



PHASE 3 VIP PREVIEW GUIDE



Now is a great time to make a move
to the Ultimate Walkabout Community.

New homes from the \$500s to the \$800s

Welcome to the VIP Guide for NatureWalk's Phase 3 "Ultimate" Release. As we prepare to make the final 54 homesites available in *30A's Ultimate Walkabout Community* on **November 17**, we encourage you to **TAKE THE TIME TO CAREFULLY READ THROUGH THIS GUIDE**. If you are interested in being a part of the VIP release and building a new home, the information shared here will allow you to make the most of your time and opportunity at NatureWalk.

HOW TO USE THIS GUIDE

This guide is intended to help you do three things in preparation for the VIP Release on November 17th:

1. Identify the **Floorplan(s)** you are most interested in
2. Choose the corresponding **Home Elevation(s)** you prefer for that floorplan(s)
3. Preview the **Homesites** being released in Phase 3

We have also included information about the HOA, home features and community. Before we get there, let's first determine if NatureWalk is the right new home address for you.

SECTION 1: THE FLOORPLANS

The Guide is broken into three sections. The first, which follows this letter, is an overview of our eight floorplans. Each floorplan "presentation" includes four pages, and these are arranged as follows:

- PAGES 1 & 2 - The **Home Elevations** available for that plan, i.e. shake or plank exterior siding, etc. NOTE: availability depends on Homesite as the community's architectural guidelines are designed to protect against monotony - New Home Consultants will explain this in their follow-up call along with estimated Elevation costs.
- PAGES 3 & 4 - The base **Floorplan** (i.e. the standard configuration) as well as popular **Structural Options** available for that specific floorplan. You will see each floorplan is color-coded either **Orange** or **Green**. The colors indicate the Home Collections that categorize all of our floorplans - you will see these collections labeled on the Site Plan as well.

SECTION 2: THE SITE PLAN

With your preferred Floorplan(s) and Elevation(s) selected, the next step is to determine which **Homesite(s)** would be ideal for your new home. Looking at the Site Plan, here is where the Color Codes come in - Orange or Green:

- Homesites that are colored Orange are designed for Floorplans in the Village Collection
- Homesites that are colored Green are designed for Floorplans in the Cottage Collection

Certain Homesites, given their appeal and location within the community, carry a premium cost. New Home Consultants will explain this in their follow-up call and provide estimated premium costs for the homesites that interest you.

SECTION 3: THE VIP PREVIEW, November 17th from 1 to 5 PM

The last part of this Guide includes important information about estimated monthly HOA fees, the community benefits and driving directions to NatureWalk. Of course, your New Home Consultant will be calling you in advance of the event to go through this Guide and answer any questions you may have.

For now, CLICK THE LOWER RIGHT CORNER of this page to start your review and find your new home at NatureWalk.

Sincerely,



Todd Schermerhorn
Project Director

HOME COLLECTIONS

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Grayton

The Village Collection

Elevation A

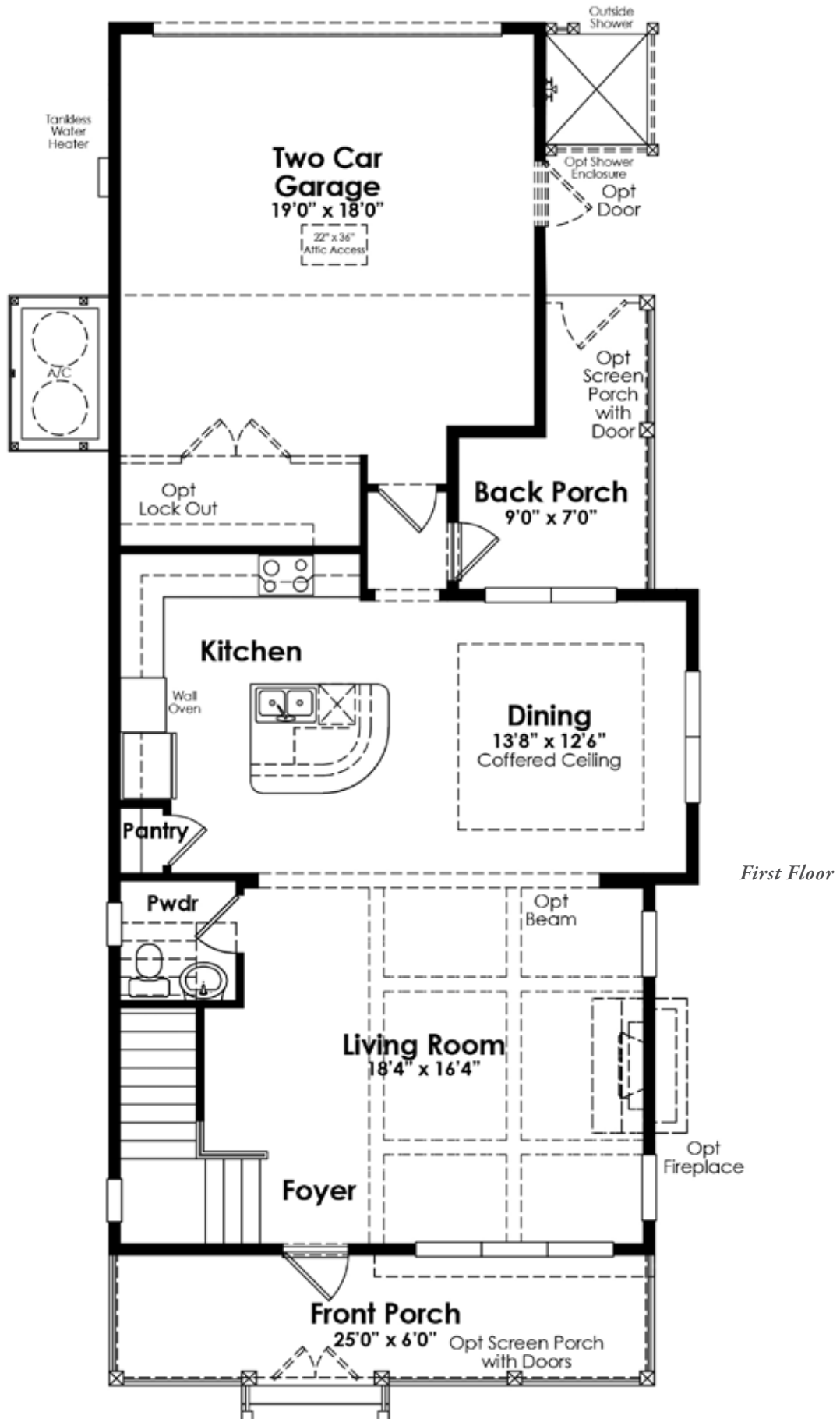


Grayton

The Village Collection

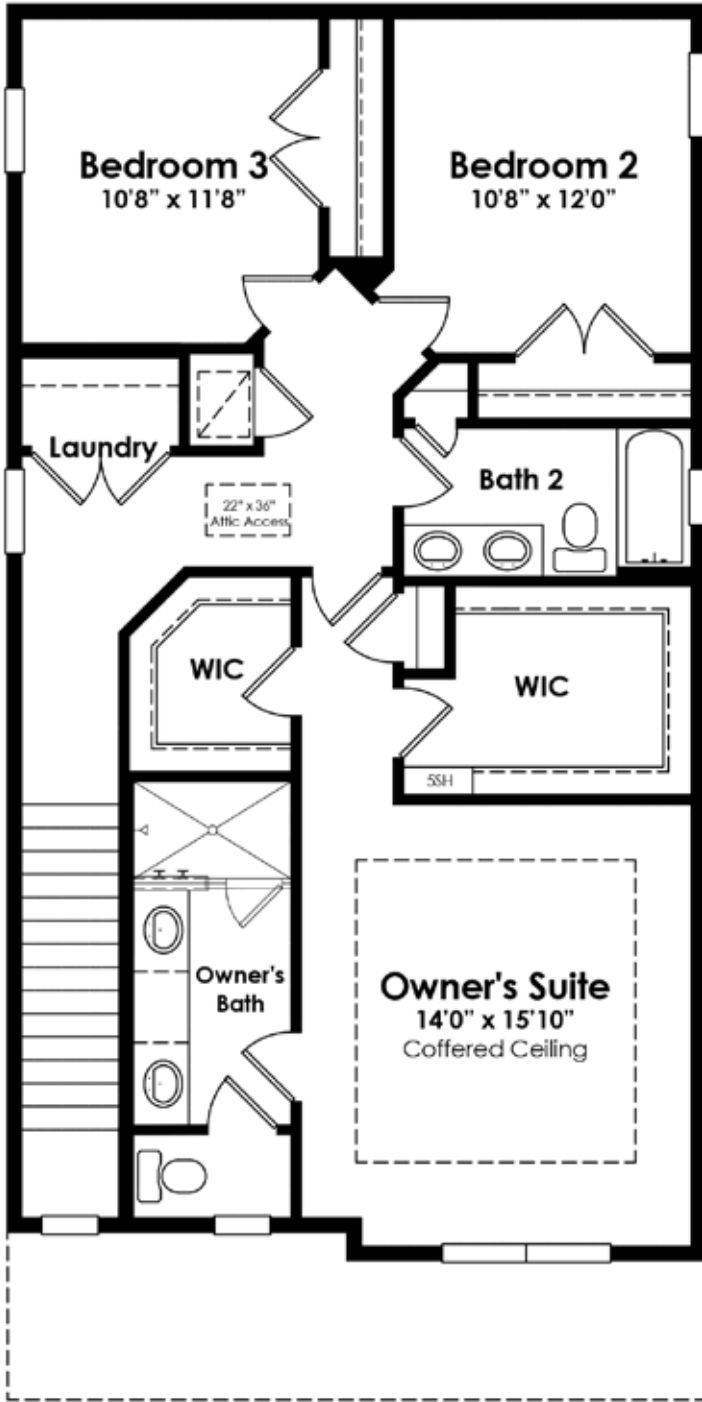
Elevation B





Grayton

Owner's Suite, 2 Bedroom, 2 Full and 1 Half Bath, Living Room, 2-Car Garage



Living Area	1,891 sq. ft.
Porches	246 sq. ft.
Garage	451 sq. ft.
<hr/>	
TOTAL	2,588 sq. ft.

