

# SAN MARINO

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## E S T A T E S

### Phase I Pricing (Includes Base Lot)

*The Como* (24B Only) 2430 SF      4BR, 3BA, 3CA      \$323,190\*

*\*\$15,000 CASH back at closing for a pool package on The Como Lot 24B Only!*

*The Palermo*      2447 SF      3BR w/Den, 3BA, 3CA      \$343,000

*The Verona*      2721 SF      4BR, 3BA, 3CA      \$367,500

*The Genoa*      3157 SF      4BR, 3 1/2BA, 2CA      \$426,500

*The Toscana*      3590 SF      5BR, 3BA, 3CA      \$485,000

*Let us price your floor plan!*

*For a limited time, in Phase I, the Seller will pay up to \$5,000\* in closing costs (actual).*

www.SanMarinoFL.com  
(321) 751-6850

BLOCK "A"	TOTAL LOT AREA* (ACRES)	CONSERVATION EASEMENT* (ACRES)	EFFECTIVE LOT AREA* (ACRES)	LOT TYPE	LOT PREMIUM**
Lot # 1	.27 / Ac.	.04 / Ac.	0.23	TP (Rear/West)	\$ 15,000.00
Lot # 2	.25 / Ac.	.03 / Ac.	0.22	Base	\$ -
Lot # 3	.26 / Ac.	.04 / Ac.	0.22	Base	UNDER CONST.
Lot # 4	.26 / Ac.		0.26	Base	UNDER CONST.
Lot # 5	.25 / Ac.		0.25	Base	\$ -
Lot # 6	.23 / Ac.		0.23	Base	\$ -
Lot # 7	.22 / Ac.		0.22	Base	\$ -
Lot # 8	.24 / Ac.		0.24	Base	\$ -
Lot # 9	.31 / Ac.	.04 / Ac.	0.27	TB (Rear)	\$ 5,000.00
Lot #10	.38 / Ac.	.03 / Ac.	0.35	TB (Rear)	SOLD
Lot #11	.30 / Ac.	.02 / Ac.	0.28	TB (Rear/East)	\$ 10,000.00

### BLOCK "B"

Lot #15	.26 / Ac.		0.26	TP (Rear)	SOLD
Lot #16	.28 / Ac.		0.28	TP (Rear)	\$ 15,000.00
Lot #17	.28 / Ac.		0.28	TP (Rear)	\$ 15,000.00
Lot #18	.29 / Ac.		0.29	TP (Rear)	\$ 15,000.00
Lot #19	.30 / Ac.		0.30	TP (Rear)	\$ 15,000.00
Lot #20	.28 / Ac.	.02 / Ac.	0.26	TP (Rear)	\$ 15,000.00
Lot #21	.24 / Ac.	.02 / Ac.	0.22	TP (Rear)	SOLD
Lot #22	.23 / Ac.	.02 / Ac.	0.21	Base	\$ -
Lot #23	.22 / Ac.	.02 / Ac.	0.20	Base	\$ -
Lot #24	.22 / Ac.	.02 / Ac.	0.20	Base	\$ -
Lot #25	.25 / Ac.	.02 / Ac.	0.23	Base	\$ -
Lot #26	.40 / Ac.	.04 / Ac.	0.36	TP (Rear/West)	\$ 15,000.00

### BLOCK "C"

Lot #22	.44 / Ac.	.12 / Ac.	0.32	W	\$ 40,000.00
Lot #23	.34 / Ac.	131 SF	0.34	oversized	\$ 30,000.00
Lot #24	.36 / Ac.		0.36	oversized	SOLD
Lot #25	.56 / Ac.	.19 / Ac.	0.37	W	\$ 40,000.00
Lot #26	.56 / Ac.	.29 / Ac.	0.27	W	\$ 40,000.00

\* Final Lot Area to be determined by individual survey

\*\* Base Lot is included in the price of the home.

#### LOT TYPES

W--Waterfront

WP--Wetland Preserve

TP--Tree Preserve

TB--Tree Buffer

A BOLD LINE BETWEEN LOTS INDICATES A DRAINAGE EASEMENT AND CANNOT BE COMBINED AS A DOUBLE LOT