BEACH COLLECTION

Single-Family Homes

Floorplans

"ISLAND *I see you in the moonlight*
silhouettes of ships in the night
just make me long that much more"

LATITUDE MARGARITAVILLE
Lat N030° 19' 08" Lon W085° 51' 24"
WATERSOUND, FL

Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property. WARNING: THE CALIFORNIA BUREAU OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THE OFFERINGS. Latitude Margaritaville Kentucky Registration Number R-201. For NY Residents: THE COMPLETE OFFERING TERMS FOR THE SALE OF LOTS ARE IN THE CPS-12 APPLICATION AVAILABLE FROM SPONSOR, LMWS, LLC. FILE NO. CP20-0062. Pennsylvania Registration Number OL001182. Latitude Margaritaville Watersound is registered with the Massachusetts Board of Registration of Real Estate Brokers and Salesmen, 1000 Washington Street, Suite 710, Boston, MA 02118 and with the Consumer Financial Protection Bureau, 1700 G Street, NW, Washington, D.C. 20552. This material shall not constitute a valid offer in any state where prior registration is required and has not been completed. The facilities and amenities described are proposed but not yet constructed. Photographs are for illustrative purposes only and are merely representative of current development plans. Development plans, amenities, facilities, dimensions, specifications, prices and features depicted by artists renderings or otherwise described herein are approximate and subject to change without notice. ©Minto Communities, LLC 2026. All rights reserved. Content may not be reproduced, copied, altered, distributed, stored, or transferred in any form or by any means without express written permission. Latitude Margaritaville and the Latitude Margaritaville logo are trademarks of Margaritaville Enterprises, LLC and are used under license. Minto and the Minto logo are trademarks of Minto Communities, LLC and/or its affiliates. St. Joe and the St. Joe logo are trademarks of The St. Joe Company and are used under license. CGC 1519880/CGC 120919. 7/2026

