

Sanctuary By The Sea

#1 Exclusive Gated Gulf Front Condominium

#1 Rated Beach in America - Grayton Beach Florida On 30A



4 Bedroom, 4 1/2 Bath, 2 story Property

Currently Available are 7 -1/7 Investment No Money Down! Shares @
\$3,500/month

Total pay in \$126,000 over 3 years then no more payments!!!

The investor will share in the profits generated by the sale of this property
which could be as high as 65% ROI

You as an investor will get the use of this outstanding property two weeks in

Let's face facts; many people dream of owning vacation property, most either can't afford the type of property they want or reason that they would not use the vacation home often enough to justify the expense. Investment Participation provides a solution to these problems by allowing you to pay fixed monthly amount without sharing in the risks of unforeseen maintenance problems and value depreciation with others. Of course, in exchange for spreading the costs and risks, you give up some of the usage rights and freedoms that you would have if you owned the property alone. But job and school commitments prevent most people from using a vacation home more than a few weeks or months each year, and some loss of freedom and control is often an acceptable sacrifice for the huge cost savings.

All the Benefits of Luxury Property ownership / 2 weeks of Exclusive Use
Pride of Ownership / Depreciation / ROI

Overview



Sugar-white beaches and blue-green waters of the Gulf of Mexico.

A rare coastal dune lake.

A private nature preserve.

Enter Sanctuary by the Sea and discover an unmatched coastal lifestyle. Here, in privacy and seclusion, on 30-A, along the exclusive Beaches of South Walton in Northwest Florida, you

will find a temple to the sun, the sand and the sea.

Sanctuary by the Sea is a haven of awe-inspiring splendor. This exclusive gated community has over 650 feet of frontage on the Gulf of Mexico and is nestled by Redfish Lake and a stunning private nature preserve.

With only 82 condominium residences on 23 secluded acres, Sanctuary by the Sea is the most secluded property in the area, with serenity and privacy unequalled anywhere on the Florida coast.



Protected by water on two sides and by the gated Bannerman Estates on the east, Sanctuary by the Sea is truly a nature sanctuary, with nearly two-thirds of its 23 acres preserved for the private enjoyment of those who have the privilege of living here.

This project fronts the Gulf of Mexico's most beautiful stretch of gleaming white sand, edged by golden sea oats and clear emerald waters. Owners can also fish, kayak or canoe in the cool, fresh waters of Redfish Lake.

These unique characteristics make this project so extraordinarily and superior to any other property in North West Florida!



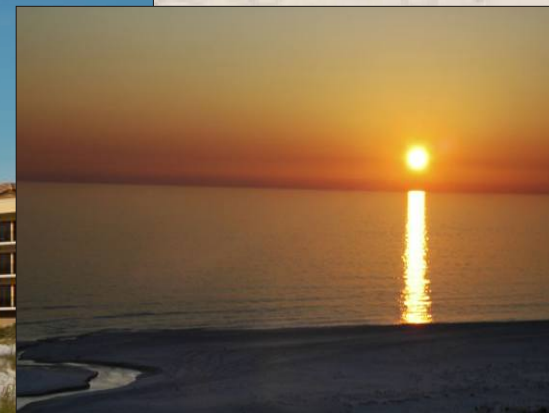
Sanctuary by the Sea provides every amenity you

expect of an exclusive Gulf Front development. Two pools with a large fountain, stunning waterfalls, swim-up bar and expansive pool deck with a select number of cabanas and an outdoor fire pit overlooking the glistening pool. This project offers private walking trails on breathtaking terrain and magnificent landscaping throughout the property.



The health club is outfitted with state-of-the-art fitness equipment and a separate massage room. Residents have access to the owners' club, which includes a library and meeting and conference facilities. There's a professional theater room, an arcade – and two rooms of virtual golf.

Concealed underground parking includes private individual storage areas and every convenience is located nearby.



