

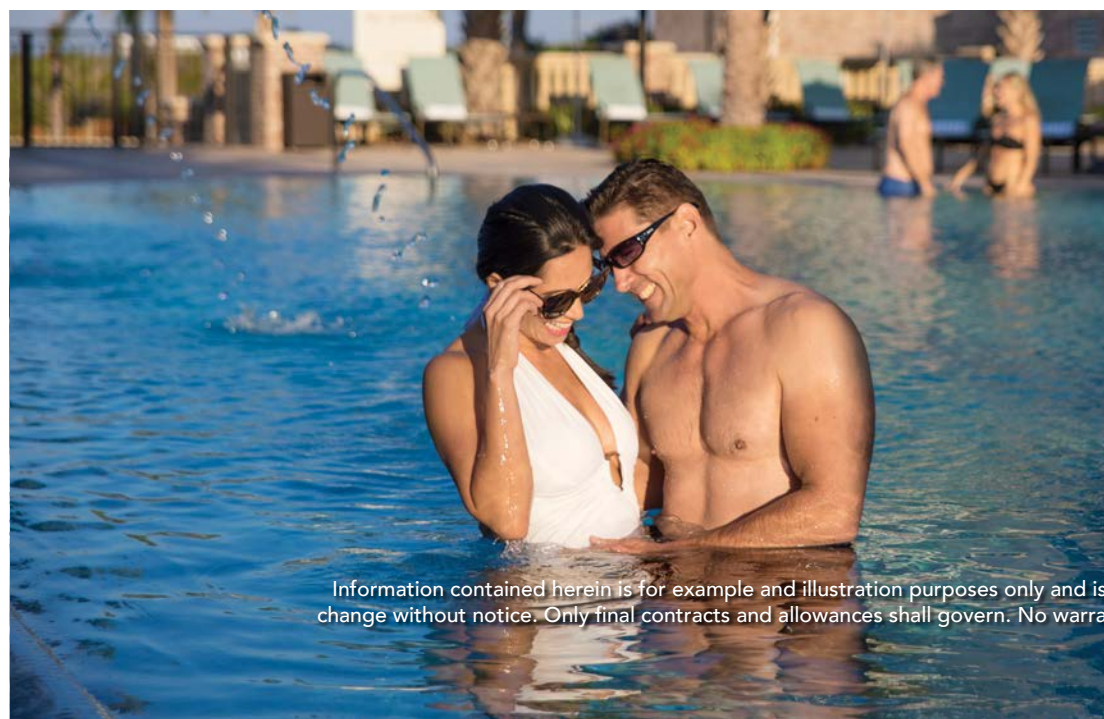


The Cottages at Henderson Beach Resort, a Land Condominium

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The Cottages at Henderson Beach Resort, a Land Condominium

SINGLE-FAMILY RESORT LIVING

Introducing The Cottages at Henderson Beach Resort, a Land Condominium. This privately gated cluster of thoughtfully designed homes lies within the incredible Henderson Beach Resort. The Henderson Resort Hotel offers a full-service luxury spa, six on-site dining options, multiple bar options, in-room dining, a coffee shop and ice cream bar, 24-hour services and much more. Couple that with the on-site Resort Property Management and 24-hour maintenance services and it is truly an Effortless Resort Lifestyle. The homes offer exceptional features such as a rooftop amenity deck and lounge area, professionally designed interiors, and ship-lap siding feature walls in selected rooms and spaces. Beach Craftsman trim is masterfully combined with accents drawn from The Henderson Resort's beautiful architecture. The Cottages are located directly on and adjacent to the amazing new Resort Club Pool and lazy river, On Deck Bar & Grill, the Resort Clubhouse with fitness center and event space, and steps from the Club's spacious lawn area with activities for the whole family.



RESORT MAP

- | | | |
|---------------------------------------|-------------------------|--------------------------------|
| 1. Henderson Beach Resort Cottages | 10. Sprinkles Café | 19. Sea Level Bar & Grill |
| 2. Parkside | 11. Primrose | 20. Splash Pad |
| 3. Henderson Club Family Pool Complex | 12. Fitness Center | 21. The Henderson Lofts |
| 4. On Deck Pool Bar & Grill | 13. Horizons | 22. BeachWalk Café |
| 5. Beach Promenade | 14. Firepit | 23. Beach Rentals and Services |
| 6. The Henderson Hotel | 15. Event Lawn | 24. Beach Cantina |
| 7. The Spa at The Henderson | 16. Adult Pool | 25. Private Beach Access |
| 8. Event and Meeting Space | 17. Cabanas | 26. Henderson Park Inn |
| 9. Poppy's Kids Club | 18. Family Pool Complex | |

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.