Second Floor



Front Balcony Second Floor (Elev. B)

Sea Breeze

The Village Collection

Elevation A



Elevation B

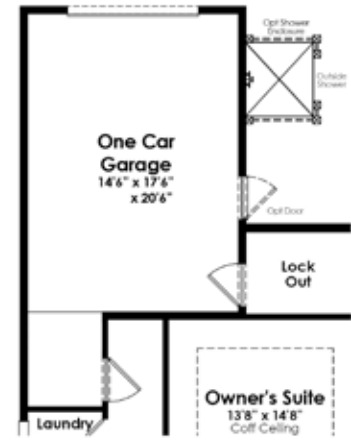
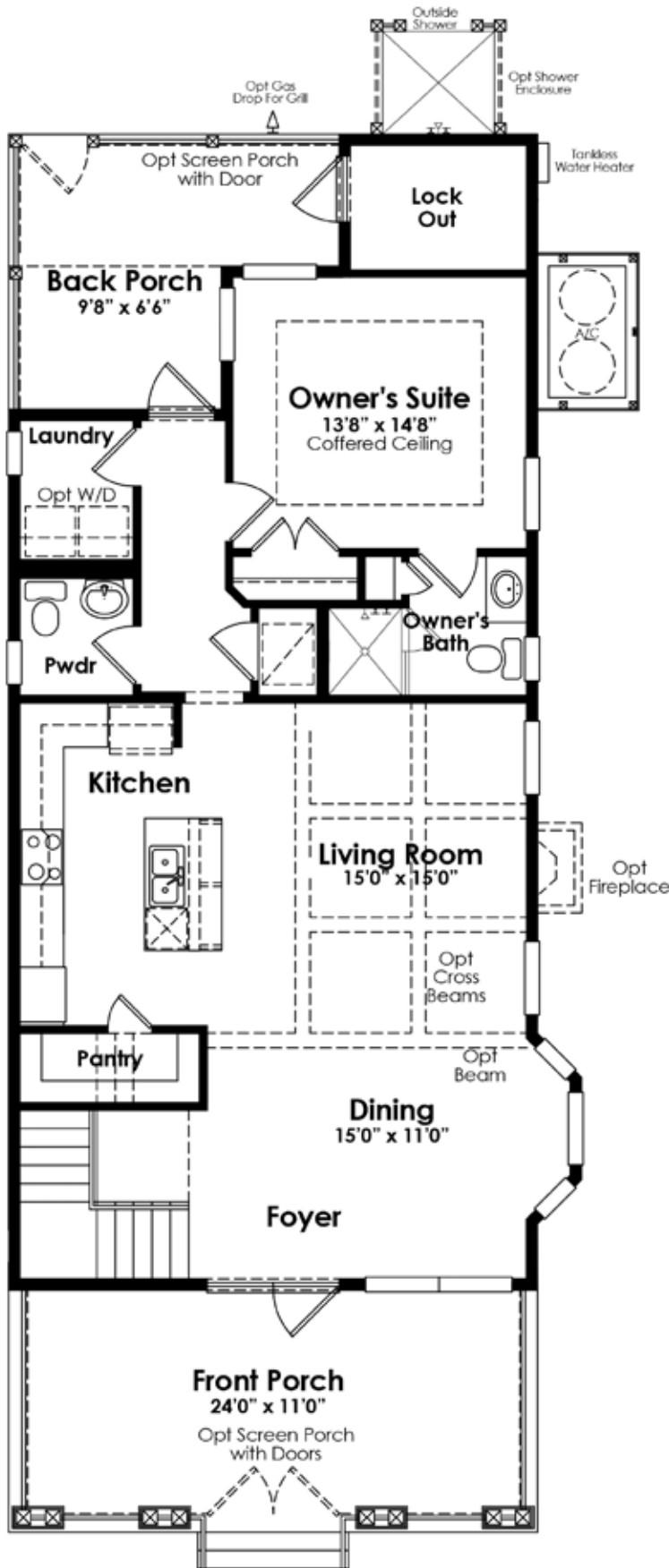


Sea Breeze

The Village Collection

Elevation C

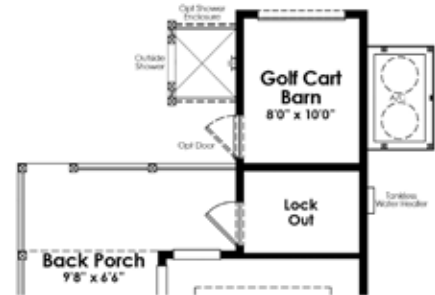




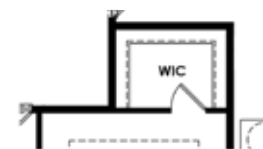
Optional 1-Car Garage



Optional 2-Car Garage



Optional Golf Cart Barn

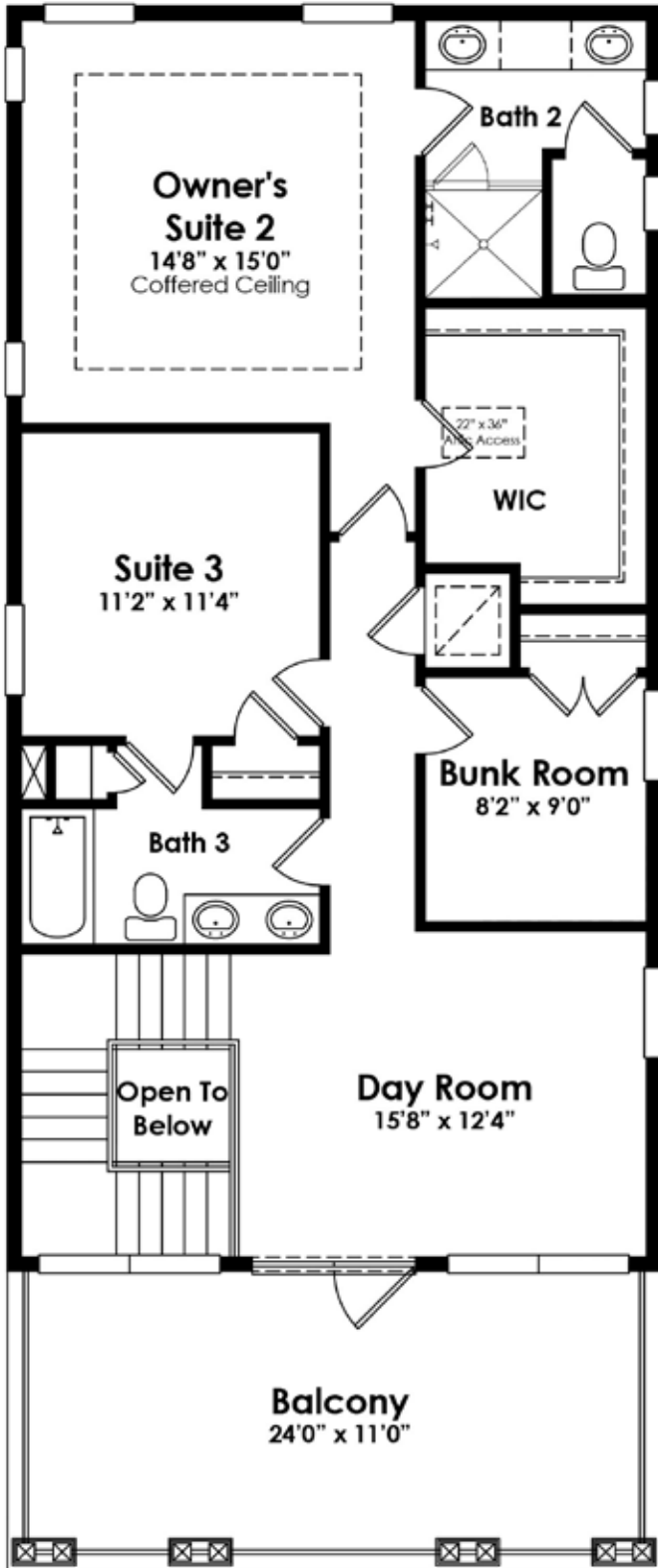


*Alternate Owner's Walk-in Closet
(Not Available with 2-Car Garage)*

First Floor

Sea Breeze

2 Owner's Suites, 1 Bedroom, 3 Full and 1 Half Bath, Living Room, Bunk Room, Day Room, Owner's Lock-out



Living Area	2,098 sq. ft.
Porches	672 sq. ft.
Owner's Lock-out	56 sq. ft.
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TOTAL	2,826 sq. ft.

