



Hammock Dunes Interesting Facts

Bulletin 005

DID YOU KNOW...

Most realtors in our area are very familiar with Hammock Dunes. The community was developed to accommodate a variety of living preferences ranging from 'year around living' to a 'second home'...with locations fronting the ocean, Intracoastal Waterway, lakes, and/or golf fairways... single family homes, luxury condominiums, villas and carriage homes all with strong Mediterranean architecture. Lots range from $\frac{1}{4}$ acre to $1\frac{1}{2}$ acres. Existing homes range in size from 1,850 to 18,400 Sq. ft. Condominium units range in size 1,500 to 5,500 Sq ft. The purpose of this bulletin is to familiarize you with the various neighborhoods within Hammock Dunes (size, characteristics, etc.) so that you may better match the desires of your prospect with the appropriate neighborhood.

Single Family Homes & Lots

Granada Estates:

Single family homes & homesites that average $\frac{1}{2}$ acre in size with a minimum build requirement of 2,500 sq. ft. and currently range from 4,200 to 7,100 sq. ft. All homes are situated on Golf Course Fairways or adjacent to Fresh water Lakes.

Grande Mer:

Single family homes & homesites that are ocean front, 2nd & 3rd row ocean. All lots have access to beach walkovers & beach views. The lots range from $\frac{1}{2}$ to $\frac{3}{4}$ of an acre in size. Homes have a minimum build requirement of 3,500 sq. ft. and 3 car garages. Current homes range from 5,200 to 13,100 sq. ft. A number of the homes & lots overlook the 7th & 18th fairway of the Hammock Dunes Links Course.

Playa del Sur:

Single family homes & home sites that are ocean front. Lots range from $\frac{1}{4}$ acre to 20,000 sq. ft. bordering approximately 100 ft. of ocean frontage. Most homes or lots also have west views of San Gabriel Lake. Current houses range from 9,000 to 15,000 sq. ft. in total area.

Carino la Mer:

Single family homes & home sites that are ocean front. Lots average a $\frac{1}{4}$ acre with

approximately 100 of ocean frontage. Current houses range from 6,700 to 7,500 sq. ft.

Island Estates:

Single family homes & home sites that range from 1 to 4 acres with the average lot ranging from 1 to 1 ½ acres. Each lot borders either the Intracoastal Waterway or the Florida East Coast Cana with approximately 150 ft. of frontage (double lots are larger). Most homes have boat docks on the water. Homes range in size from 5,100 to 18,400 (on a double lot) sq. ft.

Villas (Detached homes with 2 car garages and community maintenance)

La Costa:

Single family homes & home sites, all are lake front property. Current homes range in size from 2,000 to 3,500 sq. ft.

Marbella:

Single family homes with 2 or 3 bedrooms facing either the 11th fairway or Lake Monterrey. Single story homes range in size from 2,000 to 2,600 sq. ft. Two story houses are approximately 3,200 sq. ft.

Monterrey:

Single family homes with 2 or 3 bedrooms. Home area ranges from 1,850 to 2,900 sq. ft. All have lake views and some have views of the 12th golf hole.

Montilla:

Single family homes with 3 or 4 bedrooms. Home areas range from 3,000 to 4,000 sq. ft. Most homes face the 11th fairway and all reside within 200 yards of the beach walkover.

Villa di Capri & Villa del Mar:

Single family homes with 2 bedrooms and a courtyard. Home areas range from 2,000 to 3,000 sq. ft. Each lot faces either a fairway, lake or marsh.

Condominiums

Casa Bella:

Single family units, 3 units per building, one condo per floor and each unit has a 2 car garage. The condominium units range from 2,014 to 2,480 sq. ft. all have 3 bedrooms and 2 or 2 ½ baths. All units are within 200 yards of the beach walkover or the pool pavilion. Views include lake and the Hammock Dunes Links golf course.