INDIVIDUAL CONDOMINIUM UNITS WITH LUXURIOUS APPOINTMENTS INCLUDING AS STANDARD FEATURES:

- STONE TRAVERTINE FLOORING, WITH SOUND MAT UNDERLAYMENT IN LIVING ROOM, KITCHEN, BATHROOMS AND FOYER



- CEILING HEIGHTS OF TEN FEET WITH EIGHT FOOT DOOR HEIGHTS

- VIKING APPLIANCES IN KITCHEN FEATURING GAS-FIRED RANGE AND ADJACENT POT FILLER FAUCET

- GAS FIREPLACE

- 3 CENTIMETER GRANITE COUNTER TOPS AND BACKSPLASHES WITH BEVELED EDGES

IN KITCHEN & BATHROOMS

- CUSTOM GLAZED CABINETS IN KITCHEN & BATHROOM

- GREAT ROOMS AND MASTER BEDROOMS FEATURING PANORAMIC GULF AND LAKE VIEWS

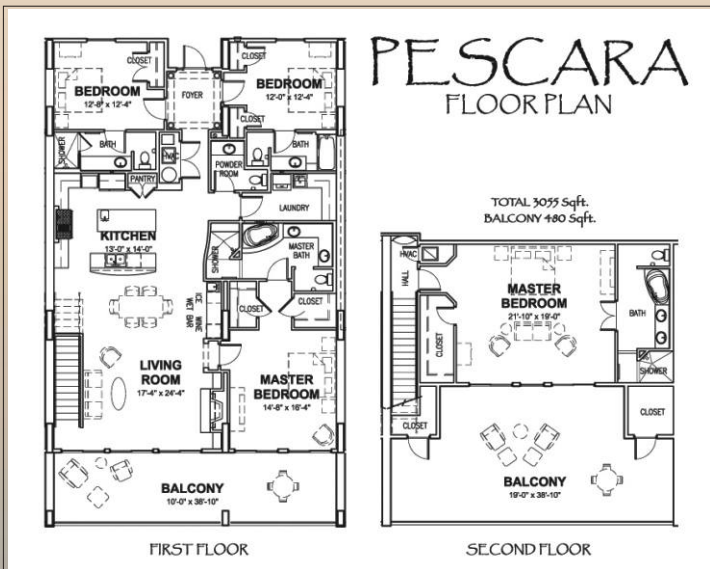


Discover SANCTUARY by the SEA [Click Here For Official Website](#)

- SEPARATE WET BAR WITH UNDERCOUNTER ICE MAKER OR WINE CRUVET
- SPACIOUS WALK IN MASTER BEDROOM CLOSETS
- KOHLER STYLED BATHROOM PLUMBING FIXTURES AND TRIM
- WHIRLPOOL BATHTUB IN MASTER BEDROOM
- 46OZ. CARPET IN BEDROOMS
- TWO PIECE CROWN MOLDING – LIVING ROOM, FOYER, MASTER BEDROOM, & MASTER BATHROOM
- 7" BASE MOULDING THROUGHOUT
- WINDOWS – (HURRICANE) LARGE MISSILE IMPACT GLAZING
- PRIVATE BALCONIES, TEN FEET DEEP FEATURING ROUGH CUT STONE FLOORING AND GULF VIEWS
- HVAC SYSTEMS FEATURING HUMIDITY CONTROL
- PRE WIRE CAT 5 CABLE IN LIVING ROOM, BEDROOMS, AND THEATER ROOMS (WHERE APPLICABLE)

OWNER COMPLEX AND FITNESS CENTER:

- OPTIONAL EXQUISITE POOLSIDE CABANAS (LIMITED QTY)
- OUTDOOR GAS FIREPIT FOR SUNSET VIEWING
- TWO LARGE POOLS AND WHIRLPOOL SPAS LOCATED IN A SEPARATE EAST OR WEST TROPICALLY LANDSCAPED OASIS
- STUNNING WATERFALL WITH SWIMUP BAR OUTDOOR AMENITIES
- THEATER AND ARCADE ROOMS
- ROOM WITH ADVANCED VIRTUAL GOLF EQUIPMENT
- OWNER'S CLUB INCLUDING MEETING AND CONFERENCE FACILITIES WITH LIBRARY
- HEALTH CLUB INCLUDING STATE OF THE ART FITNESS EQUIPMENT AND SEPARATE MASSAGE ROOM



This offer is offered
by
Richard Eimers & Ken Cone
and
the Eimers Group Real Estate & Land

