



SALE

Grand Haven, Palm Coast, FL - 24 Town Homes or Condo Site

400 RIVERFRONT DR

Palm Coast, FL 32137

PRESENTED BY:

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FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,250,000
LOT SIZE:	1.56 Acres

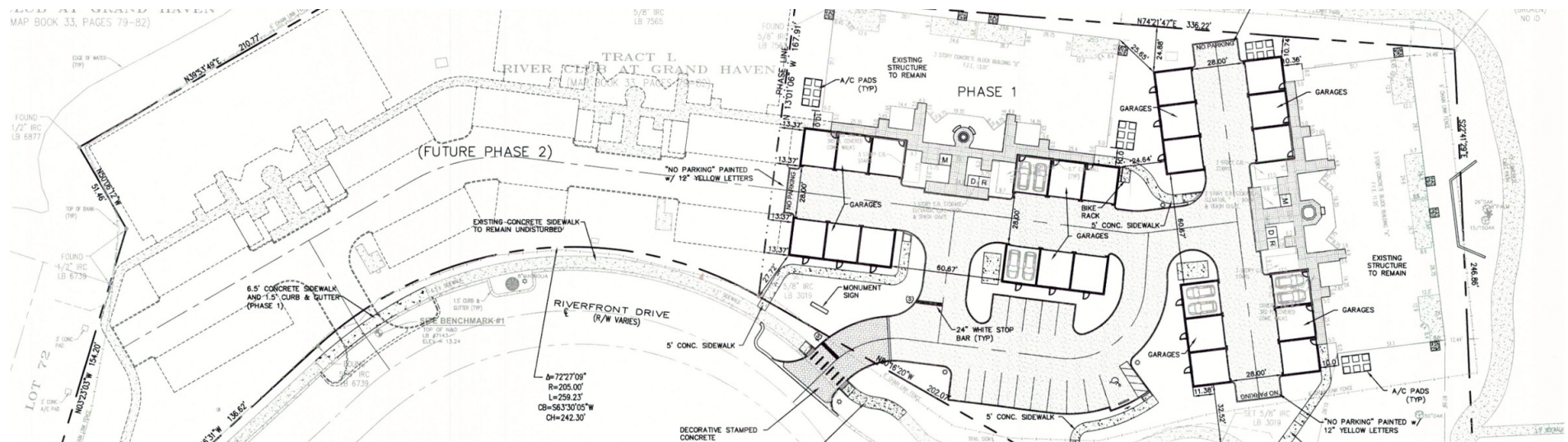
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	180	444	1,388
TOTAL POPULATION	363	896	2,826
AVERAGE HH INCOME	\$96,697	\$101,482	\$101,781

PROPERTY DESCRIPTION

- Grand Haven Golf Club - 1.56 Acres Development Site
- Entitled for 24 Town Homes or Condos
- Adjacent to Grand Haven Clubhouse, Tennis, Pool and Amenities
- River and Golf Course Views
- Pad Ready(Condos) With Utilities in Place
- Stormwater in Place - Master Retention
- HOA Access for Golf Course, Tennis, Pools Clubhouse
- Grand Haven Assessment = \$165 Per Unit Per Year
- Non Ad Valorem Tax = \$2,932 Per Unit Per Year