Second Floor



Optional Tub in Owner's Suite 2

Wind Song

The Village Collection

Elevation A



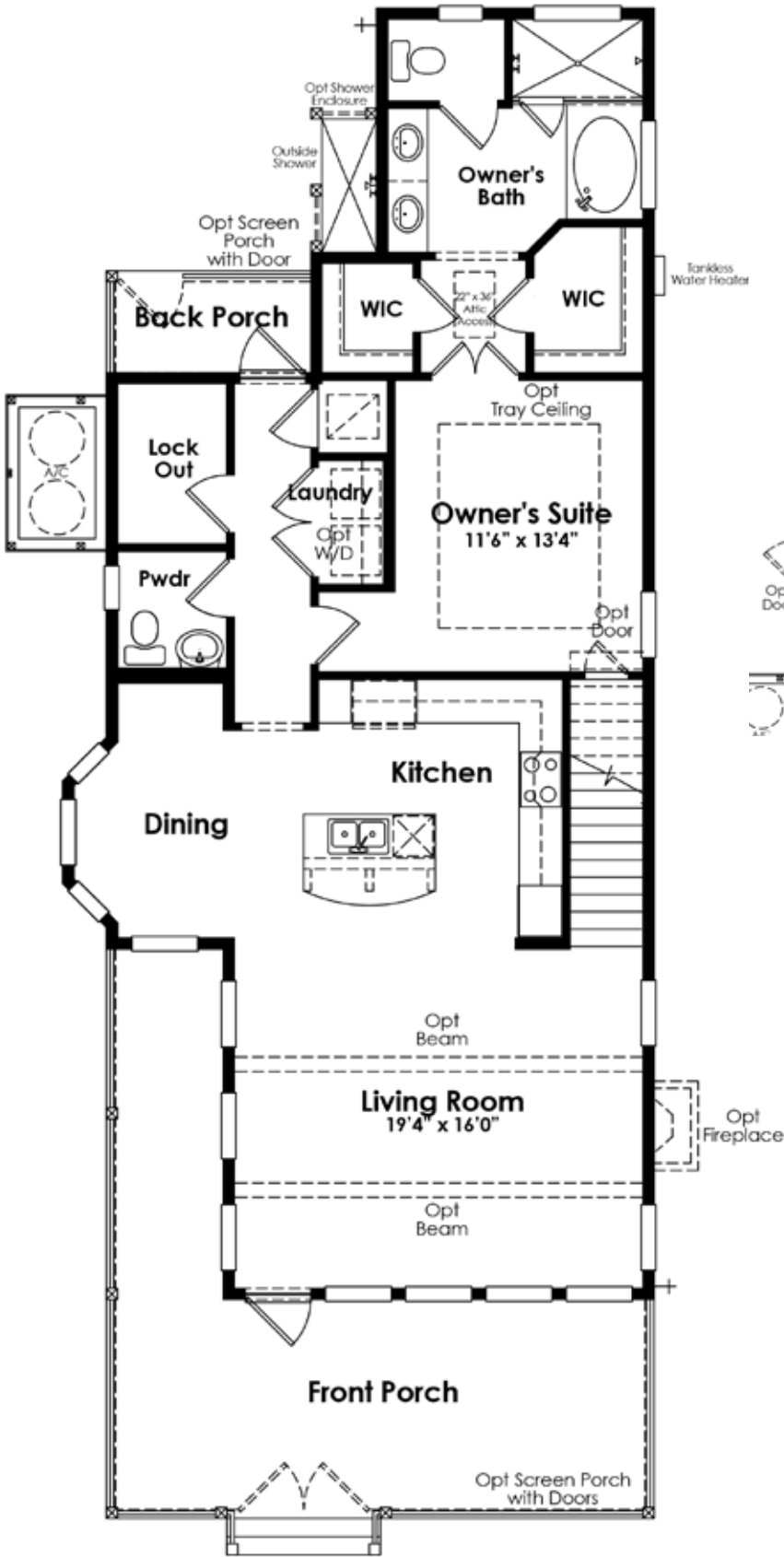
Wind Song

The Village Collection

Elevation B



FLOORPLAN



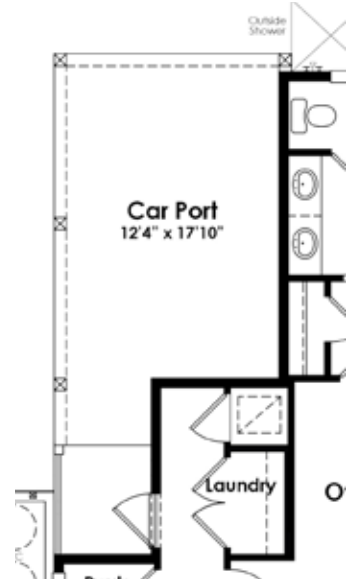
First Floor



Optional Golf Cart Barn



Optional 1-Car Garage



Optional Car Port



Optional Extended Living Room

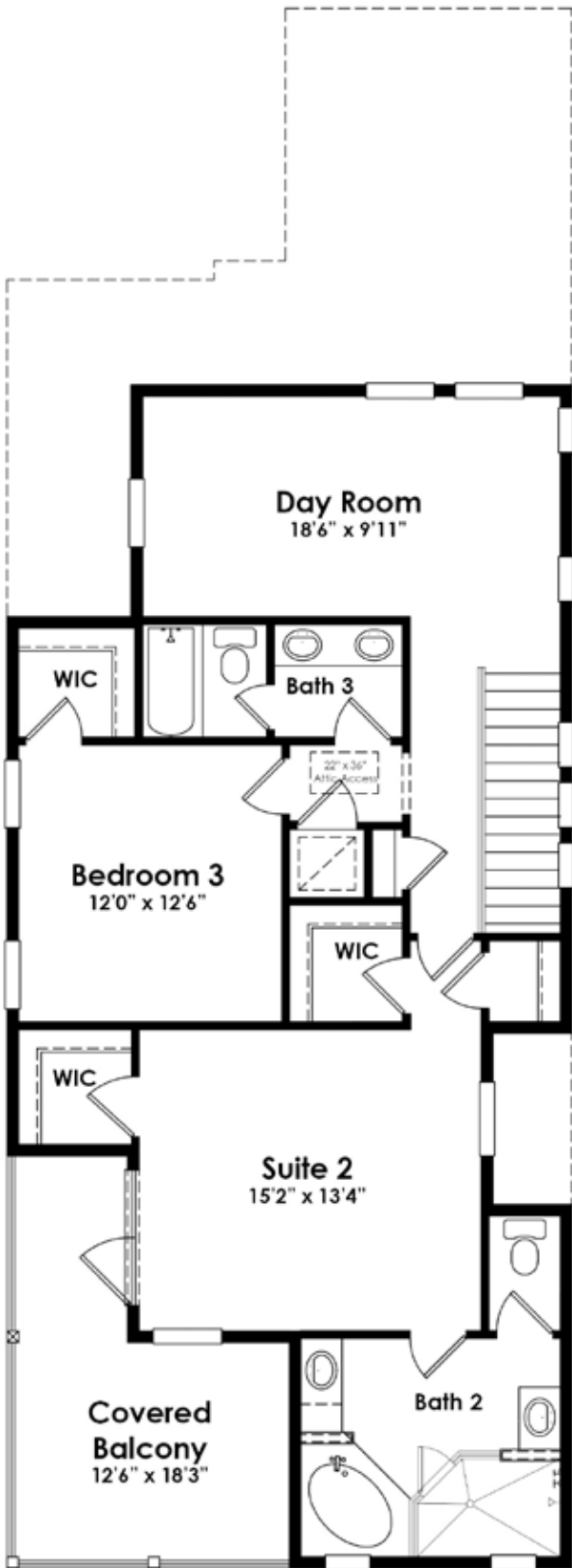


Optional Laundry in Lieu of Lock-out

Wind Song

Owner's Suite, 2 Bedroom, 3 Full and 1 Half Bath, Living Room, Day Room, Owner's Lock-out

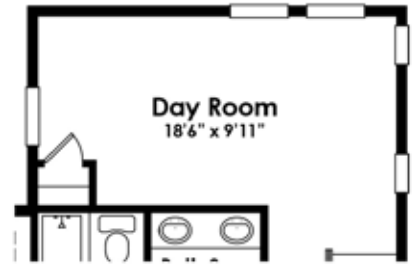
Living Area	2,186 sq. ft.
Porches	548 sq. ft.
Owner's Lock-out	43 sq. ft.
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TOTAL	2,777 sq. ft.



