

EGRET LANDING CONDOMINIUMS – HORSESHOE BEACH, FL
Developed by: Pepperfish, Inc. 50 Main St. Horseshoe Beach, FL 32648

877-227-3474 | www.elcondos.com



Located on the Gulf coast of Florida in the small fishing town of Horseshoe Beach, Egret Landing provides a peaceful escape from the daily grind. Surrounded by government wildlife management areas on both sides, this undiscovered coastal village offers some of the most affordable waterfront real estate remaining in Florida. The town has a US Post Office, City Hall, a full-service marina, restaurant, ice-cream/hotdog stand, a general store with groceries/marine supplies, two churches and beautiful Gulf sunsets!

Enjoy everything "Old Florida" has to offer. Fish the area's plentiful creeks and lush grass flats for tailing redfish, pick up a bucket of scallops or just relax and do nothing. This is your chance to own a piece of Florida's "Big Bend" to enjoy for years to come.

Offering one, two and three bedroom residences, Egret Landing Condominiums provides a high-quality, spacious atmosphere with several valuable amenities. Have a picnic with family and friends at the swimming pool and barbecue area, launch your boat at the private boat ramp, tie your boat up to the private dock and clean your catch at the canal-front gazebo. You will not find another project providing Gulf of Mexico views & immediate Gulf access this reasonably priced anywhere else in Florida.

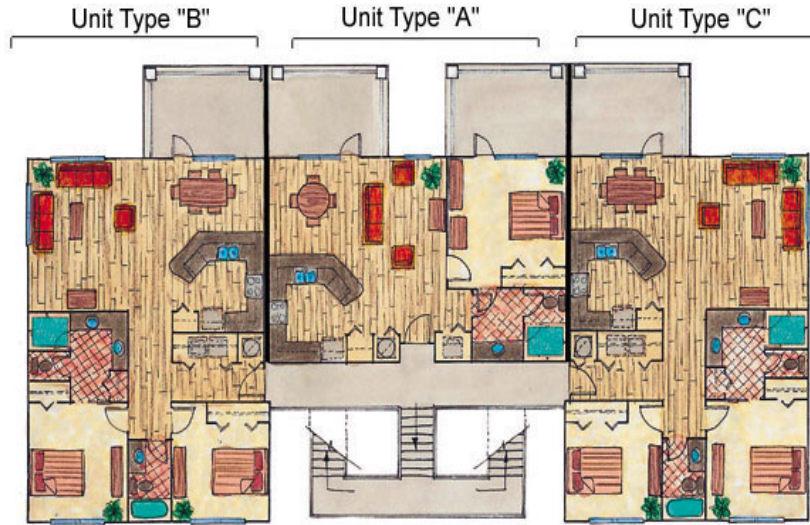
Egret Landing provides that get-away home you have always wanted, a place to unwind and enjoy what Old Florida's "Big Bend" has to offer. Buy today and have a place to relax for many years to come.



**** Please visit our Sales Office located at Hwy 351 & 2nd Ave West in Horseshoe Beach ****

FLOORPLANS:

ONE & TWO BEDROOM FLOORPLANS - Buildings A - F

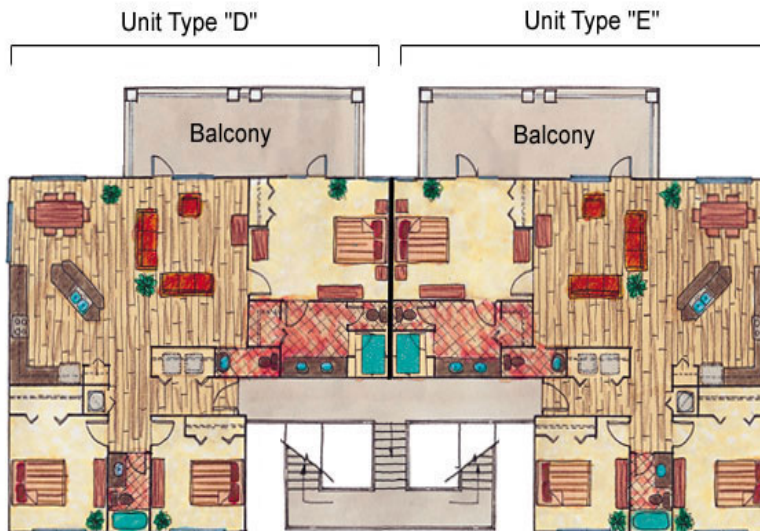


(2/1/2 Building Layout - Buildings A, B, C, D, E & F)