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PROPOSED CONDO PLAN

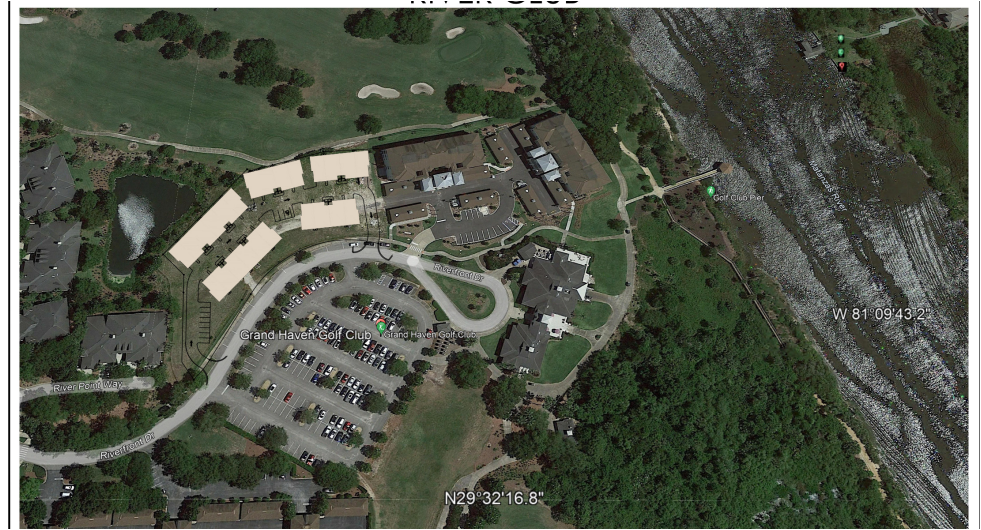


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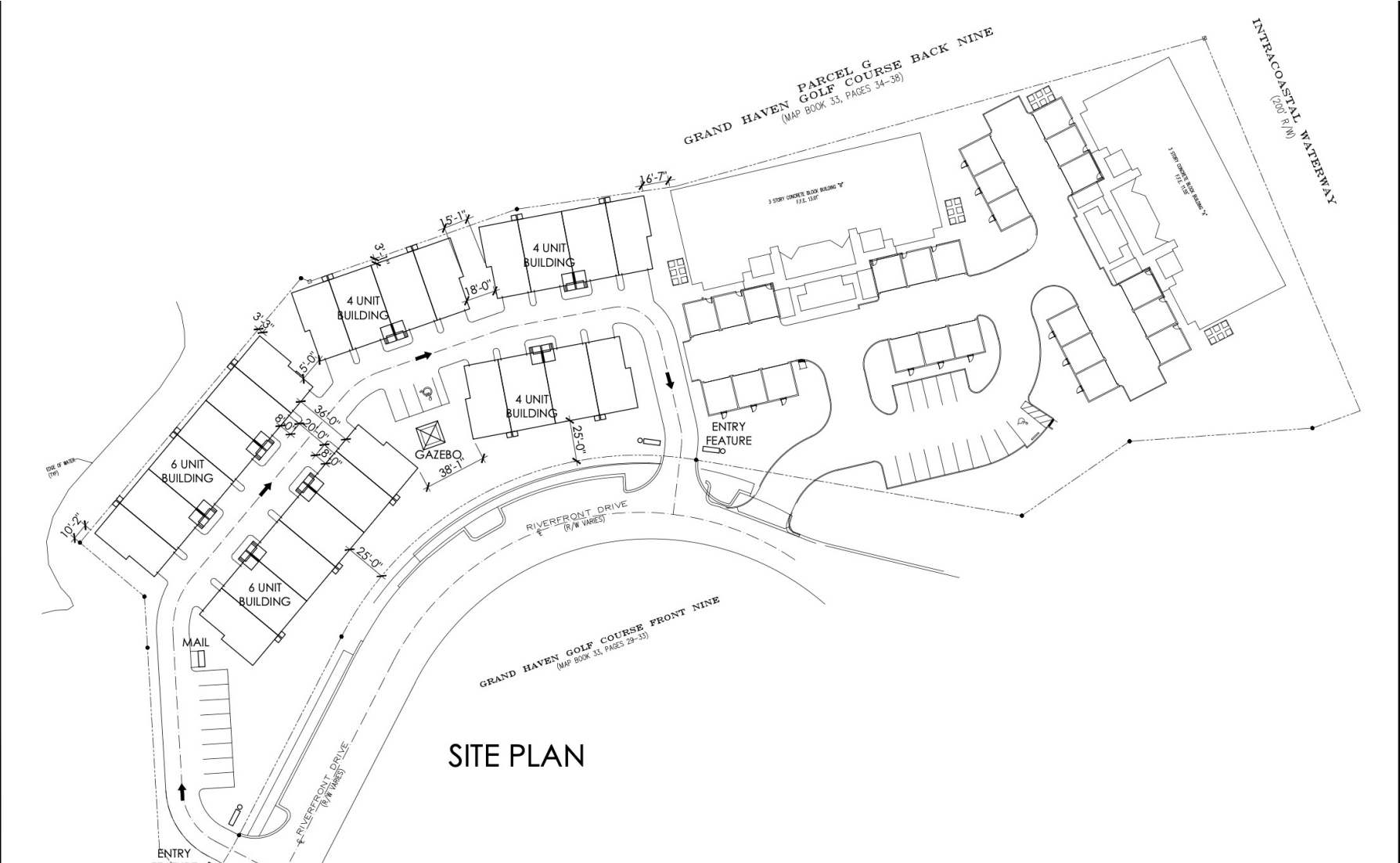
