



CONCH HOUSE

\$10,500,000

SITE

Land Area: .79 acres

Beach Frontage: 97'

Depth of Lot: 310'

DETAILS

View: Atlantic Ocean

Location: Marina Village Estate

Floor Plan: Custom

SPECS

A/C Sq. Footage: 5,381sf

Bedrooms | 4 main / 2 guest

Bathrooms: 4.1 main / 2 guest

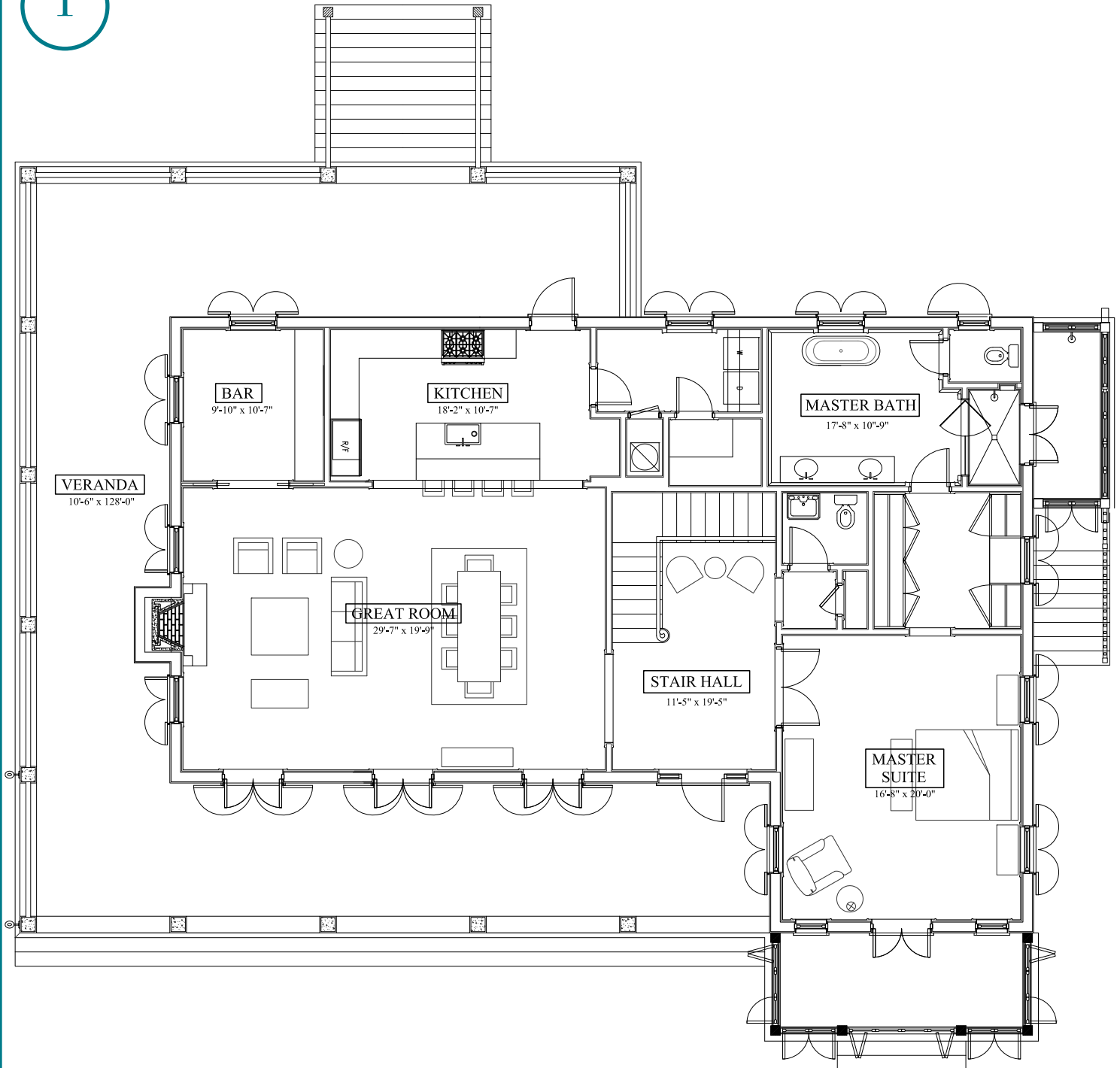
Located adjacent to the Marina Village at Baker's Bay, this beautiful beachfront home is perfectly positioned on the Atlantic Ocean and just minutes from the Marina Village fitness and dining amenities. This four bedroom, four and one-half bath home features spacious verandas on both levels allowing for optimal views of the Atlantic, as well as to the charming Marina Village. With an expansive great room framed by French doors, this home is perfect for both entertaining large groups or having a quiet night at home with family. The Guest Cabana, located adjacent to the pool, has two bedrooms and two baths and includes a kitchen and laundry. This homesite has 97' of Atlantic Ocean frontage and backs up to the boat slips in the Baker's Bay Marina.