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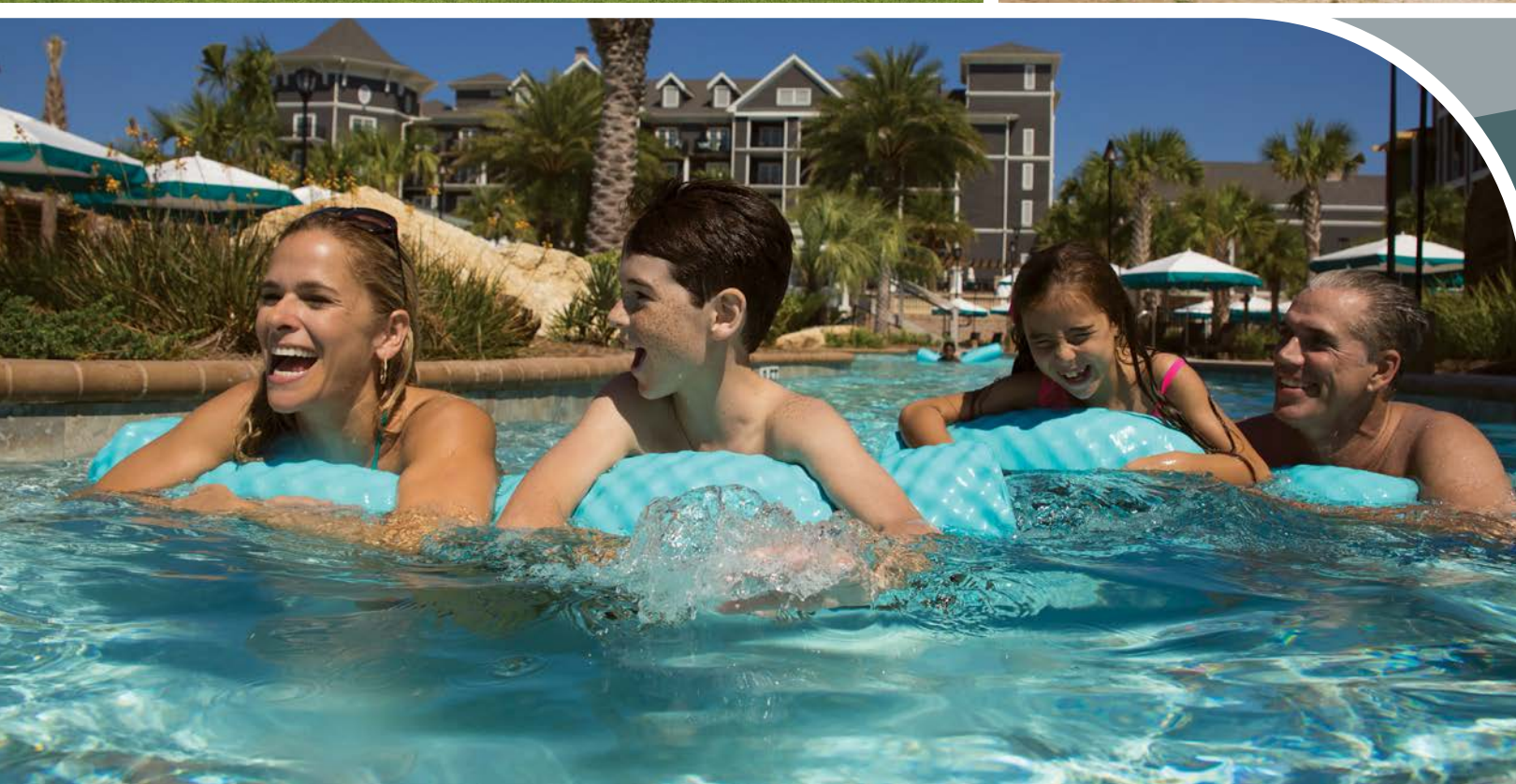
RESORT HOTEL AMENITIES

- Full-service, luxury spa
- Enjoy access to a range of on-site dining options including:
 - Beach Walk Cafe
 - Primrose Fine Dining
 - Sea Level
 - Horizons
 - On Deck
 - Cissy's Cafe and Wine Bar
- Sprinkles Café coffee and ice cream shop
- The Rooftop bar overlooking expansive views of the Gulf, Henderson Beach State Park, and the city of Destin
- Bicycle, kayak and paddleboard rentals

Henderson Beach Resort Hotel (The Henderson) is privately owned and as such amenities may be changed or deleted by the hotel owner at any time. Access is anticipated to be available but not guaranteed in perpetuity.