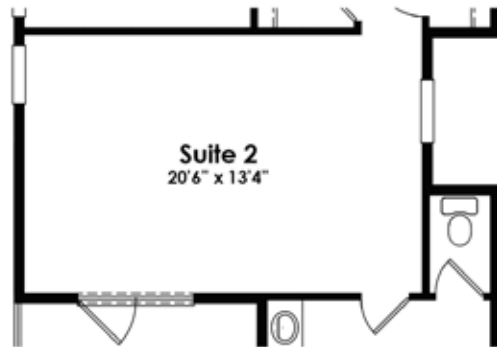
Second Floor



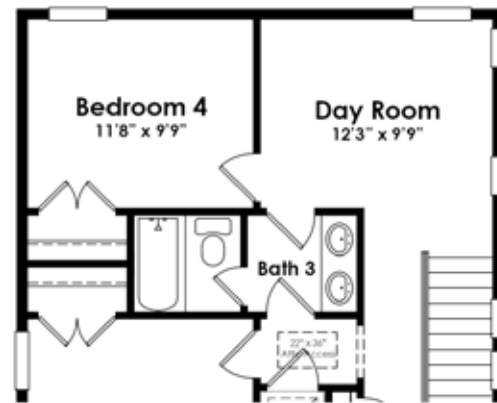
Optional Bunk Room



Optional Closet in Day Room



Optional Extended Suite 2



Optional Bedroom 4

Beachwind

The Cottage Collection

Elevation A



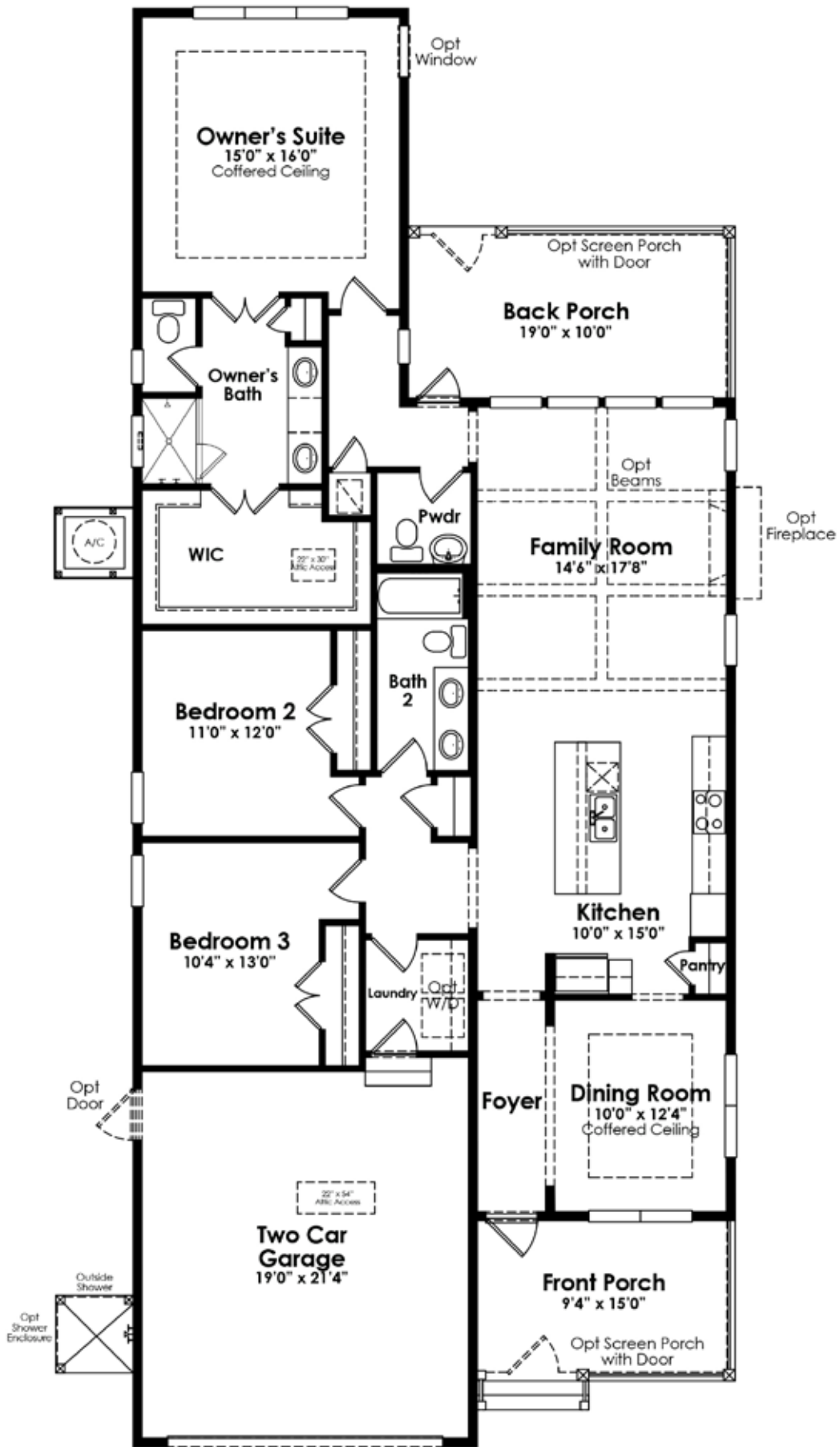
Beachwind

The Cottage Collection

Elevation B



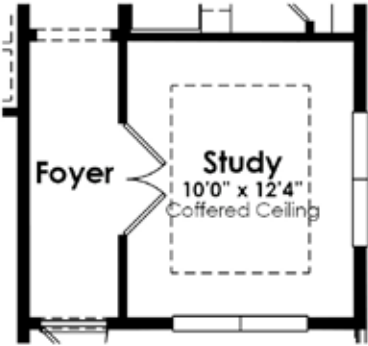
FLOORPLAN



Beachwind

Owner's Suite, 2 Bedroom, 2 Full
and 1 Half Bath, Family Room,
Dining Room, 2-Car Garage

Living Area	1,863 sq. ft.
Porches	330 sq. ft.
Garage	437 sq. ft.
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TOTAL	2,630 sq. ft.