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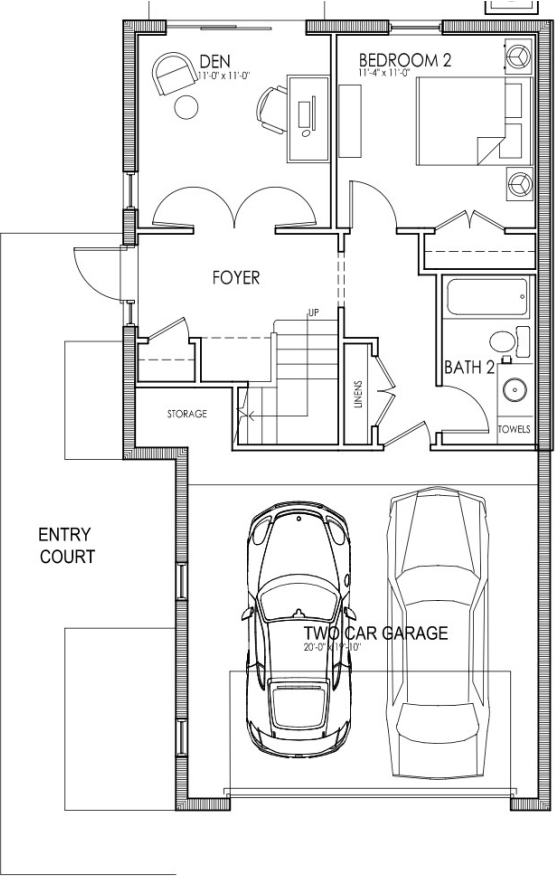
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PROPOSED TOWN HOUSE SITE PLAN