EQUAL HOUSING OPPORTUNITY

LMW#0006

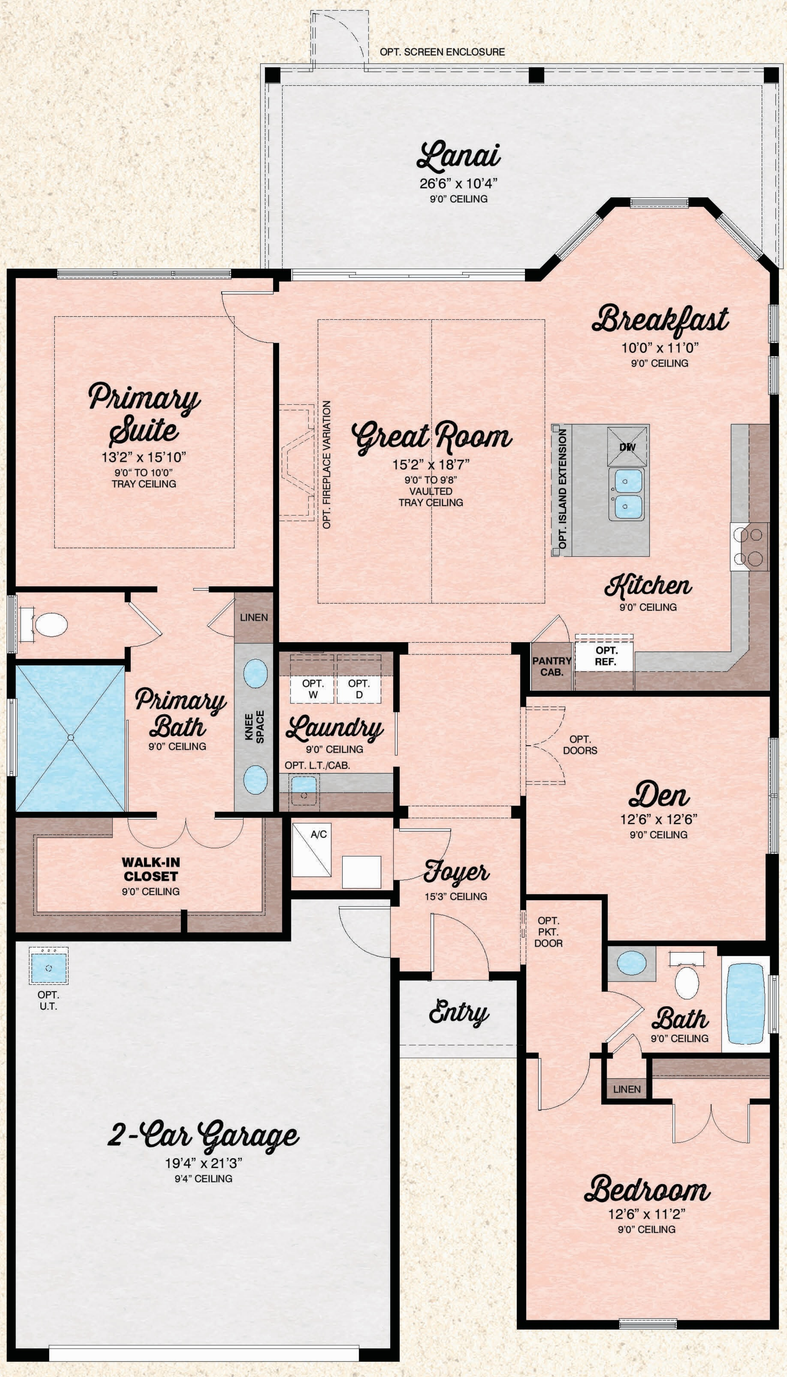
BEACH COLLECTION

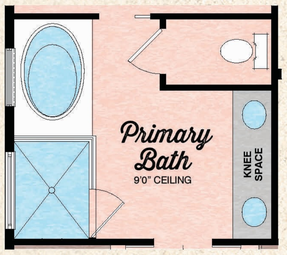
Coconut

2 Bedrooms, 2 Baths, Den, Covered Lanai, 2-Car Garage

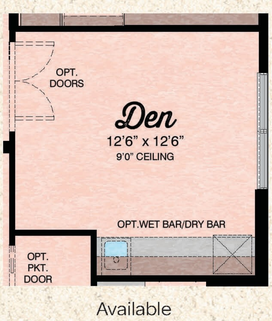
ELEVATION A

ELEVATION B





Available
Primary Bath Variation



Available
Wet Bar/Dry Bar at Den Variation

Available
Bedroom Variation

LATITUDE MARGARITAVILLE
WATERSOUND, FL

Total Living Area	1,685 S.F.
2-Car Garage	449 S.F.
Covered Entry	18 S.F.
Covered Lanai	242 S.F.
Total Sq. Ft.	2,394 S.F.

