

HIDDEN HARBOR ESTATES – REALTOR FAQ SHEET

GENERAL COMMUNITY

Q: What is Hidden Harbor Estates?

A gated waterfront community featuring a mix of **townhomes and single-family homes** along the Eau Gallie River.

Q: Who is the builder?

Lifestyle Homes.

Q: Does the builder offer a warranty?

Yes. All homes include a **10-Year Structural Warranty through 2-10 Home Buyers Warranty®**.

- Covers major structural components including load-bearing walls, beams, columns, and framing
 - First-year service handled directly by Lifestyle Homes
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AMENITIES

Q: What amenities are included?

- Community dock
 - Observation deck
 - Kayak launch
 - Community pool & recreation area
 - Covered seating / cabana (estimated completion: **Oct–Nov**)
 - Gated entry
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POOL & COMMUNITY UPDATES

Q: When will the pool be complete?

Estimated completion is **October–November**, including cabana and surrounding landscaping.

BOAT SLIPS (IMPORTANT)

Q: Are boat slips included?

No—must be secured separately.

Q: Are they deeded?

No. They are **HOA-controlled “Right of Use” licenses**.

Q: How many are left?

4 slips remaining.

Q: What happens at resale?

Slip **returns to HOA** for reassignment.

BOAT SLIP COSTS

- Exterior: ~\$45K
- Middle: ~\$35K
- Interior: ~\$25K

Fees:

- \$500 annual HOA fee
 - \$500 transfer fee
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BOAT SLIP RULES

- One slip per owner
 - HOA approval required for transfer
 - Cannot freely rent/assign
 - Insurance required (\$500K minimum)
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BOAT LIFTS & ACCESS

Q: Are boat lifts allowed?

Yes, with HOA approval and at owner's expense.

Q: Is water available at the dock?

Yes. Water is supplied from the **community irrigation system**, with access via a **stub connection at nearby lampposts**.

Q: Are the slips private?

- Individually assigned
 - Gated access (shared between adjacent owners)
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PRIVATE DOCKS

- Allowed on Lots 2, 3, and 9
 - Owner-built
 - Permitted for dock, slip, and elevated boardwalk
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HOMESITES & PRICING

- Lots from ~\$200K–\$325K
 - Approx. 50' buildable footprint
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LANDSCAPING & PROPERTY NOTES

Q: Are there any current landscaping updates?

Yes:

- **1445 Windchime:**
Landscaping will be installed along the ridgeline from the lamppost to the dock, including **porticopus and mulch beds** to create a visual and physical buffer.
 - **1445 & 1405 Windchime:**
Both homes will receive **new landscaping due to prior freeze damage**.
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POOL & PROPERTY USE

Q: Can buyers add a pool?

Yes.

KEY AGENT TALKING POINTS

- Waterfront access with limited slips
- Private dock opportunities = premium value
- Gated, new construction community
- Community pool & cabana nearing completion in October/November 2026
- **10-year structural warranty adds long-term confidence**
- Strong blend of lifestyle + investment potential