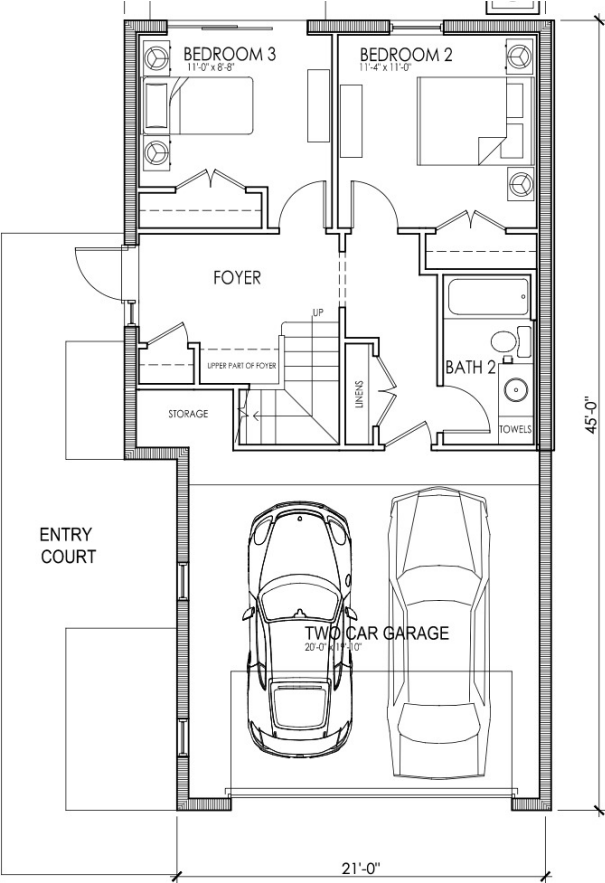


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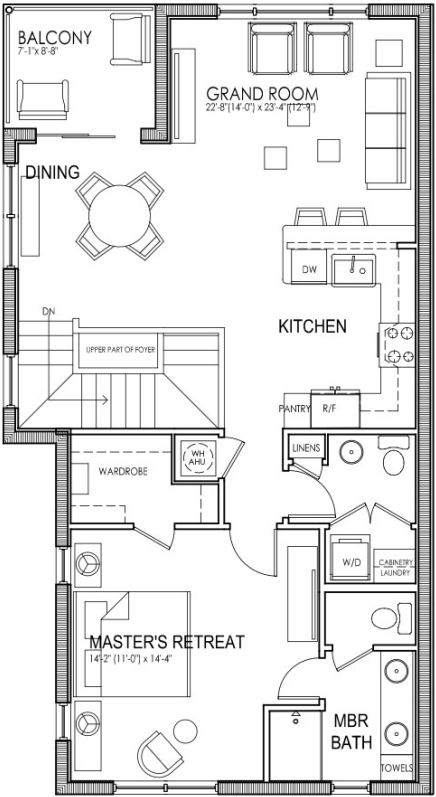
MODEL A



GROUND FLOOR - OPT 1
1/8" = 1'-0"
565 SF A/C
454 SF GARAGE
1019 SF TOTAL



GROUND FLOOR - OPT 2
1/8" = 1'-0"

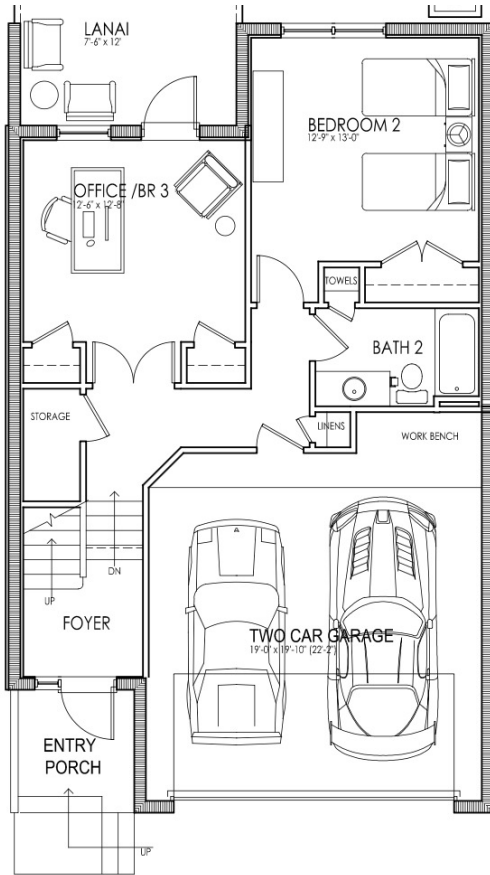


SECOND FLOOR
1/8" = 1'-0"
883 SF A/C
61 SF BALCONY
944 SF TOTAL

MODEL A

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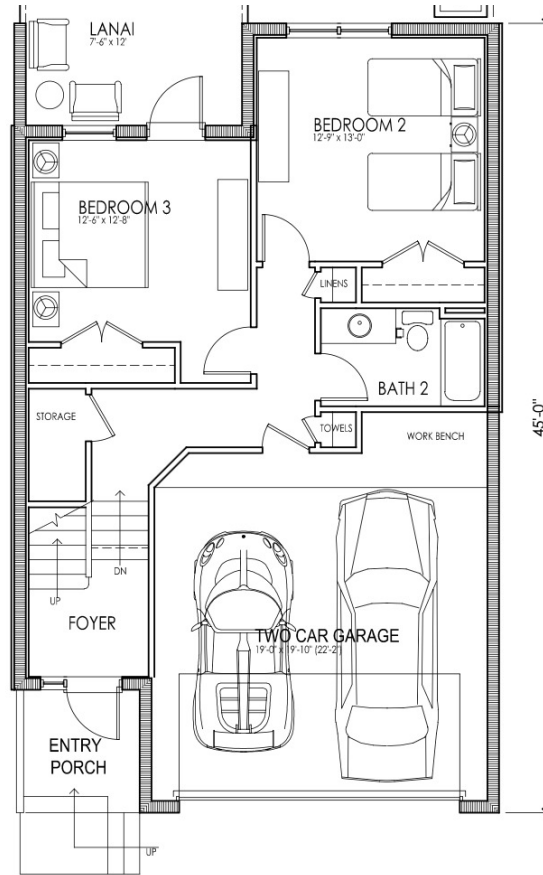
MODEL B



GROUND FLOOR - OPT 1

1/8" = 1'-0"