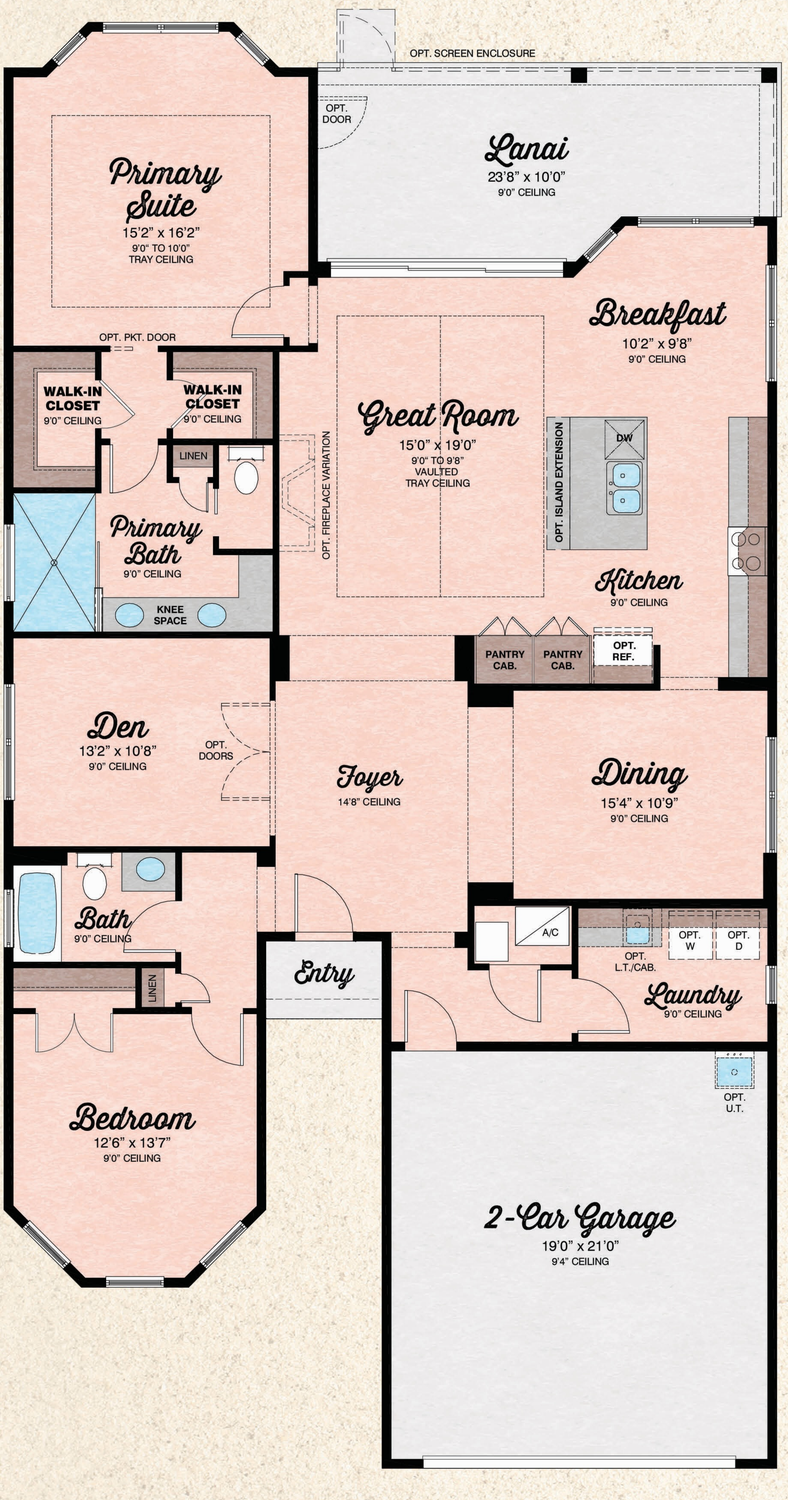
BEACH COLLECTION

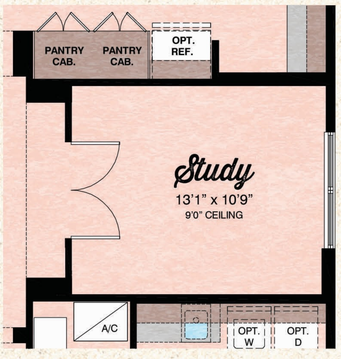
Parrot

2 Bedrooms, 2 Baths, Den, Covered Lanai, 2-Car Garage

ELEVATION A

ELEVATION B





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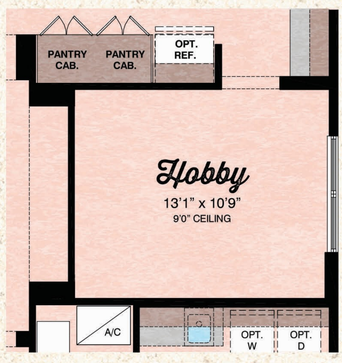
Study Variation



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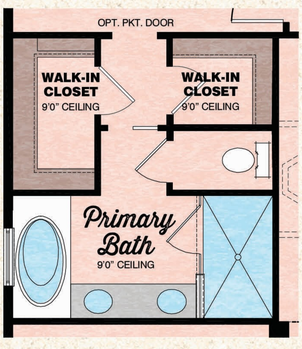
Hobby Room Variation



Available
Primary Bath Variation

Available
Bedroom Variation

LATITUDE MARGARITAVILLE
WATERSOUND, FL

Total Living Area	1,940 S.F.
2-Car Garage	437 S.F.
Covered Entry	18 S.F.
Covered Lanai	215 S.F.
Total Sq. Ft.	2,610 S.F.