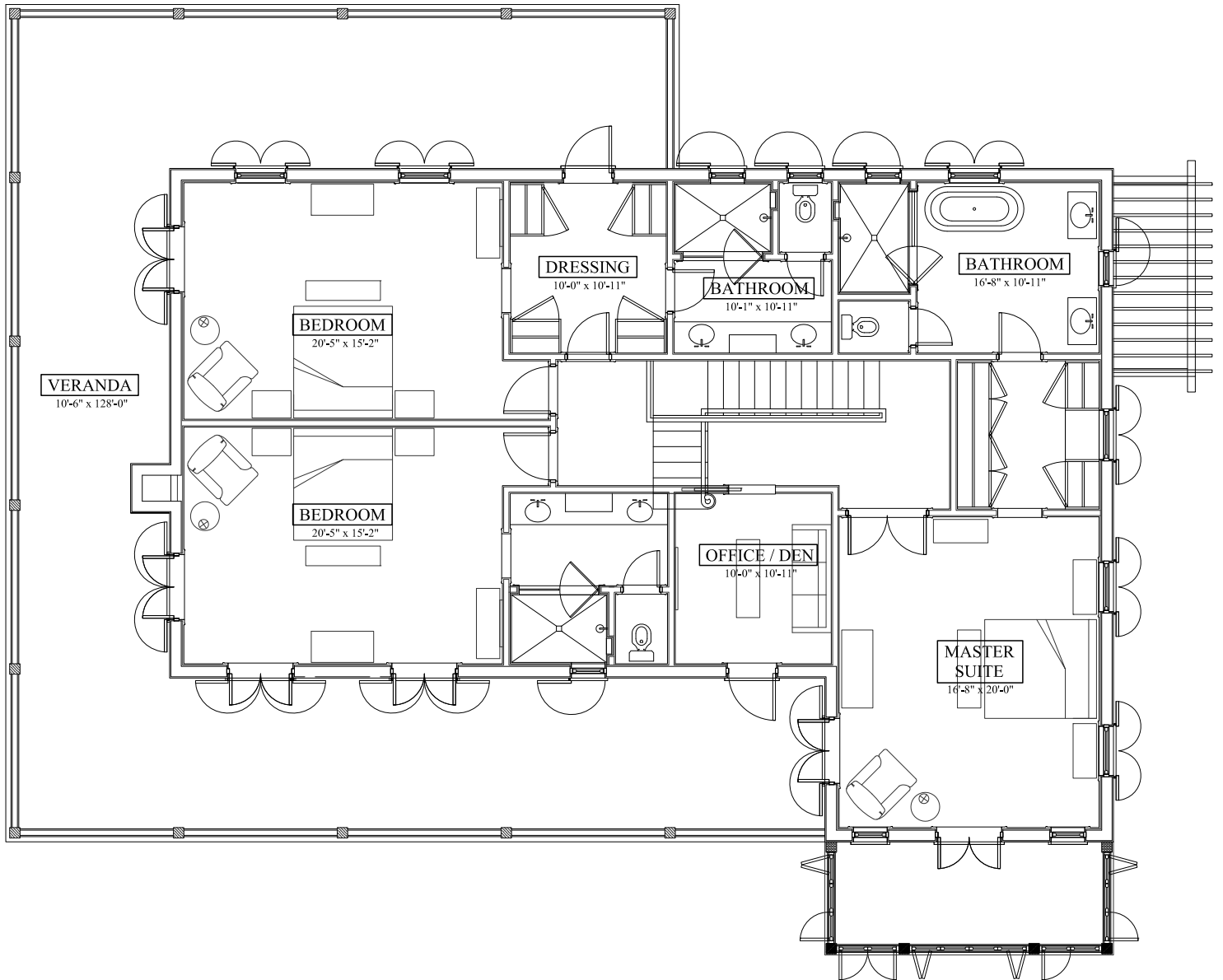


FLOOR PLAN

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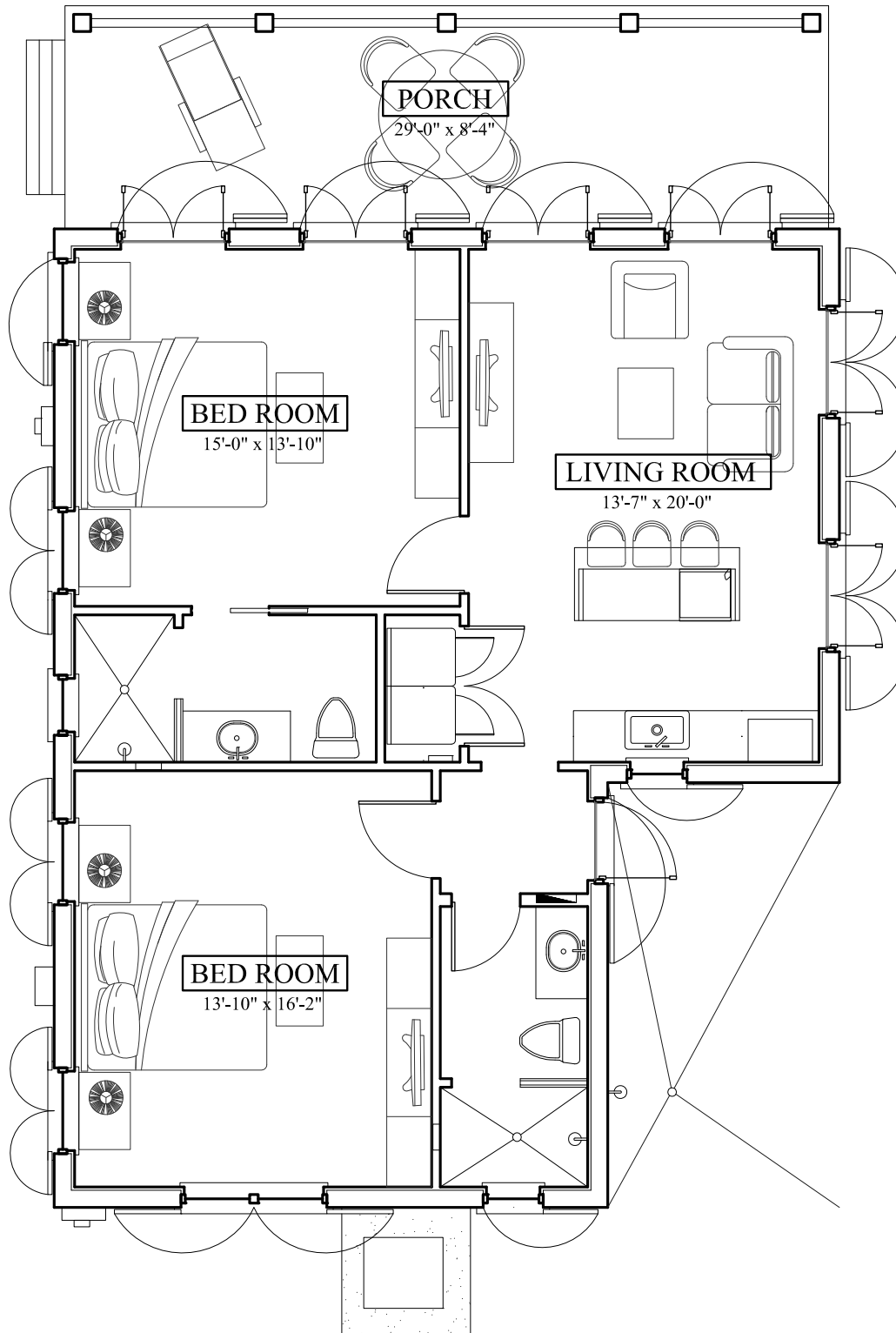


FIRST FLOOR



SECOND FLOOR

Guest Cabana





COST BREAKDOWN

Conch House	\$10,500,000
Value Added Tax (7.5%)	\$787,500
Attorney Fee (.0.5% of Purchase Price)	\$52,500
Value Added Tax on Attorney Fee (7.5%)	\$3,938
Club Membership Initiation	\$200,000

Total Initial Costs \$11,543,938

2017 Club Dues (Prorated)	\$37,500
2017 Homeowners' Association Dues (Prorated)	\$19,250

2017 Total Annual Costs \$56,750

Conch House Asking Price	\$10,500,000
Interior Square Footage	5,381 sqft

Cost per A/C Square Foot \$1,951 per sf