RESORT CLUB AMENITIES

- Large oasis resort-style zero-entry pool with lazy river
- Fitness center
- Poolside food and beverage service
- Club membership (non-equity) providing access to Club amenities
- Expansive lawn spaces for relaxing or playing games with family
- Lush, colorful landscaping throughout
- Private beach access adjoining Henderson Beach State Park, Destin's 200 acre state park hosting 6,000 feet of beautiful shoreline
- Beach chair rentals and water sport services
- On-site resort rental management
- Club scheduled community activities



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The Cottages at Henderson Beach Resort, a Land Condominium



East Elevation



North Elevation



West Elevation

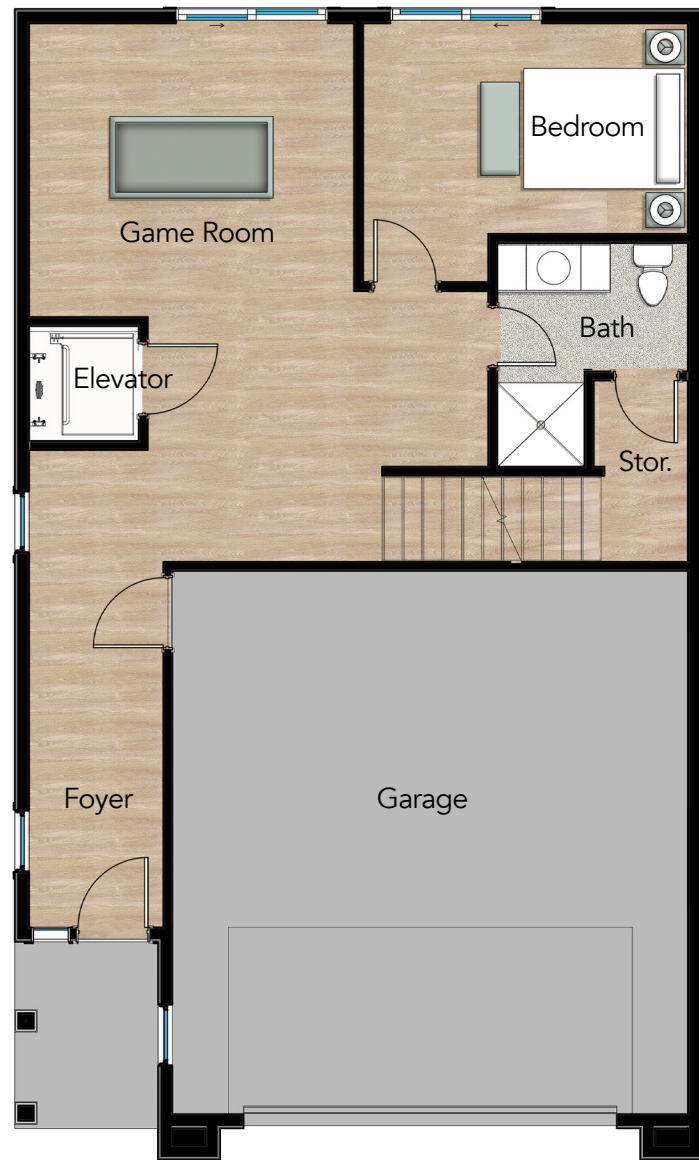


South Elevation

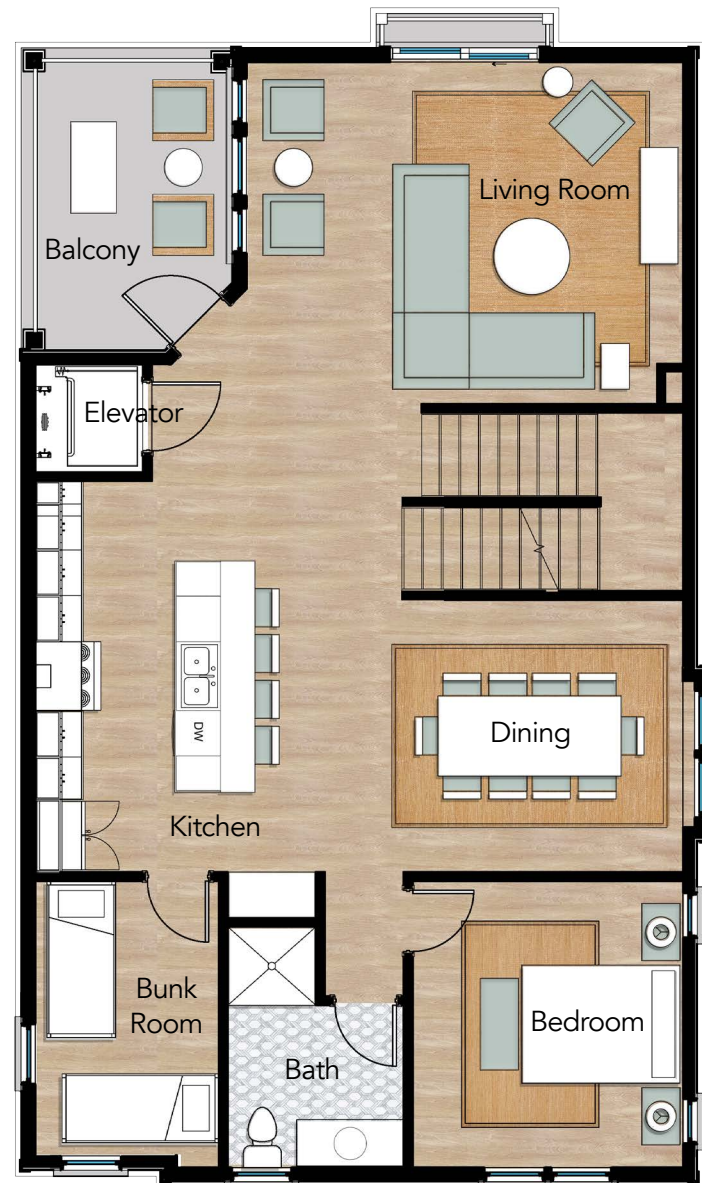
COTTAGE A ELEVATIONS

6 Bedrooms • 5.5 Baths | Lots 4,7, & 8

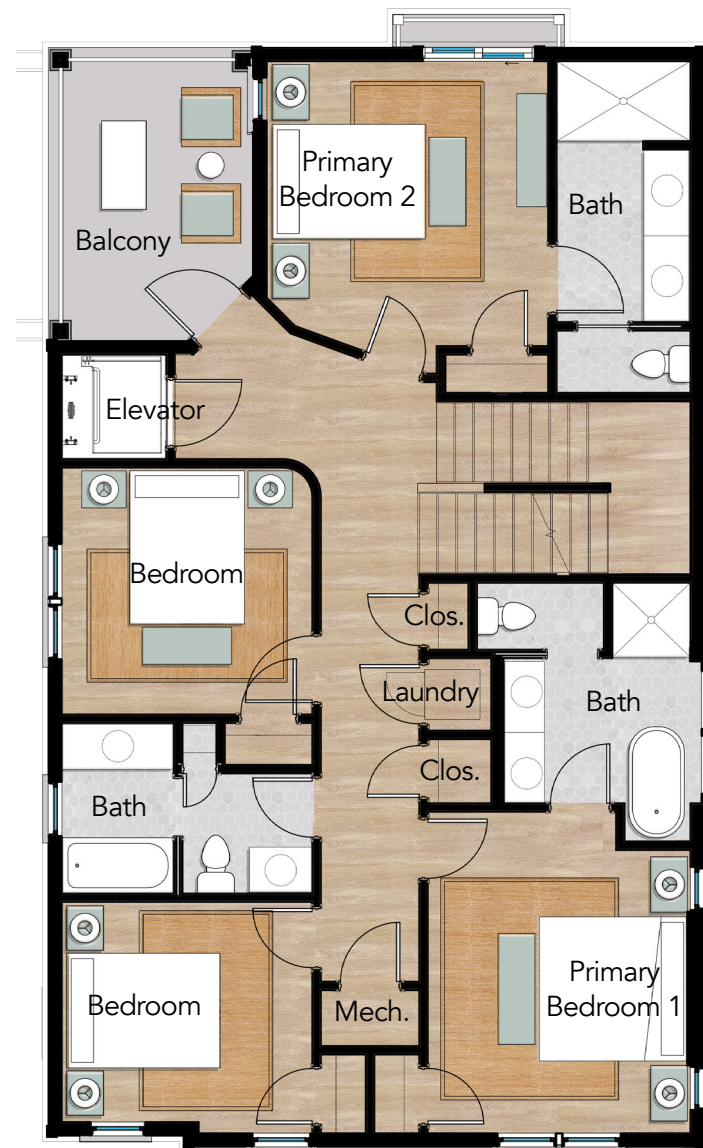
Gross Floor Area (Less Decks)	3,975 sf
Balconies & Decks Under Roof	189 sf
Floor Area Under Roof	4,164 sf
Garage & Entry Area	569 sf
Total Gross Area	4,733 sf



First Level



Second Level



Third Level



Attic Level

COTTAGE A FLOOR PLANS



East Elevation



North Elevation



West Elevation



South Elevation

COTTAGE AH ELEVATIONS

5 Bedrooms • 5.5 Baths | Lot 9

Gross Floor Area (Less Decks)	3,999 sf
Balconies & Decks Under Roof	310 sf
Floor Area Under Roof	4,309 sf
Garage & Entry Area	560 sf
Total Gross Area	4,869 sf