Unit Type "A"	
1 Bedroom - 1 Bath	
Interior	788 sq ft
<u>Balconies</u>	<u>292 sq ft</u>
TOTAL	1,080 sq ft

Unit Types "B" & "C"	
2 Bedroom - 2 Bath	
Interior	1,144 sq ft
<u>Balcony</u>	<u>146 sq ft</u>
TOTAL	1,290 sq ft

THREE BEDROOM FLOORPLANS - Buildings G & H



(3/3 Building Layout - Buildings G & H)

Unit Types "D & E"	
3 Bedroom - 2 1/2 Bath	
Interior	1,549 sq ft
<u>Balcony</u>	<u>300 sq ft</u>
TOTAL	1,849 sq ft

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ABOUT THE TOWN OF HORSESHOE BEACH:

Horseshoe Beach is an isolated, laid back, friendly fishing village less than one square mile in size located and surrounded on three sides by the Gulf of Mexico. The small coastal town is located on Florida's "Big Bend" coast and our city limits sign at the cattle-gap reads - Welcome to "Florida's Last Frontier". We are 18 miles to the closest major highway (US-19), approximately 70 miles west of Gainesville, 115 miles south of Tallahassee and 160 miles north of Tampa.

We have approximately 100 full-time residents, but on weekends and holidays our population can swell to over 500. Horseshoe Beach has a great sense of community and friendliness. Surrounded mainly by protected wildlife areas, Horseshoe will always remain an escape back to nature and Old Florida. There are only a handful of stop-signs in town and the most popular vehicle to cruise around town is a golf cart.

The Horseshoe Beach area was settled in the early 1800s. The land was owned by lumber interests until 1935, when C.C. Douglas and Burton Butler purchased the land. They offered each resident the lot he or she was living on for \$10. The town was incorporated in 1963. The town now has a restaurant (The Horseshoe Beach Cafe), a full-service marina (Horseshoe Beach Marina), an ice cream & hot dog stand (The Chocolate Shop), two churches, a number of comfortable rental cabins, a US Post Office, a City Hall & Fire Department, a waterfront park, and a general store with groceries & a full-assortment of boating & fishing supplies.

Our waters have an abundance of sea trout, red fish, cobia, tarpon, mackerel, grouper and flounder. Our shell-fish are blue crabs, stone crabs, oysters, scallops, and clams. Scallops, when in season, bring many families to our coast for the annual scallop round-up. Don't forget our shrimp! For the sea-kayakers, and other watercraft users we have several off-shore islands to explore. You might just find your own private beach. With so little traffic, our roads are great for bicycle touring, while the back-woods' wildlife management roads are great for wildlife watching. Hiking along our rural roads is a good way to share our last of Florida's wilderness coast ... you should see a few American Bald Eagles and maybe even a Florida panther.

If you are looking for large beaches, shopping and abundant nightlife, Horseshoe is not the place for you. If you're seeking great fishing and a quiet place to escape and relax today's hectic lifestyle, where you can still hear nature and see all the stars at night, then you will fit right in!

Horseshoe Beach is truly "Florida's Last Frontier."



Egret Landing Swimming Pool Area



Egret Landing Private Boat Docking

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THE FISHING AT HORSESHOE BEACH

Horseshoe Beach offers immediate access to some of the best, unspoiled, year-round fishing and scalloping in the country. The common inshore species caught are redfish, seatrout, flounder, cobia, sheepshead, seasonal tarpon and Spanish mackerel. The primary offshore species caught are grouper, snapper, sea bass and kingfish. Stone crabs, blue crabs and scallops are also very prevalent certain times of year.

Uniquely located halfway between Suwannee and Steinhatchee, Horseshoe has crystal clear water with lush grass flats just to the north and numerous tannic, creeks with oyster bars just to the south. The site-fishing over the clear grass flats for big trout and reds is incredible as well as the fishing action at the numerous creek mouths and oyster bars. The plethora of creeks located both directions are just a short kayak paddle away and are full of life. The ospreys and eagles will often be your only competition for a productive oyster bar and exploring the area offers a step back into native Florida.

