



Egret Landing encompasses two parcels, a 3.5 acre (main) parcel and a 1 acre waterfront (canal) parcel. The total project on both parcels includes 8 buildings for a total of 44 units. The main parcel is the location of Buildings A through G and also has a Swimming Pool & BBQ Area. It is located only approximately 350 feet from the canal/gulf parcel so your boat can be launched, docked & ready to go just around the corner! The Egret Landing canal parcel is the location of Building H and provides all Egret Landing homeowners access to the private boat ramp and ~155' of private docking along the canal. The Gazebo provides a place to tell fish tales and clean the day's catch! The Deck overlooking the marsh/gulf, enables homeowners an additional place to gather and enjoy the area's abundant wildlife, including egrets, ospreys and resident bald eagles just to name a few. The canal adjacent to Building H with the Egret Landing private boat ramp leads directly into the open Gulf of Mexico, just a few hundred yards away, so you will be just seconds from some of the best fishing in Florida.

## EGRET LANDING CONDOMINIUMS

*\* REMAINING RESIDENCES AVAILABLE FOR SALE \**

UNIT	FLOORPLAN	LEVEL	QUICK INFO	PRICE	BLOWOUT
F-101	2 Bed / 2 Bath - TYPE "B"	1st	Maple Cabinets & Close to Boat Ramp	<b>\$260,000</b>	<b>\$129,000</b>
F-201	2 Bed / 2 Bath - TYPE "B"	2nd	<b>OFFERED FURNISHED!</b>	<b>\$285,000</b>	<b>\$149,000</b>
F-202	1 Bed / 1 Bath - TYPE "A"	2nd	Last One-Bedroom Remaining!	<b>\$199,000</b>	<b>\$99,000</b>
F-203	2 Bed / 2 Bath - TYPE "C"	2nd	Upstairs Unit, Close to Boat Ramp	<b>\$270,000</b>	<b>\$139,000</b>
G-101	3 Bed / 2.5 Bath - TYPE "D"	1st	<b>OFFERED FURNISHED!</b>	<b>\$335,000</b>	<b>\$199,000</b>
G-102	3 Bed / 2.5 Bath - TYPE "E"	1st	Maple Cabinets & Close to Boat Ramp	<b>\$325,000</b>	<b>\$179,000</b>
G-202	3 Bed / 2.5 Bath - TYPE "E"	2nd	<b>OFFERED FURNISHED!</b>	<b>\$350,000</b>	<b>\$199,000</b>

Only a Few Units Remain. Therefore, advertised prices & availability are subject to change without notice. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



**\* Leave a message at 877-227-3474 to schedule an appointment in order to see Egret Landing before they are all gone \***