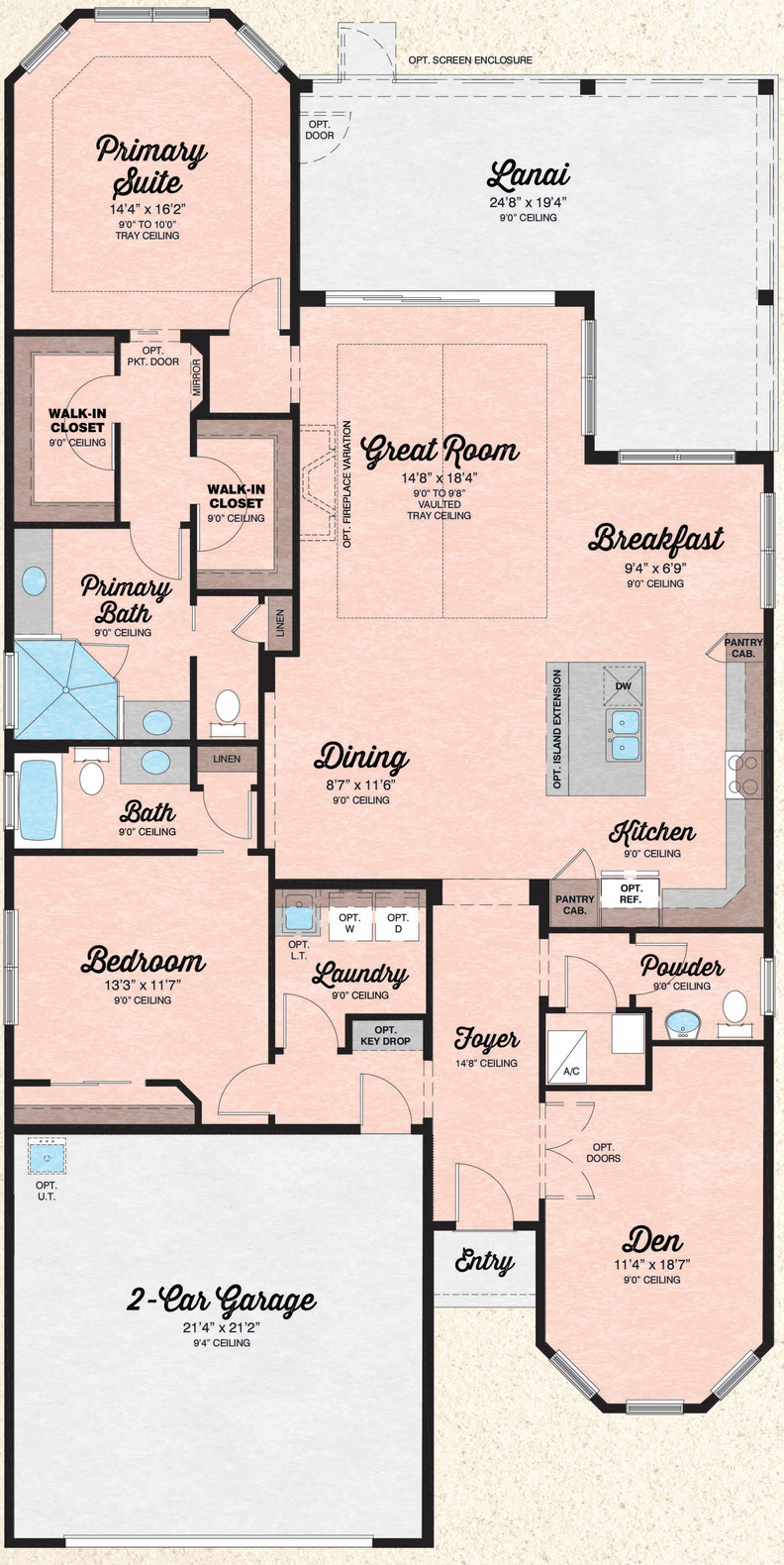
BEACH COLLECTION

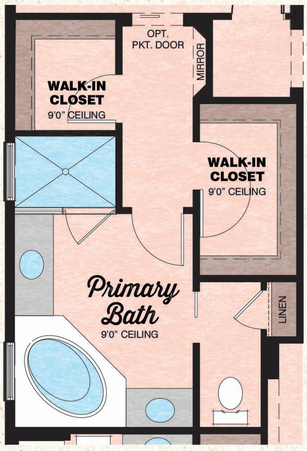
Breeze

2 Bedrooms, 2.5 Baths, Den, Covered Lanai, 2-Car Garage

ELEVATION A

ELEVATION B





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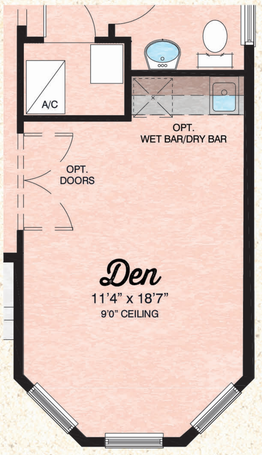
Primary Bath Variation



Available
Wet Bar/Dry Bar at Den Variation

Available
Bedroom Variation

LATITUDE MARGARITAVILLE
WATERSOUND, FL

Total Living Area	2,083 S.F.
2-Car Garage	476 S.F.
Covered Entry	16 S.F.
Covered Lanai	349 S.F.
Total Sq. Ft.	2,924 S.F.