Unlike elsewhere, you do not need live bait to catch big fish and will often have the entire flat, creek or offshore artificial reef all to yourself! Surrounded by Wildlife Management Areas on both sides, the Horseshoe Beach area is not over-developed and over-fished like many other areas.



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HIGH-QUALITY CONSTRUCTION:

The construction quality of Egret Landing is excellent. There is no OSB used in the construction and in addition to hurricane strapping, we also used the "Quick Tie" cable tie-down system throughout the 2"x6" exterior walls. All of the buildings are built on pre-stressed, driven cement piles & pre-stressed cement beams at elevations 2' to 4' higher than code which saves the homeowner's association annually on the flood insurance premiums carried in the dues. The homeowner's association also receives several credits on the master property insurance policy due to the materials, methods and high-quality of construction. All interior floors, walkways & balconies have a cement topping. The exterior siding and soffit material used is James Hardie cement-board. Insulated Impact-Resistant windows and doors were used, eliminating the need for shutters. The interior finishes, fixtures and molding are high-quality as well. This is not your average multi-family building. Egret Landing is a high-quality, low-maintenance project for folks to enjoy for many years to come. Come take a look, you will be impressed.

STRUCTURAL:

Pre-Stressed Driven Cement Pile Foundation & Pre-Stressed Cement Beams
Cement Grade Beams w/Cement Parking Slabs Under Buildings
2" x 6" Exterior Frame Walls & All Plywood on Wall, Roof & Floor Framing (No OSB used in construction)
Gypcrete/Cement Topping on all Walkways, Balconies & Floors
Truss System w/Insulation between floors & Quick-Tie cable system used on exterior walls
Impact-Rated Windows & Impact-Rated Balcony/Patio Doors

EXTERIOR FEATURES:

Metal Roofing System with Premium Wind & Waterseal Under-layment under Metal Roof System
James-Hardi (Hardi-Plank) Fiber Cement Exterior Siding & Trim | Fiber Cement Hardi-Soffits & Powder-Coated Aluminum Railings
Assigned Under-Building/Covered Parking & Assigned Under-Building (ground level) Lockable Storage Room for each Unit
4"x12" Solid-stock Timber Stairs w/Powder-Coated Aluminum Guard & Handrails
Water and Power Outlets in each parking bay for boat washing, etc.

ENERGY SAVING:

Thermal Dual-pane, Impact-Rated Windows & Balcony Doors
R-19 Insulation in Exterior Walls & R-11 Insulation Between Floors & R-11 Insulation in Party Walls & R-30 Insulation in Ceilings
Outside-Venting for Dryer Vent & Ridge Vent for Metal Roof System

MECHANICAL/ELECTRICAL:

Carrier Efficient Air Conditioning w/Heat Pump | Easy Access A/C Return Filters & Digital A/C & Heat Thermostat
Electrical Outlets in Parking Bays & in Storage Units for charging Boat Batteries, etc.

PLUMBING:

Icemaker water line to Refrigerator location | Refrigerator w/Icemaker Included in all units
Dishwasher Included | Exterior Hose Bibs on Balcony & in Parking Bays under Buildings for boat washing, etc.
Electric Water Heater & Garbage Disposal in Kitchen Sink - Included in all Units

INTERIOR FEATURES:

Gypcrete on all Floors for Soundproofing & Double (Party) Walls w/Insulation between Residences & Floors
Carpet in Bedrooms (some Units have no carpet, but instead laminate throughout)
Tile floor in Bathrooms (*Choice of color)
Laminate Flooring in Living/Dining/Kitchen | 5 1/4" Wood Base/Trim & Raised 6-Panel Doors
9' Ceilings Throughout & Vaulted Ceilings in some Areas of 2nd Level Units & Balconies
Ceiling Fans w/Light Kits in Bedrooms & Living Area & Window Treatments included
Closet & Pantry Shelving | Pre-wired for Cable Television & Smoke Detectors Included

KITCHEN FEATURES:

Oak, Maple or Cherry Cabinets & Laminate Wilsonart Counter Tops - Regular or Beveled Edge (depending on Unit)
Wilsonart Gibraltar Solid Surface (depending on unit) | Zodiaq Quartz Solid Surface (depending on unit)
Recessed Can Lighting throughout w/Premium hanging Brushed Nickel Bar & Dining Pendants
Stainless Steel Deep, Double-Bowl Kitchen Sink w/Disposal & Pull-Out Spray Lever Handle
Crown Molding on top of Kitchen Cabinets (depending on Unit)

APPLIANCES:

All appliances included in all Units!
GE Appliances - White or Stainless (depending on Unit)
Refrigerator w/Ice Maker - White or Stainless (depending on Unit)
Flat Surface Cook top Electric Range w/Oven - White or Stainless (depending on Unit)
Microwave w/Vent & Light (mounted above Range) - White or Stainless (depending on Unit)
Dishwasher - White or Stainless (depending on Unit)
GE White Washer/Dryer Included (GE White Stackable in One-Bedroom Units)

BATHROOM FEATURES:

Oak, Maple or Cherry Cabinets (depending on Unit)
Tile Floors & Showers | Elongated Toilets & Vent Fan
Private Toilet in Master Bath & Very Large all Tiled Shower in Master Bath | Tub/Shower Combo in 2nd/Guest Bath

GENERAL INFO & FAQ's:

How do I see the units and the project? Please leave a message for **Will Lawler** at **877-227-3474** for more information and to setup an appointment to tour Egret Landing. Our Development & Sales Office is located immediately as you enter Horseshoe Beach on the right at 50 Main Street at corner of CR-351 & 2nd Ave West. We highly recommend that you call and make an appointment to see the project. The office is not staffed full-time and may be vacant if the fish are biting! We do not want you to drive to Horseshoe and not be able to see the inside of the units... therefore, please call and give us a general idea of when you are coming so one of the developers can be available to meet with you. Appointment times are available seven days a week.

Where will I launch and dock my boat? The Egret Landing Condominium Association canal common area has a private boat ramp/launch and dock for the use of Egret Landing condo owners. The Egret Landing canal common area has ~160' of private boat docking available only to Egret Landing homeowners. Egret Landing homeowners are allowed to tie their vessel at the private condo dock overnight, etc. while their unit is occupied. There is also a County Park in Horseshoe Beach with a public ramp and a full-service Marina with two boat hoists. The Gulf of Mexico is approximately only 300 yards from the Egret Landing Boat Ramp & Docking. You can see the open Gulf from the boat ramp!

What is the difference between the Floorplans of Units "B" & "C" and Units "D" & "E"? The floorplans of units "B" & "C" are the same, just "mirrored" or "flipped." The same applies for Units "D" & "E". Floorplan "A" is the one-bedroom unit. All of the two and three-bedroom residences are end units. The floor plans are very spacious with a lot of natural light, wide entrance hallway, etc.

Where will I park & where can I park/store my boat & fishing gear? Each residence includes assigned covered parking underneath the respective residence. Several of the buildings are designed with drives on both sides so vehicles and boat trailers can pull through, etc. There is also additional parking available in the driveway behind your parking bay as well as additional automobile parking in front of several buildings and around the common areas of the development. There are electric outlets and hose bibs in each parking bay for boat washing and charging of boat batteries, etc. Each unit also comes with a lockable, individual ground-level storage room to keep all of your boating items, fishing gear, kayaks, coolers, etc.

Are there restrictions on renting/leasing my residence? There are no renting or leasing restrictions. The rental market in Horseshoe Beach is growing with so few properties available in town to rent. Currently in Egret Landing only two unit owners offer their units part-time for rent.

How much is the required deposit to purchase a residence? Only a \$2,500 deposit is due at the time of contract.

Is there a swimming pool? Yes. The swimming pool is located in the picnic area between buildings A through G. The pool was added by the Homeowner's Association and has recently been completed.

What about Pets, Campers, RV's & Motor Coaches? Domestic house pets are allowed. A maximum of two (2) domestic dogs per Unit, not to exceed a weight of one-hundred (100) pounds each or a maximum of two (2) domestic cats per unit are allowed. Motor homes, motor coaches, campers, travel-trailers, and recreational vehicles which are in good, acceptable condition are allowed on condo property provided they are not inhabited and parked only within the owner's covered, unit-assigned parking bay/space.

