

# INCLUDED FEATURES

## BeachWalk – Vista & Scenic Series

### CUSTOM INTERIOR FEATURES:

- Tile floors in foyer, gathering room, kitchen, cafe, baths, and laundry
- Decorative baseboard trim
- Upgraded raised-panel interior doors
- Walk-in owner's closet
- Decorative chrome door hardware

### EXTERIOR FEATURES:

- Tile roof
- Whole house gutters
- Easy to maintain decorative stucco exterior
- 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
- Sentricon Termite Bait System

### KITCHEN FEATURES:

- Aristokraft kitchen cabinets with 36" upper wall cabinets
- Silestone countertops
- Stainless steel Whirlpool® refrigerator
- Stainless steel Whirlpool® microwave with direct venting to the exterior
- Stainless steel Whirlpool® multiple-cycle dishwasher
- Stainless steel Whirlpool® gas range with oven
- Stainless Steel kitchen sink with electric garbage disposal
- Moen® faucet with pullout sprayer

### BATHROOM FEATURES:

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

# 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