Optional Study

Sea Glass

The Cottage Collection

Elevation A



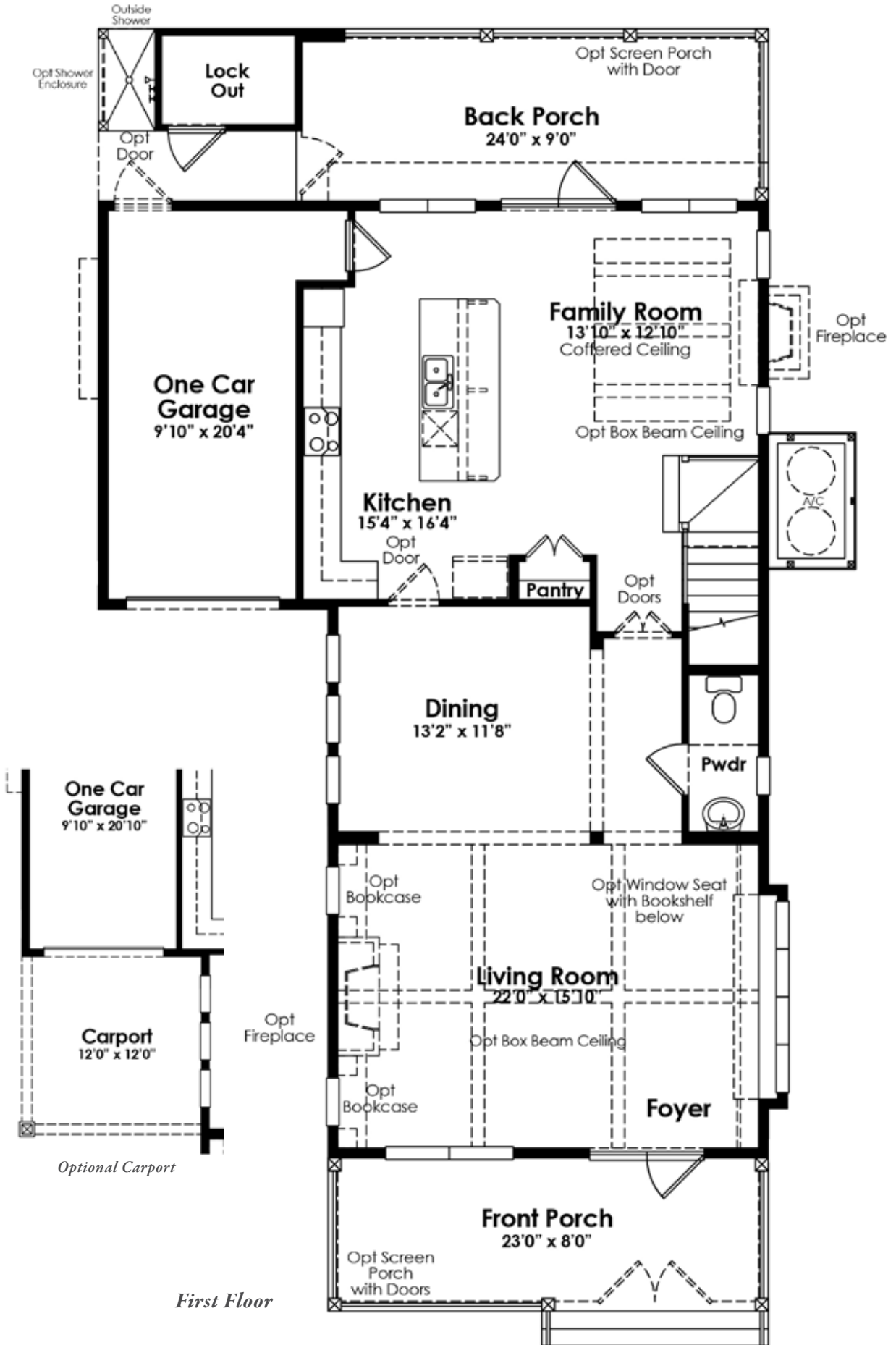
Sea Glass

The Cottage Collection

Elevation B



FLOORPLAN



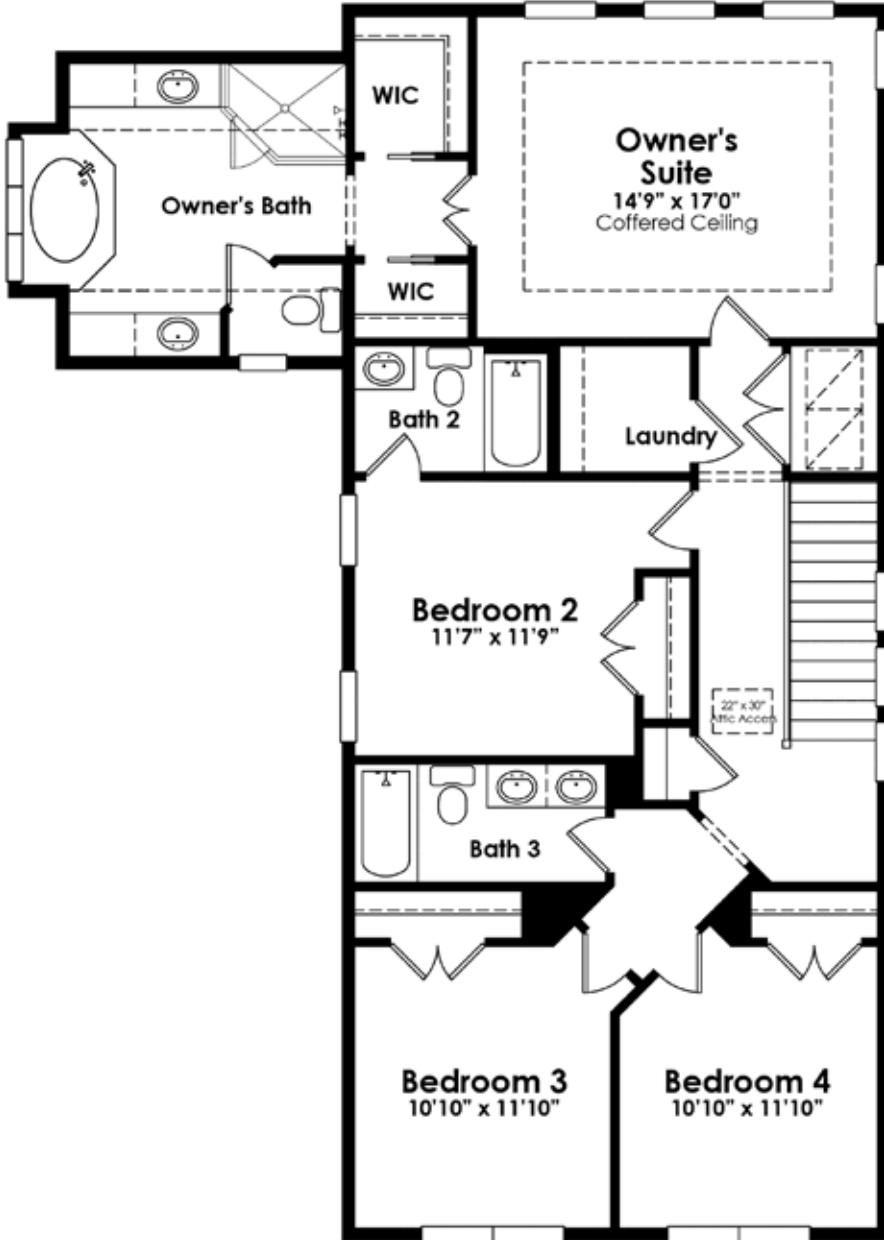
Sea Glass

Owner's Suite, 3 Bedroom, 3 Full and 1 Half Bath, Living Room, Family Room, Owner's Lock-out, 1-Car Garage

Living Area	2,515 sq. ft.
Porches	458 sq. ft.
Owner's Lock-out	41 sq. ft.
Garage	232 sq. ft.
<hr/>	
TOTAL	3,246 sq. ft.



Back Balcony (Elev. B)



Front Balcony (Elev. B)

Second Floor

Wind Chime

The Cottage Collection

Elevation A



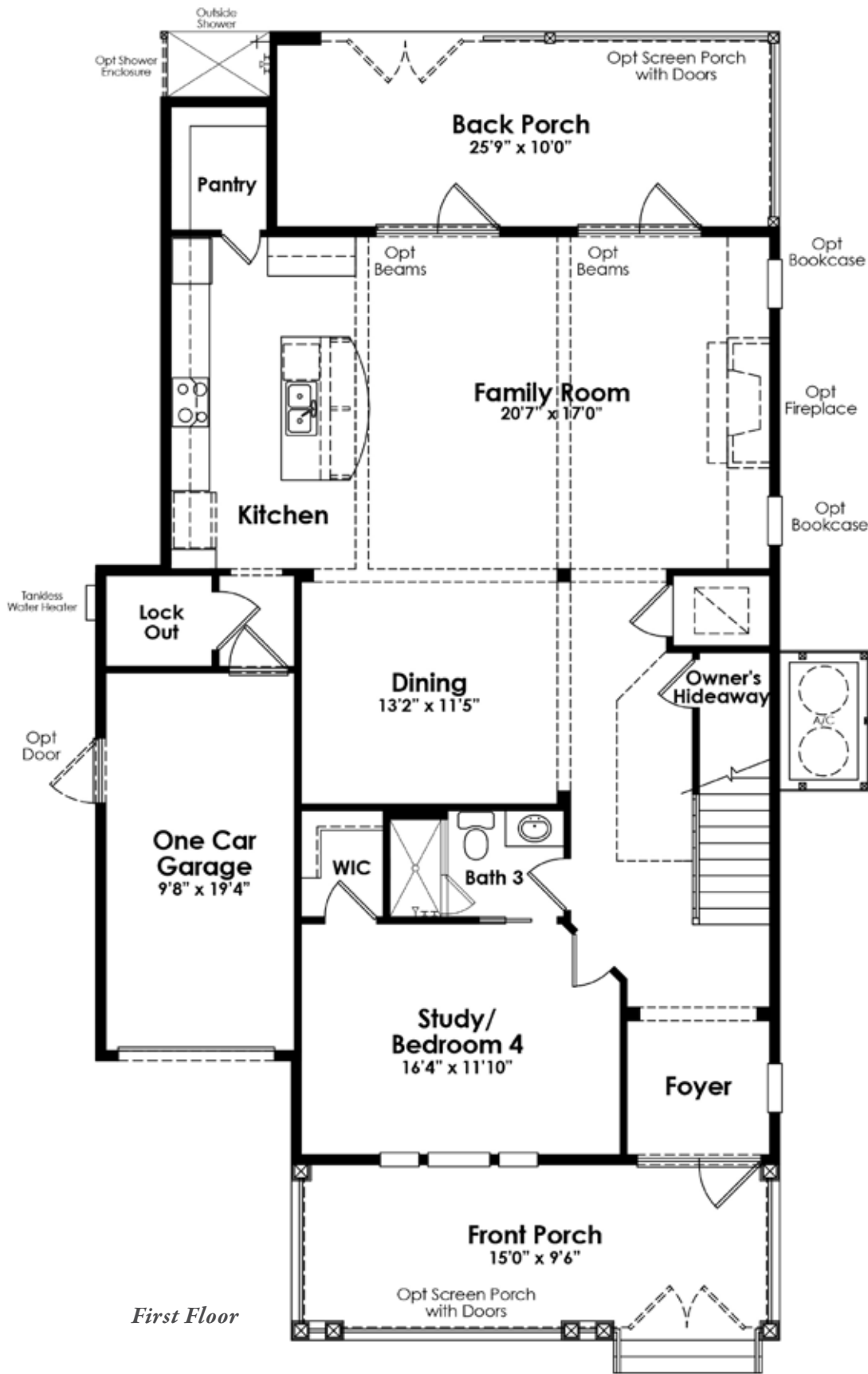
Wind Chime

The Cottage Collection

Elevation B

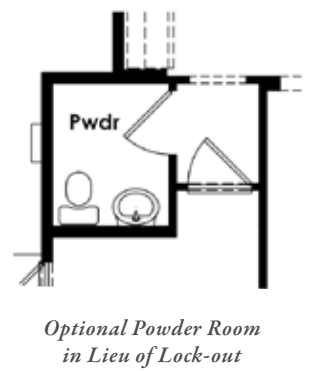
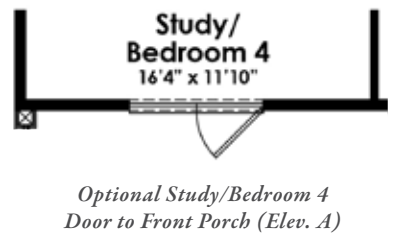
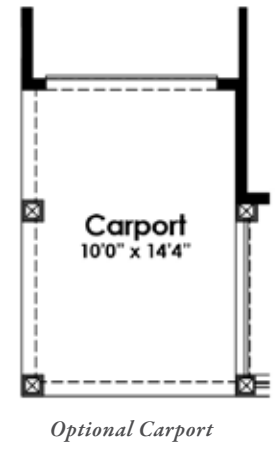
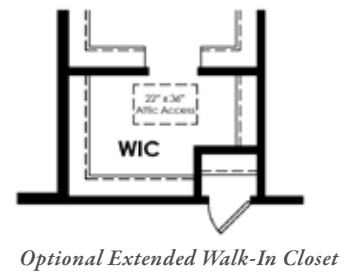