Who was the General Contractor for the project & how is the construction quality? Charles Perry Construction, Inc. from Gainesville & Orlando, FL built the Egret Landing project. Charles Perry Construction has been in the construction business for over 40 years and has an excellent reputation for a high-quality product. We wanted the best and are glad they came to Horseshoe Beach to build Egret Landing. The construction quality is excellent.

What do my dues cover & how are they based? The association dues cover a wide range of items including: flood insurance, wind, property & liability insurance on the buildings, maintenance & reserves, lawn service, trash pickup, common area water & power, pest spraying, management fee, etc. The association dues are based on square footage. Each homeowner's dues are proportionate to the square footage of their residence. This is an accurate budget that was created and voted on by the homeowners association.

How much are my Homeowner's Association dues? \$288.21 per month per unit

What about insurance? The association dues above cover the insurance policy premiums on the exterior of the buildings. The Egret Landing Condominium Association currently has flood, wind/hurricane, property, liability, director & officers, etc insurance policies in place. In fact the association is able to obtain several insurance credits each year due to the building's high-quality construction.

Who is the property management company for the Association? Florida Community Management out of Gainesville, FL. They are a large company with an excellent reputation.

Why are the square footage numbers based on interior dimensions? Florida law requires condominiums to determine square footage using interior dimensions. Therefore, our 30'x40' (1,200 sq') two-bedroom residence is listed at 1,144 square feet. Balconies, walkways, etc. are also not included in the advertised square footage.

Are there any trails to explore? There are thousands of state & federal Wildlife Management acres around Horseshoe Beach that can be explored by hiking, bicycling or on a four-wheel ATV or dirt bike.

Are there any local licensed guides offering fishing trips? Yes, there are two full-time guides who live right here in Horseshoe Beach! Capt. Johnny Squires offers inshore flats & tidal creek trips and can be reached at 352-498-7479. Capt. Gary Patterson with "Horseshoe Beach Guide Service" offers inshore, offshore trips as well as a "Learning Horseshoe Beach Trip". Capt. Gary can be reached at 352-498-2017.

What about the utilities? The electric service is provided by "Central Florida Electric Cooperative" and runs anywhere from \$25 to \$80 per month depending on your AC, hot water usage, etc. City water is provided by "Horseshoe Beach Utilities". Local telephone is provided by AT&T and they do offer High-Speed DSL Internet service via the phone line. There is no sewer or wastewater fee. Trash pickup is handled through the association dues and there are cans located conveniently under each building for your garbage.

DIRECTIONS TO HORSESHOE BEACH:

Egret Landing is located in Dixie County, Florida in the coastal town of Horseshoe Beach. The town is located in Florida's "Big Bend" between the mouths of the Suwannee and Steinhatchee rivers. The closest commercial airport is located in Gainesville, FL which is about an 1 1/2 hour drive. Downtown Tallahassee is a 2 hour drive. Jacksonville, Tampa and Orlando are a 2 1/2 to 3 hour drive. Ocala is 1 1/2 hour drive. West Palm Beach is about a 5 hour drive.

Directions from Cross City to Horseshoe Beach:

From US-19 in Cross City, take CR-351 southwest for 18 miles into the Town of Horseshoe Beach. (CR-351 is a two-lane paved road located immediately between Lile's Ace Hardware & a large ice machine on a vacant lot / almost directly across US-19/98 from Dairy Queen) There is not a stop-light at the US 19 & CR-351 intersection. Coming into town, the Egret Landing Sales Office is located at 50 Main Street to your right on the corner of CR-351 & 2nd Ave West. See photo below.

Immediately as you enter the small Town of Horseshoe Beach, the main condo parcel is located to your left at the end of 1st & 2nd Ave East and the Egret Landing Common Area - the separate one-acre Canal/Gulf parcel with the private condo boat ramp & docking is just ~100 yards around the corner to the SE.

Directions from Gainesville:

Take 26 (Newberry Road) West through Newberry and Trenton to US 19 in Fanning Springs. Make a Right onto US-19 and take to Cross City. Make a left on CR-351 - See above.

