



# MARINA VILLAGE HOMESITE | #14

\$4,500,000

Marina Village homesite #14 is an Atlantic Ocean estate sized lot located between our Marina Village and East Village neighborhoods. This homesite features over 100 ft of beach frontage, northeast orientation with sunrise views and panoramas over the lively blue waters of the Atlantic Ocean. Just steps from our village fitness center, pool, Conch Shack bar, and Market restaurant, this is the ideal property for those seeking a private beachfront estate, but still be close to the amenities and social environment of the marina.

Land Area: 33,831 sqft | .78 acres

Beach Frontage: 103'

Depth of Lot: 310'

Views: Atlantic Ocean





## COST BREAKDOWN

Marina Village Estate Homesite #14	\$4,500,000
Value Added Tax (7.5%)	\$337,500
Attorney Fee (0.5% of Purchase Price)	\$22,500
Value Added Tax on Attorney Fee (7.5%)	\$1,688
Club Membership Initiation	\$200,000
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<i>Total Initial Costs</i>	<b>\$5,061,688</b>
2018 Club Dues ( <i>prorated</i> )	\$44,000
2018 Homeowners' Association Dues ( <i>prorated</i> )	\$21,175
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<i>2018 Total Annual Costs</i>	<b>\$65,175</b>

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