FLOORPLAN



First Floor

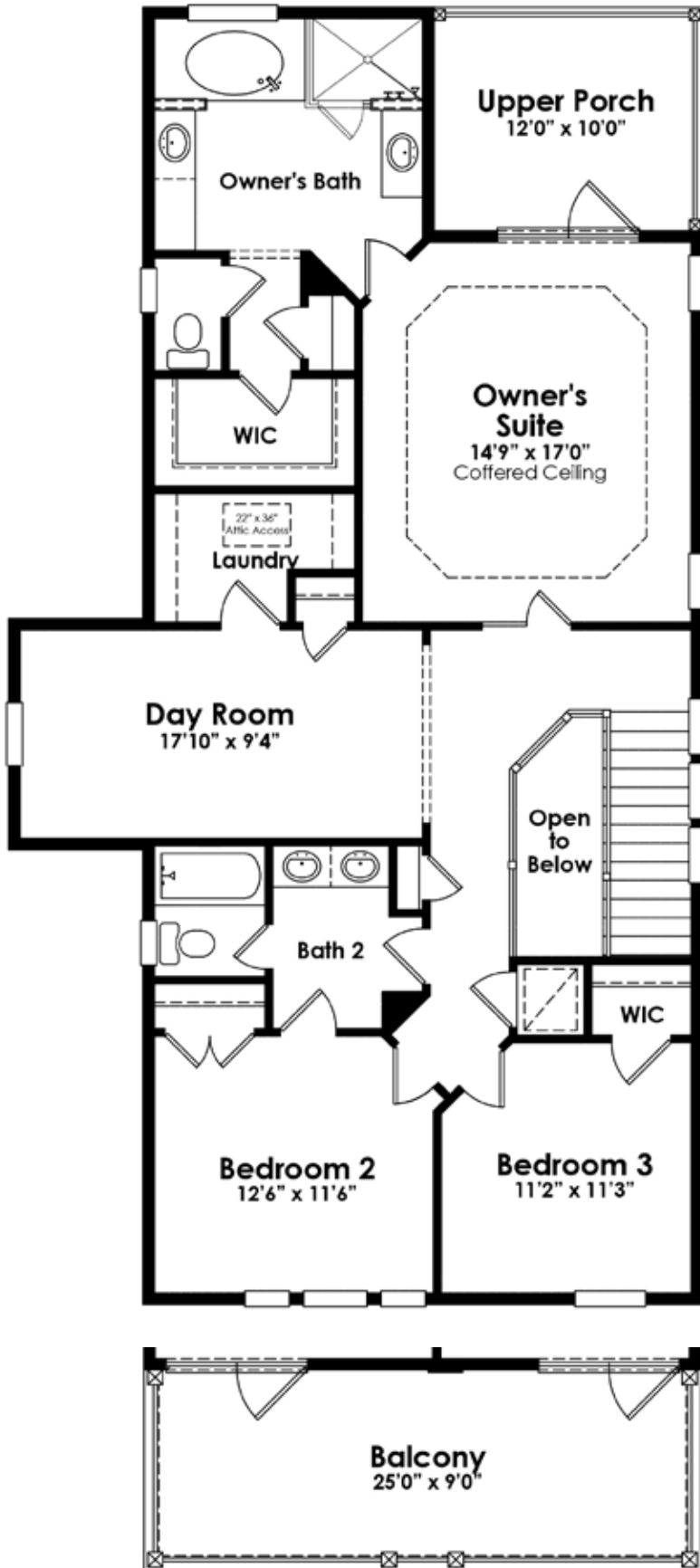
Optional Screen Porch (Elev. A)



Wind Chime

Owner's Suite, 3 Bedroom, 3 Bath,
Family Room, Day Room, Owner's
Lock-out, 1-Car Garage

Living Area	2,717 sq. ft.
Porches	604 sq. ft.
1-Car Garage	202 sq. ft.
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TOTAL	3,523 sq. ft.



Second Floor

Front Balcony Second Floor (Elev. B)