Directions from Tampa Airport:

Take Veteran's Expressway/Suncoast Parkway North ~55 miles until it ends at US-98. Go Left onto 98. You will go about 3 miles. Make a Right onto US-19. Go North on US-19, you will pass through Homosassa, Crystal River, Chiefland, and then reach Cross City. Make a left on CR-351 - see above.

Directions from Southeast Florida, Orlando & Ocala:

Take Turnpike North until it hits I-75. Take I-75 North to Ocala - Exit onto US-27 (north-side of Ocala - do not exit onto 27 from the Turnpike, wait until you are on I-75 at N Ocala to exit onto 27) and head northwest on US-27. When you reach Williston you will stay straight onto Alt-27. Stay on A-27 until you reach Chiefland. Make a right onto US19/98 and head North on US 19/98 until you reach Cross City. Make a left on CR-351 - see above.

Directions from Tallahassee:

From Downtown Tallahassee take "Apalachee Parkway - US-27" southeast to Perry. Continue through Perry South on US 19/98 until you reach Cross City. CR-351 will be on your right - See above.

Directions from Jacksonville/Lake City:

Take I-10 west to US 441 (second Lake City exit) toward Lake City (south). In the center of town turn right (west) on US 90, then turn left on 247 South toward Branford (turn is just past the 84 Lumber place at the Walgreen Drug store). Take 247 south to Branford. When road dead ends on 129 turn left and go 2 blocks. Turn right on US 27 North. Go 1.3 miles north on US 27 over the Suwannee River then turn left (south) on FL 349 (flashing yellow light). Go 14.1 miles on FL 349 then turn right on CR 351 which is the 2nd flashing yellow light you will encounter. Go 12.3 miles on CR 351 to Cross City. Turn right at light onto Main Street (US 19/27). Go 2 blocks and turn left onto CR 351 again next to the Ace Hardware Store - See above.

Directions from Atlanta:

Take I-75 South 129/51. Take 129/51 South to Live Oak. Take 51 South towards Mayo. Continue South on 51 through Mayo until 51 intersects US98/27A/US19 at Teunilla - just one stop light and gas station. Go Left/South on US98/27A/19 to Cross City. See "Directions from Cross City to Horseshoe Beach" above. (*As you will notice, there are a few different ways to get here from Atlanta.)



Horseshoe Beach – where CR-351 meets the Gulf of Mexico!



Entrance to Horseshoe Beach



Egret Landing Condos Sales Office

Pepperfish, Inc. 50 Main Street Horseshoe Beach, FL 32648
ph: 877-227-3474 | www.elcondos.com

* Please call 877-227-3474 or 813-789-8974 to schedule an appointment. *



Egret Landing encompasses two parcels, a 3.5 acre (main) parcel and a 1 acre waterfront (canal) parcel. The total project on both parcels includes 8 buildings for a total of 44 units. The main parcel is the location of Buildings A through G and also has a Swimming Pool & BBQ Area. It is located only approximately 350 feet from the canal/gulf parcel so your boat can be launched, docked & ready to go just around the corner! The Egret Landing canal parcel is the location of Building H and provides all Egret Landing homeowners access to the private boat ramp and ~155' of private docking along the canal. The Gazebo provides a place to tell fish tales and clean the day's catch! The Deck overlooking the marsh/gulf, enables homeowners an additional place to gather and enjoy the area's abundant wildlife, including egrets, ospreys and resident bald eagles just to name a few. The canal adjacent to Building H with the Egret Landing private boat ramp leads directly into the open Gulf of Mexico, just a few hundred yards away, so you will be just seconds from some of the best fishing in Florida.

EGRET LANDING CONDOMINIUMS

** REMAINING RESIDENCES AVAILABLE FOR SALE **

UNIT	FLOORPLAN	LEVEL	QUICK INFO	PRICE	BLOWOUT
G-101	3 Bed / 2.5 Bath - TYPE "D"	1st	OFFERED FURNISHED!	\$335,000	\$199,000
G-102	3 Bed / 2.5 Bath - TYPE "E"	1st	Maple Cabinets & Close to Boat Ramp	\$325,000	\$189,000

Only a Few Units Remain. Therefore, advertised prices & availability are subject to change without notice. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION [718.503](http://www.floridastatutes.org/718503), FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



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