

INCLUDED FEATURES

BeachWalk – Layton and Layton Grande Only

CUSTOM INTERIOR FEATURES:

- Tile floors in foyer, gathering room, kitchen, cafe, baths, and laundry
- Upgraded raised-panel 8' interior doors
- Oversized Baseboard Trim
- Walk-in owner's closet
- Decorative door hardware
- Tray ceiling in Owner's Suite, Gathering Room, and Foyer

EXTERIOR FEATURES:

- Tile roof
- Whole house gutters
- Easy to maintain decorative stucco exterior
- Epoxy coating on garage floor with painted stucco wall finish
- Ventilated aluminum soffits
- High-grade Sherwin-Williams latex paint
- Decorative brick paver driveway
- Large, private brick paver, screened lanai
- Professionally landscaped home site with full sod coverage and automatic sprinkler system
- "Tubes in the Wall" pest defense system
- Sentricon Termite Bait System

KITCHEN FEATURES:

- Aristokraft kitchen cabinets with 42" upper wall cabinets
- Silestone countertops
- Stainless steel Kitchen-Aid® refrigerator
- Stainless steel Kitchen-Aid® built-in microwave and single oven
- Stainless steel hood with direct venting to exterior
- Stainless steel Kitchen-Aid® multiple-cycle dishwasher
- Stainless steel Kitchen-Aid® 36" gas cooktop
- Stainless Steel kitchen sink with electric garbage disposal
- Moen® faucet with pullout sprayer

BATHROOM FEATURES:

- Owner's Bath features tile recessed shower with heavy glass enclosure and Sensa or Silestone countertops
- Decorative Moen® faucet
- Silestone countertops in secondary baths with wall tile
- Aristokraft bath cabinets

- Comfort Heights Commodes with soft close lid

QUALITY CONSTRUCTION FEATURES:

- Steel-reinforced concrete block construction
- Professionally engineered roof trusses with hurricane tie-downs for wind protection

ENERGY SAVINGS AND ELECTRICAL FEATURES:

- Smart Home Prewire:
 - Wiring enclosure
 - Wireless access point wiring
 - Hardwired locations, per plan
 - CAT 6 wiring
 - Doorbell with camera
- Motion sense switch at owner's entrance
- Ceiling fan prewires, per plan
- Decora rocker switches
- LED downlighting
- Smoke detectors/carbon monoxide detectors
- R-30 ceiling insulation
- Automatic garage door opener with remote controls
- Insulated fiberglass entry door
- Compact fluorescent exterior lighting
- Exterior waterproof electrical outlets
- Central air conditioning and heating system with wi-fi enabled programmable thermostat
- Whole house impact-resistant windows
 - High Velocity Hurricane Zone Rated, Low E Screened Windows
- Energy-efficient, tankless gas water heater
- Whirlpool® Washer & Dryer
- Electric car outlet in the garage

EVERY SERVICE UNDER ONE ROOF:

At DiVosta, we make getting into your new home simple and worry-free. Everything you need to purchase your new home under one roof.

• MORTGAGE

With access to a broad menu of loan programs, the professionals at our partner Pulte Mortgage will find the right plan for you.

• TITLE

Our partners at PGP Title work closely with Pulte Mortgage to ensure your closing is a seamless transaction.

• WARRANTY

Our experienced warranty team is ready to help you with any service needs once you move in.

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*Standard for To Be Built configurations as 10/31/2025 sales. For quick move-in homes, please see Sales Consultant for water heater specifications.

BeachWalk by Manasota Key

2026 Fee Summary

BeachWalk by Manasota Key Homeowners Association, Inc. (collected quarterly)

Includes: Community Amenities, Lifestyle Director, Landscape Maintenance and Irrigation, Maintenance of Common Areas and Lakes, Staffed Vehicular Access Control and Professional Property Management.

Vista Series (7161)	\$367.29/month	\$1,101.87/quarter
Scenic Series (7162)	\$379.29/month	\$1,137.86/quarter
Distinctive Series (7163)	\$386.28/month	\$1,158.84/quarter
Echelon Series (7164)	\$400.71/month	\$1,202.12/quarter

No CDD

Initial and Other Contributions (paid at closing)

Initial Contribution	\$2,000.00
Amenity Fee	\$4,000.00
Annual Food and Beverage Minimum	\$ 480.00*

* The Annual Food and Beverage Minimum is prorated from the date of closing for the remainder of the year and will be paid with the first quarter assessments thereafter. Must be used in the same calendar year, any remaining amount will be forfeited by the member. These funds are not transferable.

Note: These fees are estimates and are subject to change. Please refer to the governing documents for a more thorough description of all fees.

1. Resale Assessment is currently \$2,000.00.

Revised 11/10/2025