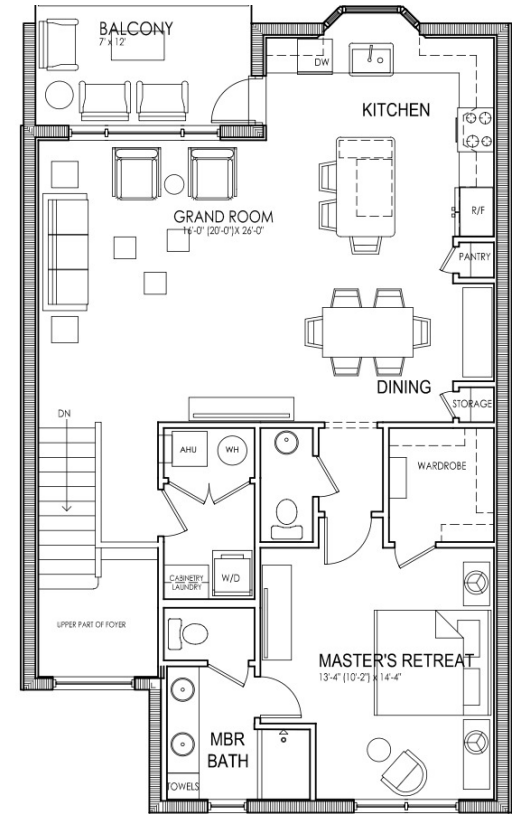
675 SF A/C
92 SF LANAI
418 SF GARAGE
1185 SF TOTAL



GROUND FLOOR - OPT 2

1/8" = 1'-0"

MODEL B



SECOND FLOOR

1/8" = 1'-0"

1008 SF A/C
92 SF BALCONY
1100 SF TOTAL

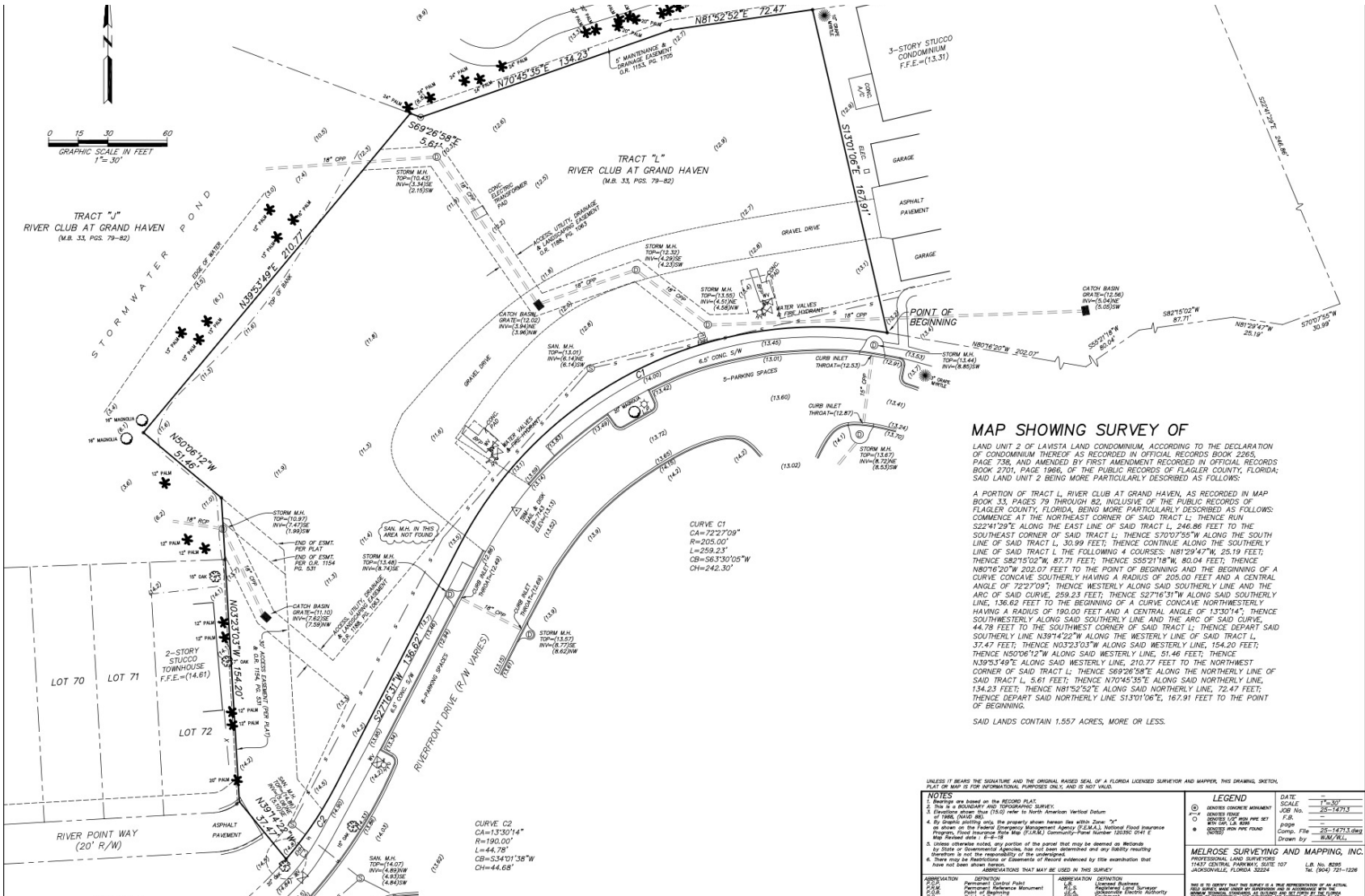
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SURVEY