First Level



Second Level



Third Level



Attic Level

COTTAGE AH FLOOR PLANS



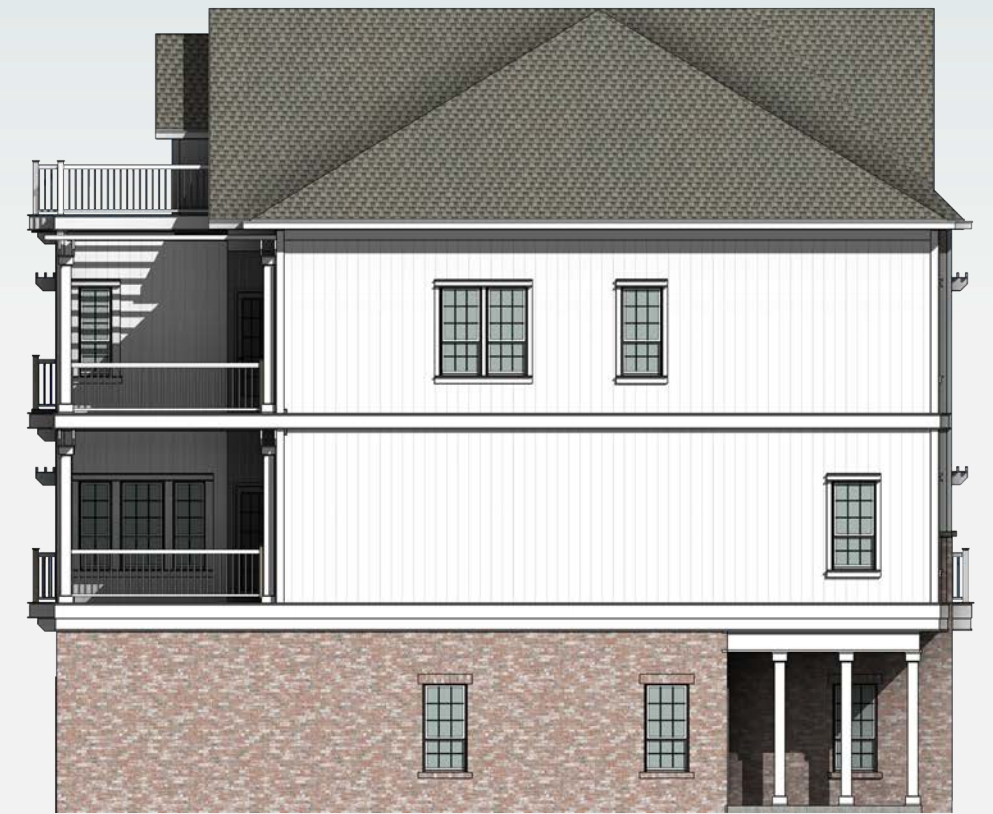
East Elevation



North Elevation



West Elevation

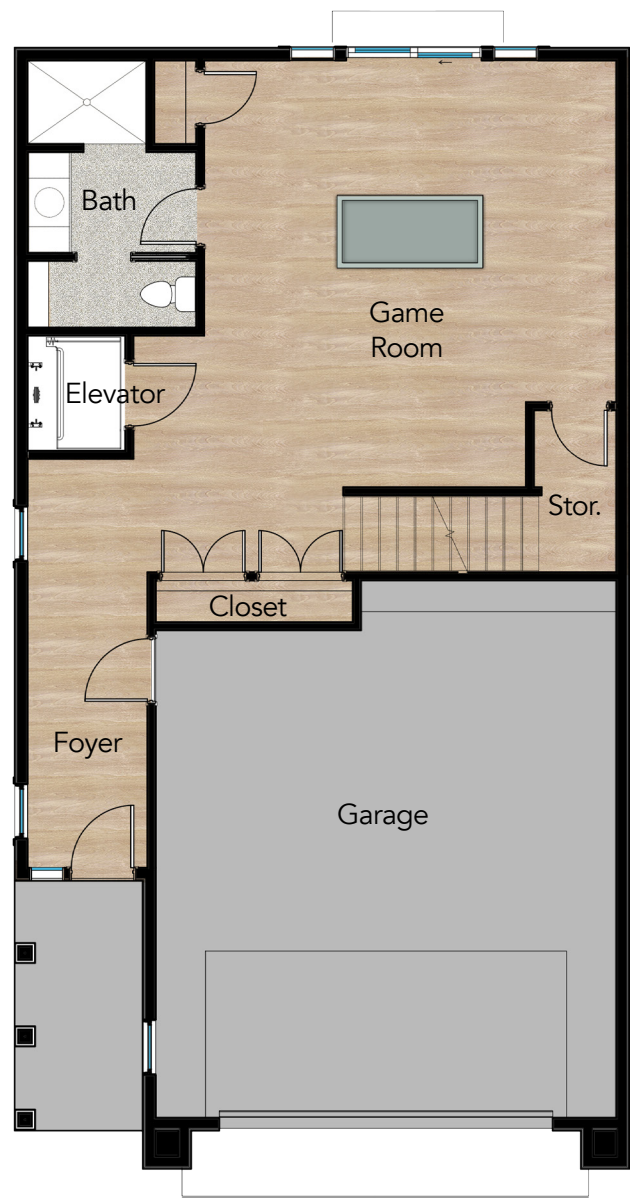


South Elevation

COTTAGE B ELEVATIONS

5 Bedrooms • 5.5 Baths | Lots 5 & 6

Gross Floor Area (Less Decks)	4,312 sf
Balconies & Decks Under Roof	102 sf
Floor Area Under Roof	4,414 sf
Garage & Entry Area	625 sf
Total Gross Area	5,039 sf