Sandcastle

The Cottage Collection

Elevation A

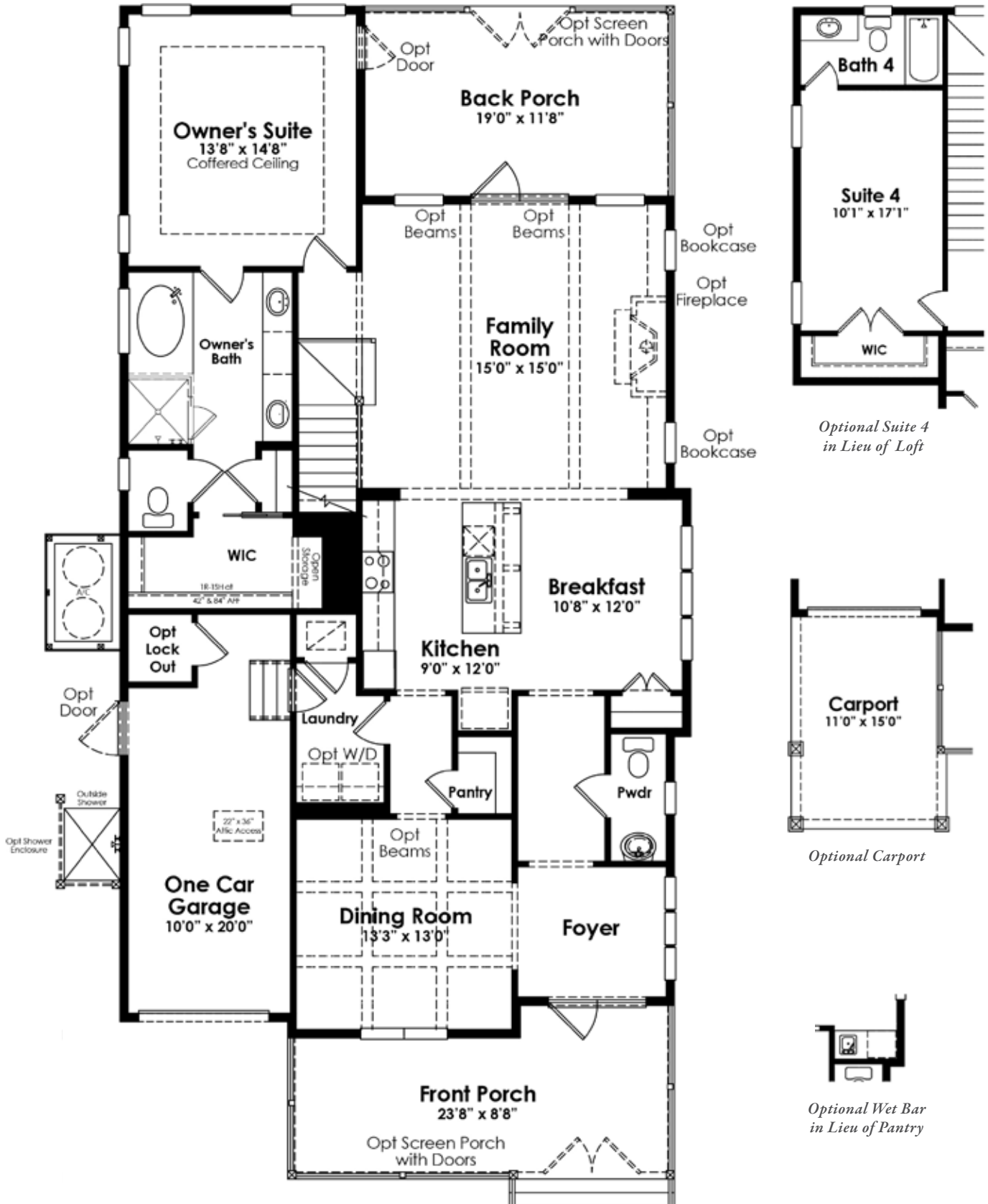


Sandcastle

The Cottage Collection

Elevation B

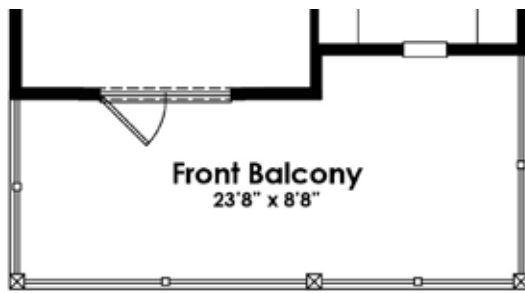
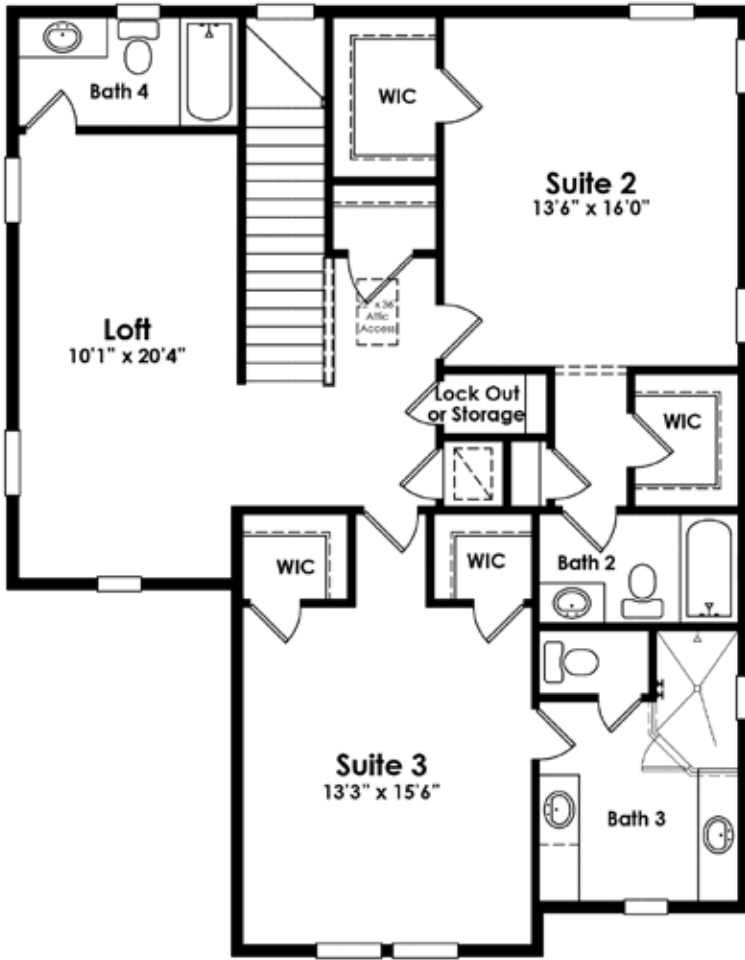




First Floor

Sandcastle

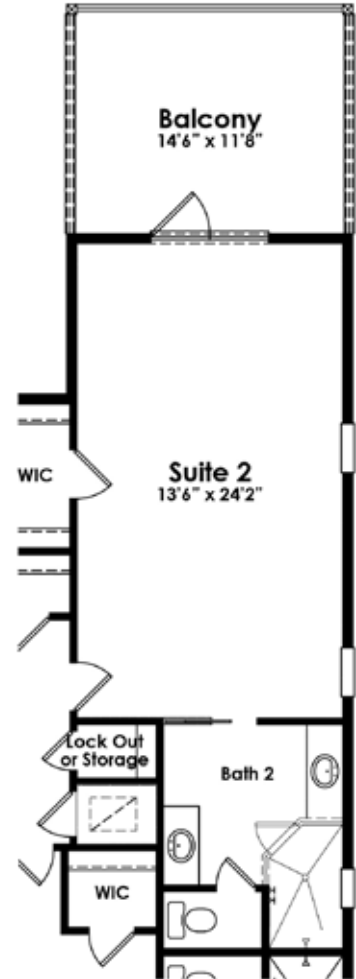
Owner's Suite, 2 Bedroom, 4 Full and 1 Half Bath, Family Room, Dining Room, Loft, Owner's Lock-out, 1-Car Garage



Front Balcony Second Floor (Elev. B)

Second Floor

Living Area	2,884 sq. ft.
Porches	446 sq. ft.
Owner's Lock-out	23 sq. ft.
Garage	238 sq. ft.
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TOTAL	3,591 sq. ft.



Optional Extended Suite 2 with Balcony

Seagrove

The Cottage Collection

Elevation A



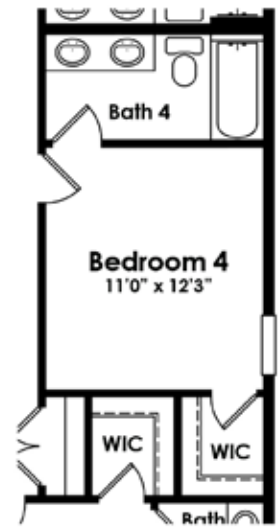
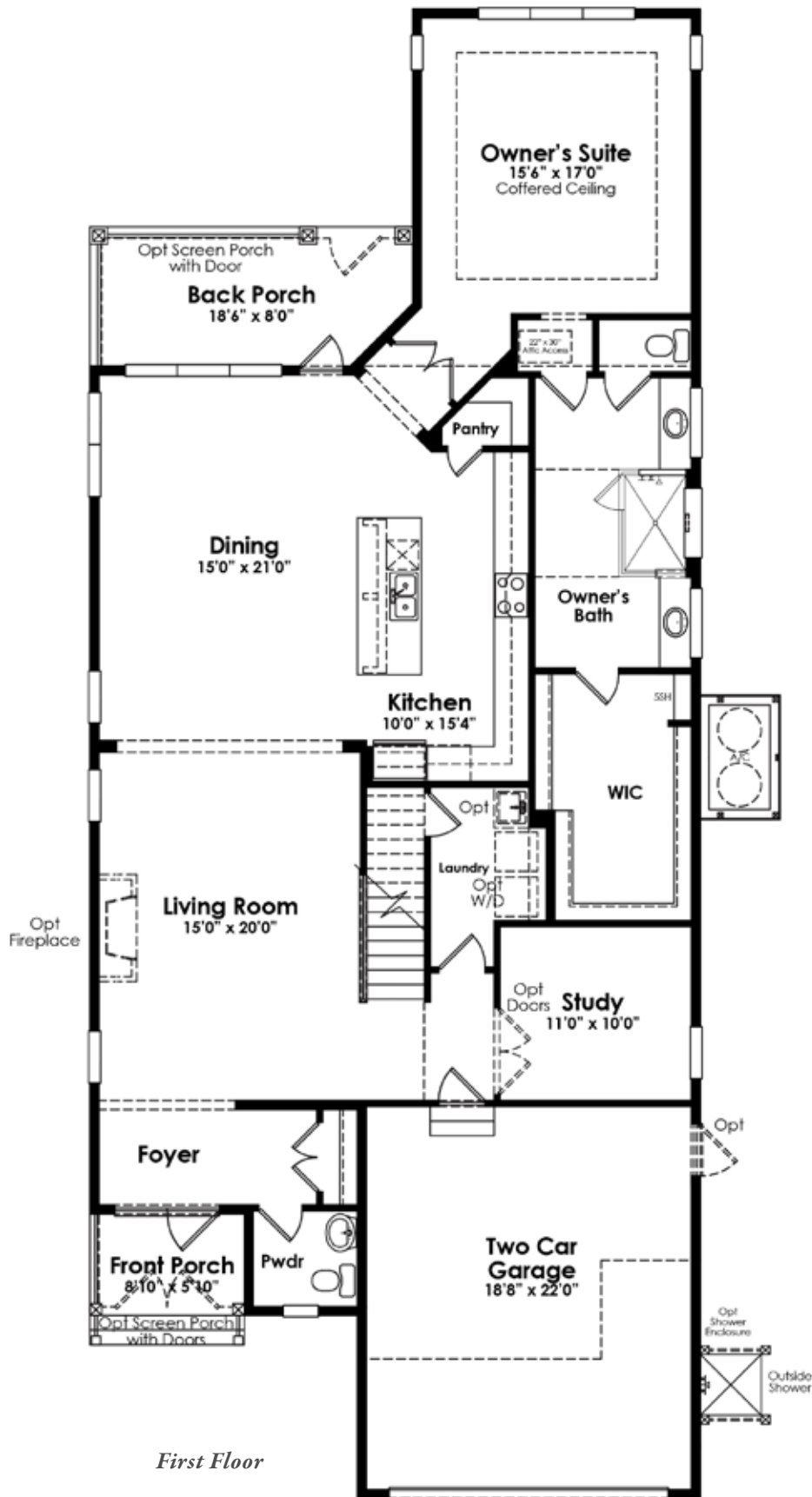
Seagrove