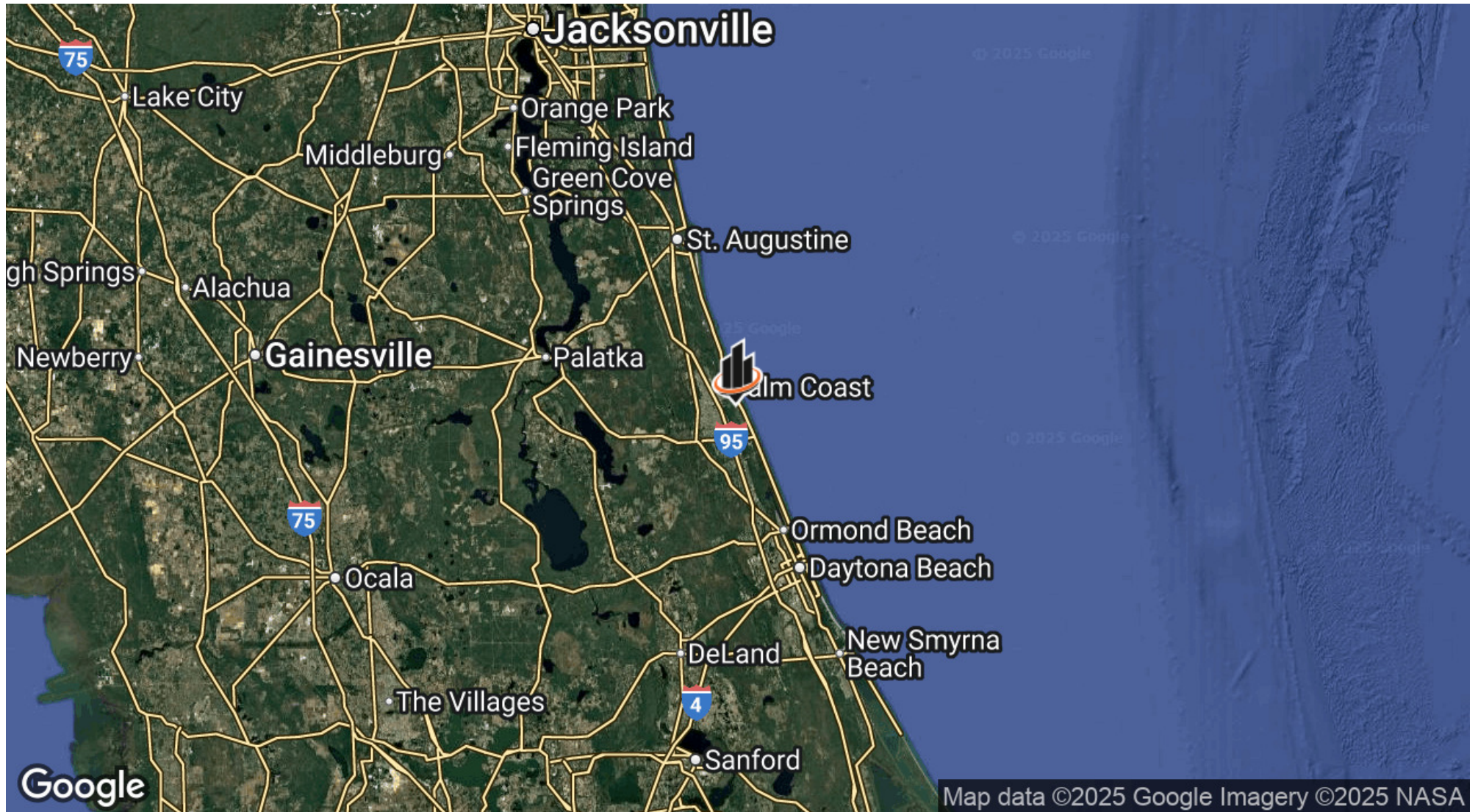
MAP SHOWING SURVEY OF
LAND UNIT 2 OF LAVISTA LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREON AS RECORDED IN OFFICIAL RECORDS BOOK 2265, PAGE 738, AND AMENDED BY FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 2701, PAGE 1986, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; SAID LAND UNIT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF TRACT L, RIVER CLUB AT GRAND HAVEN, AS RECORDED IN MAP BOOK 33, PAGES 79 THROUGH 82, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT L; THENCE RUN S22°41'29"E ALONG THE EAST LINE OF SAID TRACT L, 246.86 FEET TO THE SOUTHEAST CORNER OF SAID TRACT L; THENCE S70°07'55"W ALONG THE SOUTH LINE OF SAID TRACT L, 30.99 FEET; THENCE S82°15'02"W, 87.71 FEET; THENCE S82°21'18"W, 80.04 FEET; THENCE N80°16'20"W 202.07 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 72°27'09"; THENCE WESTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE, 259.23 FEET; THENCE S27°16'31"W ALONG SAID SOUTHERLY LINE, 136.62 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 133°01'45"; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE, 44.78 FEET TO THE SOUTHWEST CORNER OF SAID TRACT L; THENCE DEPART SAID SOUTHERLY LINE, N38°14'32"W ALONG THE WESTERLY LINE OF SAID TRACT L, 37.47 FEET; THENCE N03°23'03"W ALONG SAID WESTERLY LINE, 154.20 FEET; THENCE N50°06'12"W ALONG SAID WESTERLY