Cambria:

Single family units and penthouses that are oceanfront. Two, three and four bedroom units with two penthouses living space ranging from 2,100 to 5,500 sq. ft. Each unit has private, coded resident elevator access and service elevators on each floor. With units from 2100 to 5500 square feet of private living space. Residents enjoy the amenities of a social room with big screen TV, a wine room with individual wine storage, a golf simulator room, a theater, exercise room, separate men's and ladies' sauna and steam room with locker rooms, a billiard

room, a catering kitchen, an indoor hot tub, a massage room. The pool and outdoor spa are on the elevated deck with outdoor grills and outdoor fireplace and ocean views. Cambria also has walking path for pets, private beach walkover with shower and a business/library for resident use. Two guest suites are available to owners.

La Grande Provence:

Single family units and penthouses that are oceanfront. Units range from 1,458 sq. ft. with 2 bedrooms and 2 baths to 3,068 sq. ft. with 3 bedrooms and 3 or 3 ½ baths. Penthouses range from 4,415 to 4,902 sq. ft. with 4 bedrooms and 4 or 4 ½ baths. Amenities include an oceanfront heated pool and beach walkover.

Le Jardin:

Single family units that are all oceanfront. The units range from 3 bedrooms 3 ½ baths with a total area of 3,697 sq. ft. to 4 bedrooms 4 ½ baths with a total area of 4,948 sq. ft. Amenities include an elegantly furnished entry lobby with direct access to private elevators; social room with floor-to-ceiling windows with wet bar, large-screen television; fitness room with aerobic equipment, sauna, steam rooms and swim spa; sunset roof terrace; wine cellar with private, temperature-controlled wine storage and tasting alcove; state-of-the-art theatre with surround-sound, stadium style seating and lounge area; board room and caterer's kitchen; outdoor fireplace with patio seating area; sculpted gardens with walking paths; sweeping terrace off the social room; dune walk-over with ocean view gazebo.

Portofino:

Single family units and penthouses that are all oceanfront. The units range from 2 bedrooms 2 ½ baths with a total area of 2,280 sq. ft. to 4 bedrooms 4 ½ baths with a total area of 5,330 sq. ft. Amenities include private elevators providing direct access into the residence entry foyer. An elegantly furnished lobby, large social room with bar and serving pantry for special events, unique billiards room adjacent to bar area and social room, guest suites for out of town visitors or family, a large pool and a spa amenity feature with a dune crossover to the beach and more.

Savona:

Single family units that are all oceanfront. The units range from 2 bedrooms 2 ½ baths with a total area of 2,245 sq. ft. to 4 bedrooms 3 ½ baths with a total area of 3,425 sq. ft. Residents enjoy amenities offered at the adjacent Portofino, from resort-style pool, spa and entertainment area and fitness center to the quiet gathering places of the social room, billiard room and home theatre room.

Tuscany:

Sixty four single family units and penthouses are all oceanfront. The units range from 3 bedrooms 2 ½ baths with a total area of 2,525 sq. ft. to 4 bedrooms 3 ½ baths with a total area of 3,935 sq. ft. Each unit has a private coded elevator access into the residence entry foyer. Residents enjoy the amenities of an elegantly furnished lobby, large social room with bar and state of the art theater with surround sound and stadium style seating. A guest suite is available. The associated private Tuscany Beach Club Includes: a 1200 square feet social room with a catering kitchen that opens to an outdoor covered pavilion, a fully equipped exercise room with separate sauna, steam and locker rooms, an outdoor

covered pavilion with grills, a spa, a very large pool with walk-in beach like entry, and a private walk over to the beach.

Viscaya:

Carriage house style condominium units. Total of 6 buildings with 4 units per building (2 upstairs units/ 2 downstairs units). The units range from 2 bedroom & 3 bedroom, 2.5 baths and 2186 - 1837 sq. ft. Each unit has a two car garage. Views include the 10th fairway of the Hammock Dunes Links Course and lake view facing the ocean.

Future Bulletins will provide a more in depth description of the single family home & lots neighborhoods & the Villa neighborhoods for your files.

Sincerely,

Hammock Dunes Owners' Association

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