The Cottage Collection

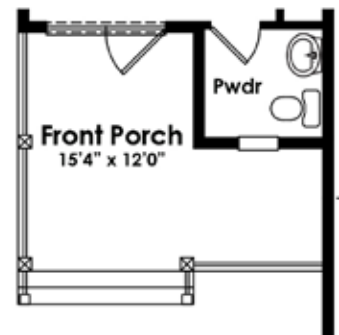
Elevation B



FLOORPLAN



Optional Bedroom 4 with Full Bath



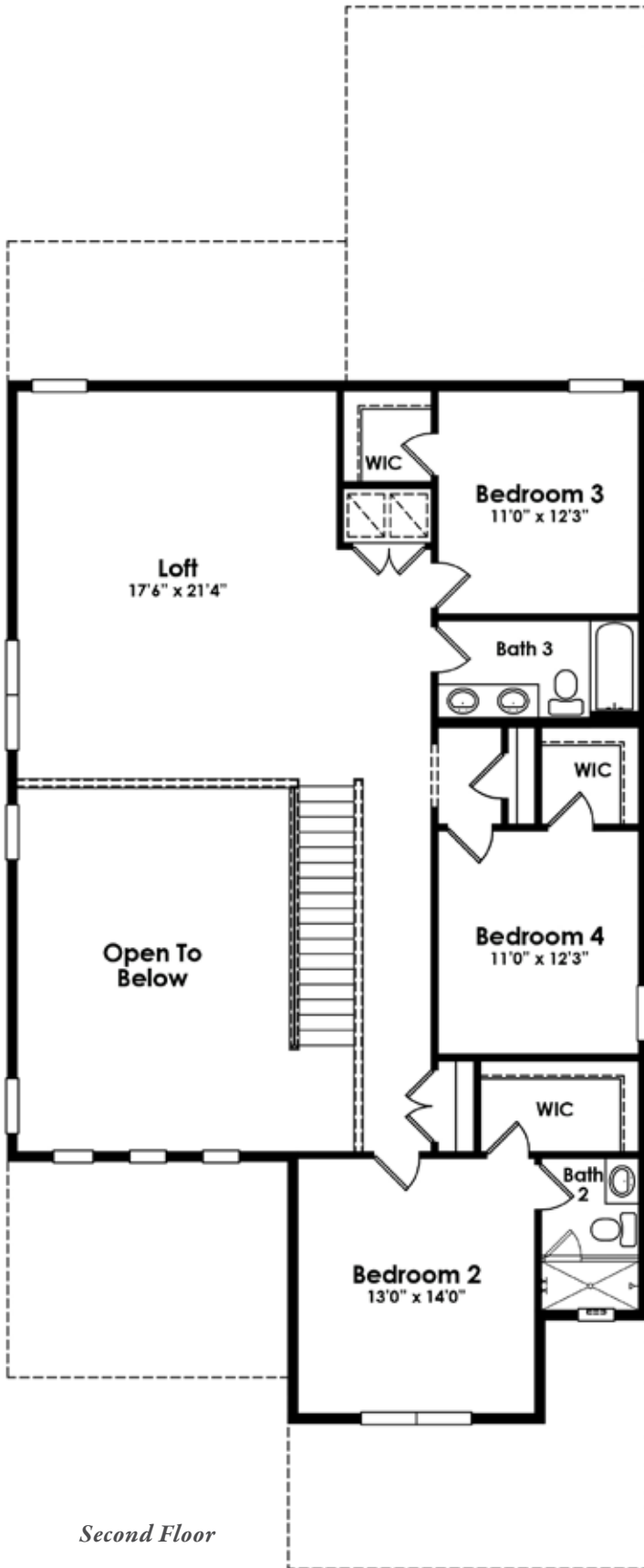
Optional Extended Front Porch

Seagrove

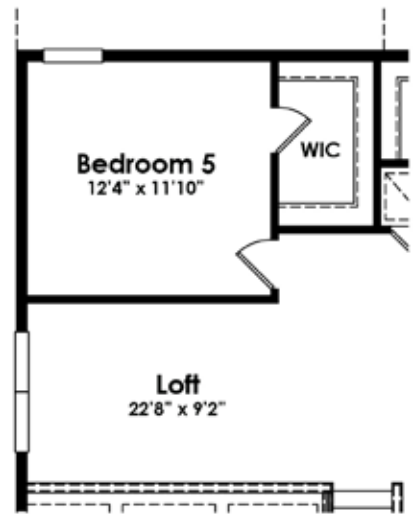
Owner's Suite, 3 Bedroom, 3 Full and 1 Half Bath, Living Room, Study, Loft, 2-Car Garage

Living Area	3,325 sq. ft.
Porches	458 sq. ft.
Garage	436 sq. ft.

TOTAL 4,219 sq. ft.



Second Floor








Optional Bedroom 5



Optional Bedroom 6

SITE PLAN

-  VILLAGE COLLECTION
-  COTTAGE COLLECTION
-  PHASE 3
-  OPENING RELEASE

 FITNESS STATION





260
259
258
257
256
255
254
253

240
241
242
243

228 230 232
227 229 231 233




PRAIRIE PASS

NatureWalk special features in **bold** |  Green feature



PERSONALIZE YOUR DREAM HOME

- Personalizing your home is made easy with the **KOLTER** Design Gallery offering a wide variety of designer finishes with the assistance of our Design Consultant

KITCHEN

- **Stainless steel GE Café™ counter depth side-by-side refrigerator with ice and water dispenser**
- **Stainless steel GE Café™ built-in natural gas 30" cooktop with 36" Monogram® hood**
- **Stainless steel GE Café™ built-in, single wall oven and microwave**
-  • **Stainless steel GE Café™ automatic multicycle dishwasher**
-  • Moen® designer single-lever high arc faucet with pulldown sprayer
-  • Cooktop appliance is fueled with natural gas providing energy savings and efficiency
- 42" cabinetry with choice of designer finishes
- Granite countertops
- Undermount stainless steel sink with ½ HP garbage disposal
- Pantry with wood shelves, per plan
- White subway tile backsplash

BATHROOMS

-  • Moen® Brantford™ chrome plumbing fixtures with 8" spread in Owner's and Secondary Bathrooms
-  • Two-piece elongated commodes, white
- Cabinetry with choice of designer finishes
- Granite countertops in all Full Baths
- Luxurious Owner's Bath with soaker tub, per plan
- Showers with frameless and semi-frameless glass enclosure, per plan
- 12" x 12" wall and shower tile
- 18" x 18" tile flooring
- His-and-her sinks and vanity spaces in Owner's Bathroom, per plan
- Raised-height bath vanity counters
- Undermount sinks, white
- Pedestal sink in Powder Bath(s), white, per plan
- Oval beveled-edge mirror included in Powder Bath(s)
- Cottage trim vanity mirrors in Full Baths

INTERIOR

- **Wood flooring throughout home**
- **8'-tall two-panel interior doors with decorative lever-style door handles**
- Sherwin Williams® paint throughout home, with a manufacturer's limited lifetime warranty
- Smooth drywall finish on all walls and ceilings
- Abundant Closet space with wood shelving
- Square-edge cottage trim throughout
- Three ceiling fans with light kits

EXTERIOR

- **Air-conditioned Owner's Lock-outs, per plan**
- **Neuma Doors® 8'-tall Low-E, impact-resistant Full Lite with standard three-point locking system on all double doors**
- **Outdoor shower with Moen® Brantford chrome fixture**
- Water-saving drip irrigation system
- Traditional paver driveway and entry walk
- Large, covered front and rear porches with recessed lights and beach cottage details including tongue and groove ceilings, and pressure treated stained wood decking, per plan
- Automatic garage door opener, including two remotes, per plan
- Progress lighting fixtures, per plan
- Premium Sherwin Williams® paint with manufacturer's warranty
- Galvalum metal roofs
- Durable, HardiePlank® cement fiber siding with a 30-year limited transferable manufacturer's warranty

BEHIND THE WALLS

- **AdvanTech® subflooring for strength, moisture resistance and quality**
- **2" x 6" exterior wall framing**
- **Rocker-style decorator switches**
- **Sentricon® termite system, which includes one year of monitoring**
- **ZIP System® roof and wall sheathing**
- **Taexx® built-in pest control system (in-wall tube system)**
- **Single-hung, vinyl, Low-E, insulated, impact-resistant windows**
- **Energy-efficient Rinnai® Luxury Series natural gas tankless water heater**
- **Energy-efficient R-38 Attic insulation**
- Energy-efficient Coastal Carrier central air conditioning, minimum 14 SEER
- Energy-efficient R-19 exterior wall insulation
- Smoke and carbon monoxide detectors throughout home
- Digital programmable thermostat(s)
 - Transferable 2-10 Home Buyers warranty
 - 200-Amp electrical service
 - High-speed structured wiring network for phone, cable and Internet
 - Cat-5 data lines and RG-6 quad shield coaxial cable
 - Alarm system with keypad

HOMEOWNERS ASSOCIATION INFORMATION

HOA fees include the following:

- The Gathering Place
 - Zero-entry Pool
 - Heated Lap Pool
 - Heated Spa
 - Children's Pool with Sunshade
 - Children's Tot Lot
 - Two Built-in BBQ Grills
 - Community Fire Pit
 - Entertainment Area with Bar and Ice Machine
- Seasonal Shuttle Service to the Beach
- Community Landscaping & Irrigation
- Individual Home Landscape Maintenance
- Fitness Trail with Exercise Stations
- Basketball Court
- Pickleball Court
- Street Lighting
- Walking & Biking Trails
- Cable TV
- High-speed Internet Access
- Seasonal Security (Grounds Cleaner/Maintenance)

2018 Monthly Fee Estimate: \$227.00*

*Based on 2018 budget, subject to change without notice.

Taxes are approximately 1.35% including city, state and community development district.



Discover The Ultimate Walkabout Community

Go discover the walkabout lifestyle of NatureWalk by **KOLTERHOMES**. Ideally situated off 30A, NatureWalk is just footsteps from everything you love about this charming seaside community. Come explore this outdoor lifestyle neighborhood with its endless trails, resort-style amenities and of course, the best beaches in Florida.

The Ultimate Lifestyle

- Miles of trails and boardwalks
- 3 different pools
 - Heated lap pool
 - Resort-style family pool
 - Toddler pool with sunshade
- 1.5-mile fitness station trail
- Sport courts

The Ultimate Location

- 1 mile from the beach
- 1.5 miles from Seaside
- Neighboring WaterColor Crossings
- Top-rated schools
- Adjacent to Point Washington State Forest
- 30 minutes to Northwest Florida Beaches International Airport



Directions: Located directly off Highway 395, one mile north of Highway 30A, two miles south of Highway 98, and next door to Watercolor Crossing.

NatureWalk is close to the best of the Emerald Coast, yet comfortably removed from distractions.



780 Sandgrass Blvd.
Santa Rosa Beach, FL 32459
850-534-0808
NatureWalkAtSeagrove.com



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