Throughout
GE Energy Star™ Appliances
Luxury Standard Undermount Bathroom Sinks
Undermount Single Bowl Granite Composite Kitchen Sink in Matte
Semi-Frameless Shower Enclosure
Moen™ Watersense Plumbing Fixtures Throughout
2-piece 1.1 GPF/1.6 GPF High Efficiency Dual Flush Luxury Standard, Complete Elongated Toilet
Solid Surface Window Sills
Designer bath LED Light Fixtures

Exterior Features

James Hardie™ Fiber Cement Siding
PGT™ Hurricane Impact Windows and Doors Throughout
Paver Driveway
Epoxy Garage Floor
Paver Lanai
Therma Tru™ Exterior Doors
Smart, Insulated, Flood Vents

Clean Energy Features

Net Zero Designed to Produce More Energy than Consumed
Solar Panel Array
Sonnen™ Solar Smart Battery Storage
LEED™ Certified
Energy Star™ Certified
Indoor Air Plus Certified
WaterSense™ Certified (Low Flow Fixtures, Conserve up to 2,500 gal Water Annually)
HERS Rating
Energy Automation with Monitoring
Zero VOC Interior Paint

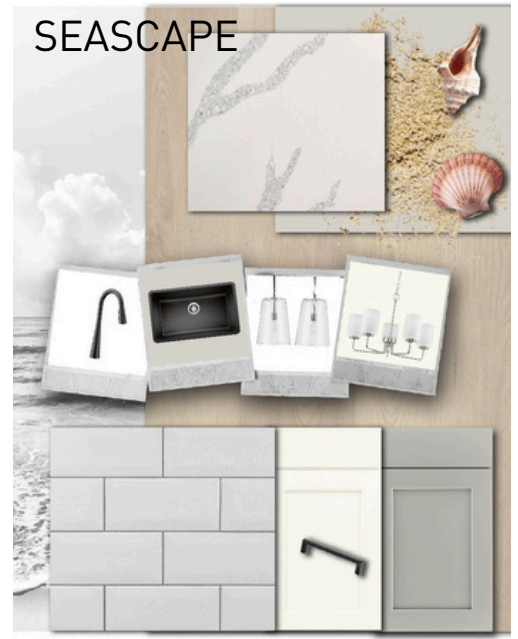
OPTIONS

Waterfront - Boat Dock - Deck - Pool



INTERIOR SELECTIONS

The Pearl



LOCATION | CORTEZ, FL

The gateway to Anna Maria Island



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