LINE, 51.48 FEET; THENCE N30°55'49"E ALONG SAID WESTERLY LINE, 210.77 FEET TO THE NORTHWEST CORNER OF SAID TRACT L; THENCE S89°26'58"E ALONG THE NORTHERLY LINE OF SAID TRACT L, 5.61 FEET; THENCE N70°45'35"E ALONG SAID NORTHERLY LINE, 134.23 FEET; THENCE N81°52'52"E ALONG SAID NORTHERLY LINE, 72.47 FEET; THENCE DEPART SAID NORTHERLY LINE, S13°01'06"E, 167.91 FEET TO THE POINT OF BEGINNING.
SAID LANDS CONTAIN 1.557 ACRES, MORE OR LESS.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS GRAPHICAL SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

NOTES	LEGEND	DATE
1. All points are based on the RECORD PLAT.	1. 1"=30'	1-10-2020
2. All points are based on the RECORD PLAT.	2. 1"=30'	1-10-2020
3. Elevation above sea level (1610) refers to North American Vertical Datum of 1988 (NAVD83).	3. 1"=30'	1-10-2020
4. All points are based on the RECORD PLAT.	4. 1"=30'	1-10-2020
5. All points are based on the RECORD PLAT.	5. 1"=30'	1-10-2020
6. All points are based on the RECORD PLAT.	6. 1"=30'	1-10-2020
7. All points are based on the RECORD PLAT.	7. 1"=30'	1-10-2020
8. All points are based on the RECORD PLAT.	8. 1"=30'	1-10-2020
9. All points are based on the RECORD PLAT.	9. 1"=30'	1-10-2020
10. All points are based on the RECORD PLAT.	10. 1"=30'	1-10-2020

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LOCATION MAP



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