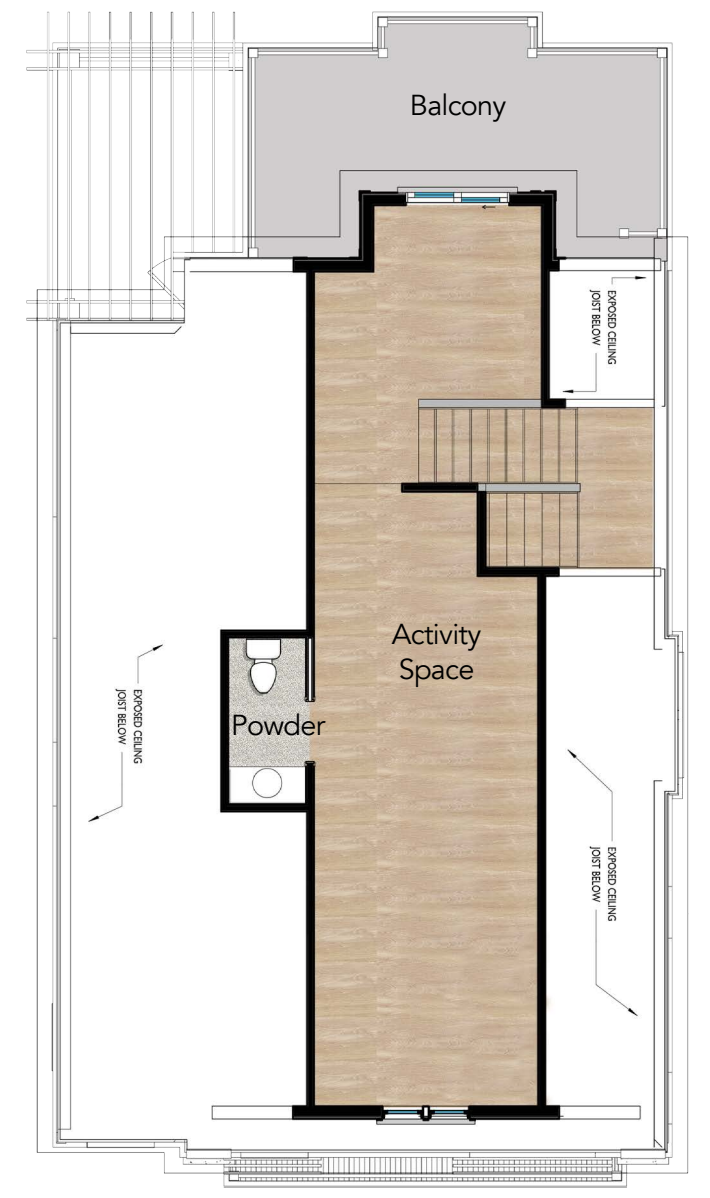
First Level



Second Level



Third Level



Attic Level

COTTAGE B FLOOR PLANS



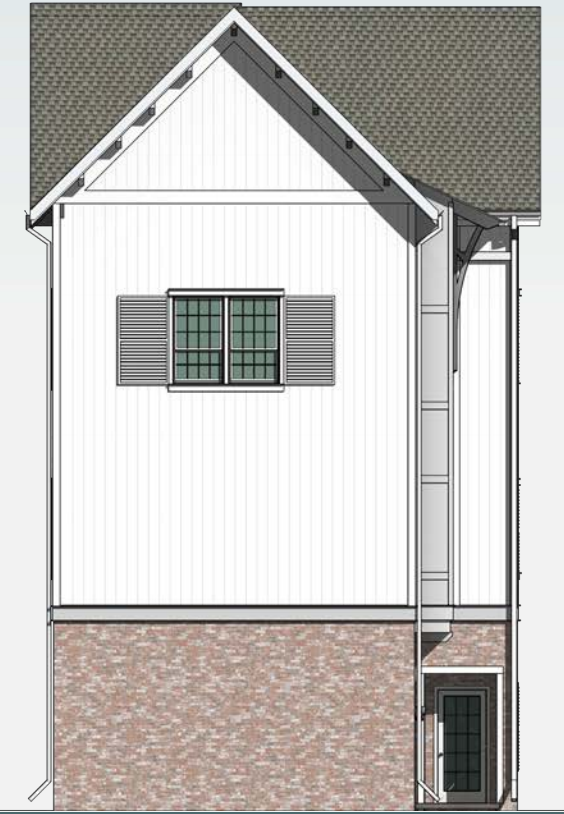
North Elevation



West Elevation



South Elevation



East Elevation

COTTAGE C ELEVATIONS

4 Bedrooms • 5.5 Baths | Lots 1, 2, & 3

Gross Floor Area (Less Decks)	3,390 sf
Balconies & Decks Under Roof	365 sf
Floor Area Under Roof	3,755 sf
Garage & Entry Area	525 sf
Total Gross Area	4,280 sf