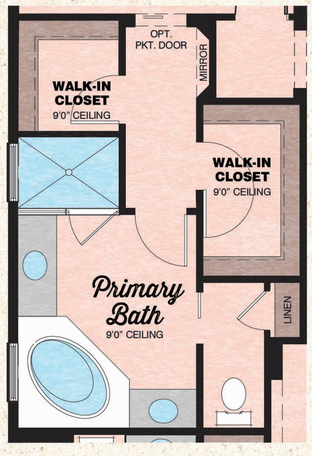
BEACH COLLECTION

Breeze Bay

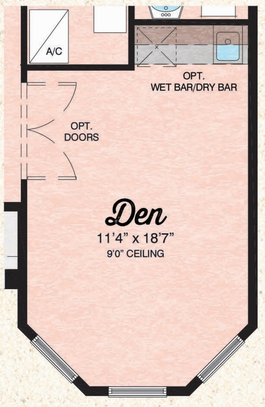
2 Bedrooms, 2.5 Baths, Den, Covered Lanai, 2-Car Garage

ELEVATION A

ELEVATION B



Available
Primary Bath Variation



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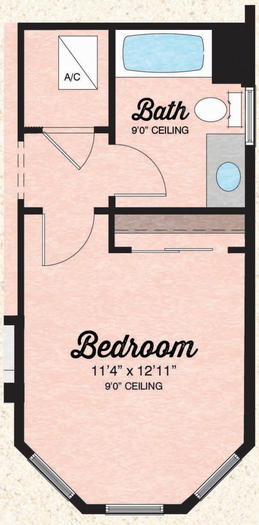
Wet Bar/Dry Bar at Den Variation



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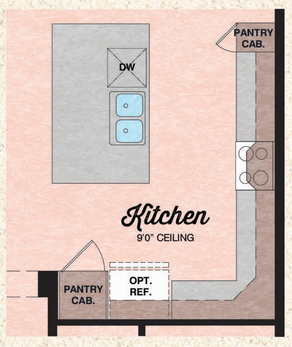
Bedroom Variation



Available
Kitchen Island Variation

LATITUDE MARGARITAVILLE
WATERSOUND, FL

Total Living Area	2,161 S.F.
2-Car Garage	476 S.F.
Covered Entry	16 S.F.
Covered Lanai	271 S.F.
Total Sq. Ft.	2,924 S.F.

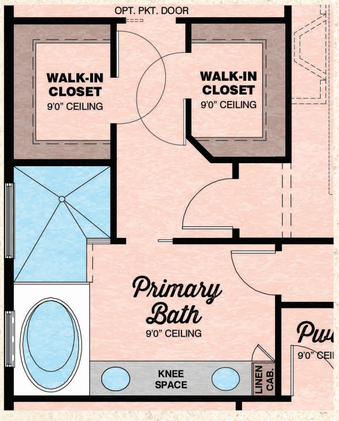
BEACH COLLECTION

Seashell

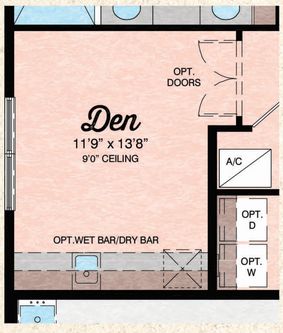
2 Bedrooms, 2.5 Baths, Den, Covered Lanai, 2-Car Garage