First Level



Second Level



Third Level

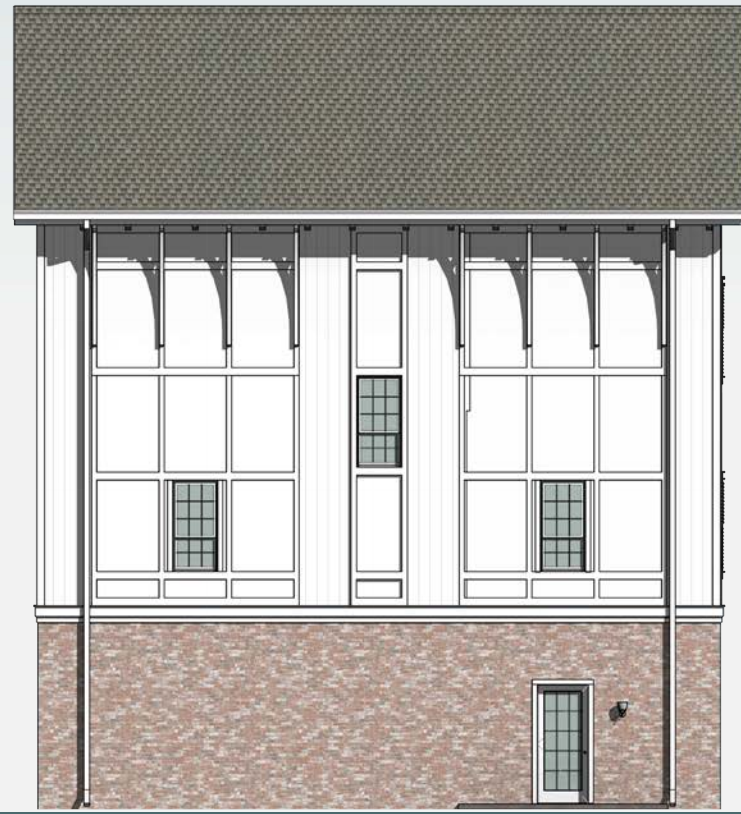


Attic Level

COTTAGE C FLOOR PLANS



North Elevation



West Elevation



South Elevation

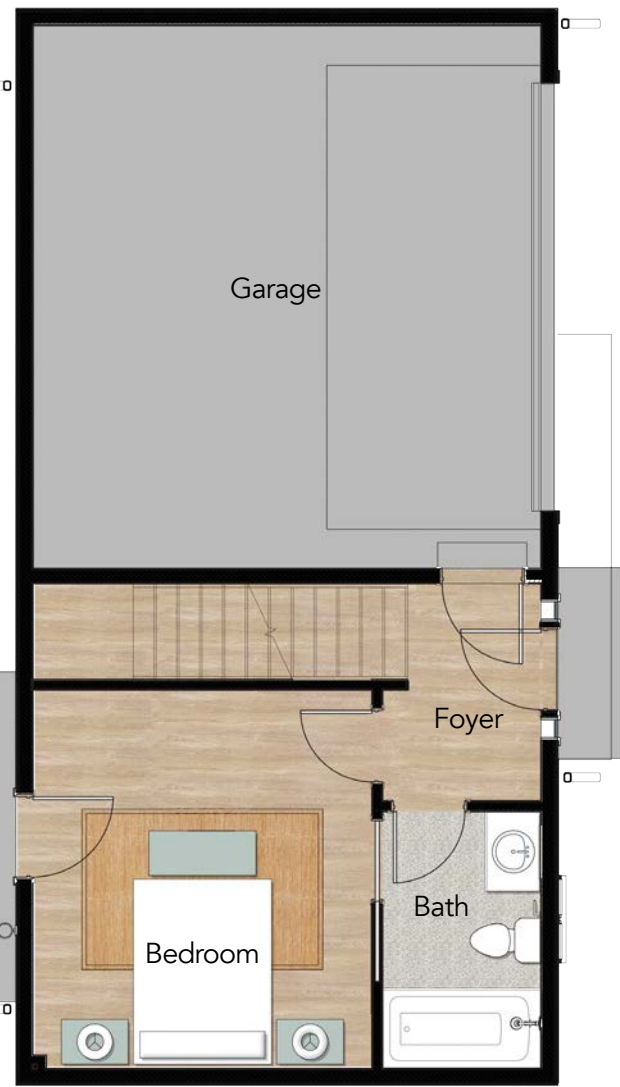


East Elevation

COTTAGE D ELEVATIONS

3 Bedrooms • 3.5 Baths | Lots 11 – 17

Gross Floor Area (Less Decks)	2,315 sf
Balconies & Decks Under Roof	80 sf
Floor Area Under Roof	2,395 sf
Garage & Entry Area	425 sf
Total Gross Area	2,820 sf



First Level



Second Level



Third Level



Attic Level

COTTAGE D FLOOR PLANS



North Elevation



West Elevation



South Elevation



East Elevation

COTTAGE E ELEVATIONS

4 Bedrooms • 5 Baths | Lot 10

Gross Floor Area (Less Decks)	3,645 sf
Balconies & Decks Under Roof	315 sf
Floor Area Under Roof	3,960 sf
Garage & Entry Area	590 sf
Total Gross Area	4,550 sf



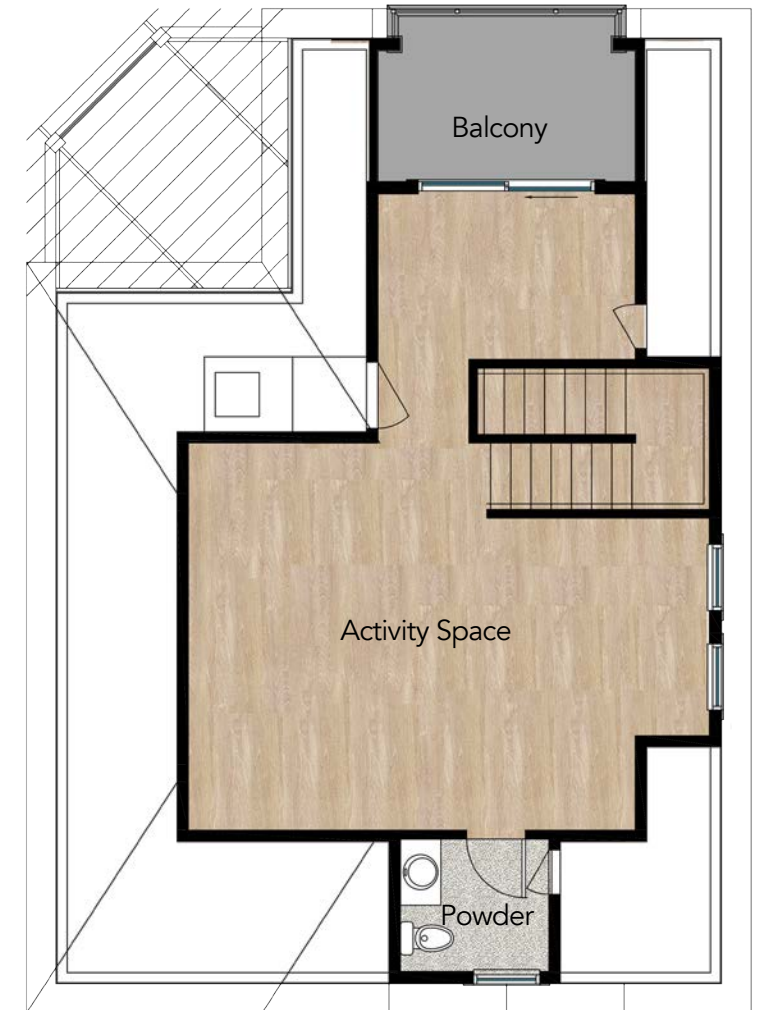
First Level



Second Level



Third Level



Attic Level

COTTAGE E FLOOR PLANS



PRICING & AVAILABILITY

Lot	Model	BR / BA	Price
1	C	4 BR / 5.5 BA	\$2,650,000
2	C	4 BR / 5.5 BA	\$2,950,000
3	C	4 BR / 5.5 BA	Coming Soon
4	A	6 BR / 5.5 BA	Coming Soon
5	B	5 BR / 5.5 BA	Sold
6	B	5 BR / 5.5 BA	Sold
7	A	6 BR / 5.5 BA	Sold
8	A	6 BR / 5.5 BA	\$2,962,000
9	AH	5 BR / 5.5 BA	Coming Soon
10	E	4 BR / 5 BA	Coming Soon
11	D	3 BR / 3.5 BA	Sold
12	D	3 BR / 3.5 BA	Sold
13	D	3 BR / 3.5 BA	Reserved
14	D	3 BR / 3.5 BA	Reserved
15	D	3 BR / 3.5 BA	\$1,750,000
16	D	3 BR / 3.5 BA	\$1,750,000
17	D	3 BR / 3.5 BA	\$1,775,000



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EQUAL HOUSING
OPPORTUNITY





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