ELEVATION A

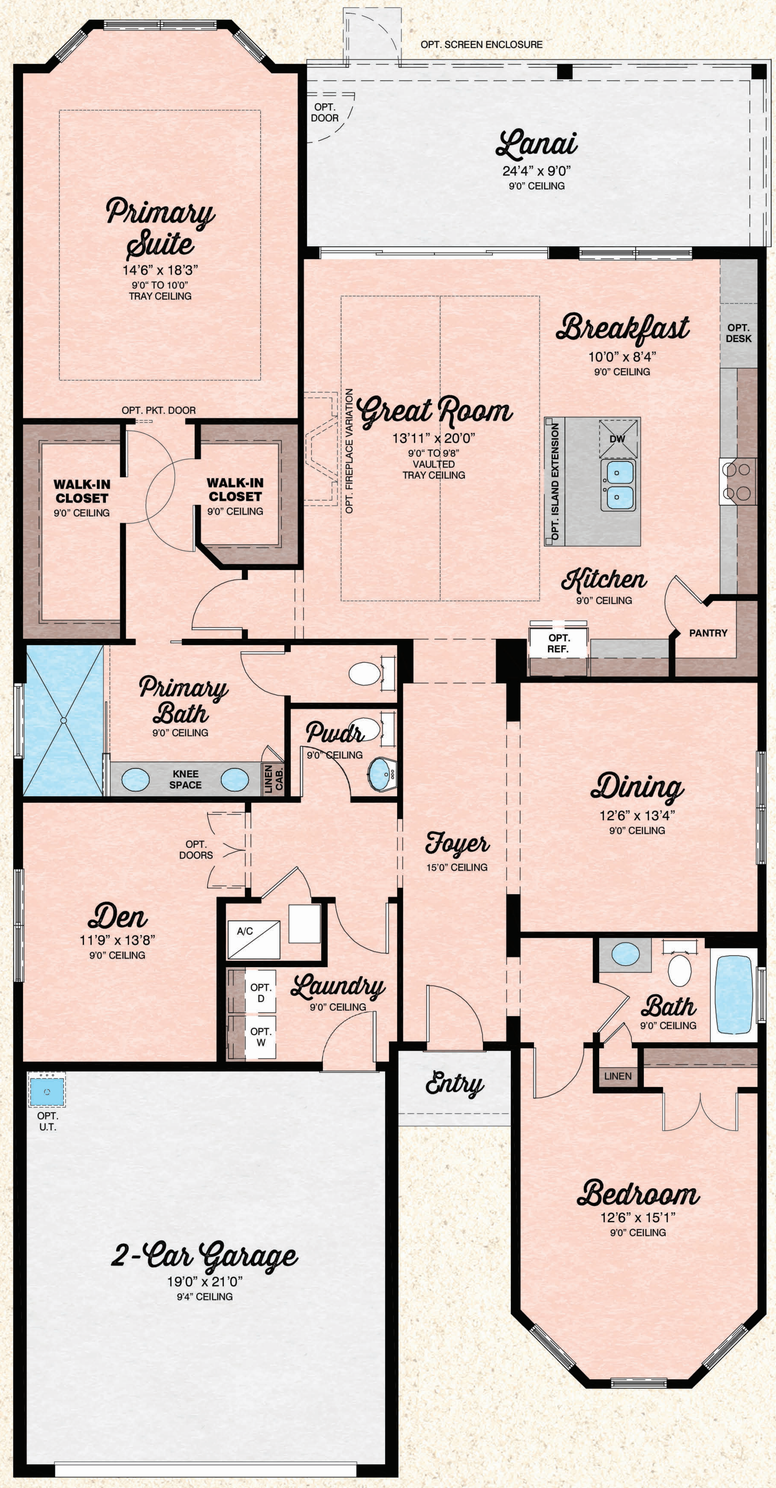
ELEVATION B



Available
Primary Bath Variation



Available
Wet Bar/Dry Bar at Den Variation



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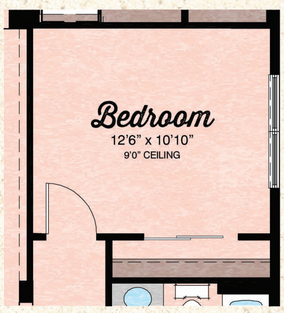
Wet Bar/Dry Bar at Dining Variation



Available
Bedroom Variation

LATITUDE MARGARITAVILLE
WATERSOUND, FL

Total Living Area	2,114 S.F.
2-Car Garage	437 S.F.
Covered Entry	18 S.F.
Covered Lanai	235 S.F.
Total Sq. Ft.	2,804 S.F.

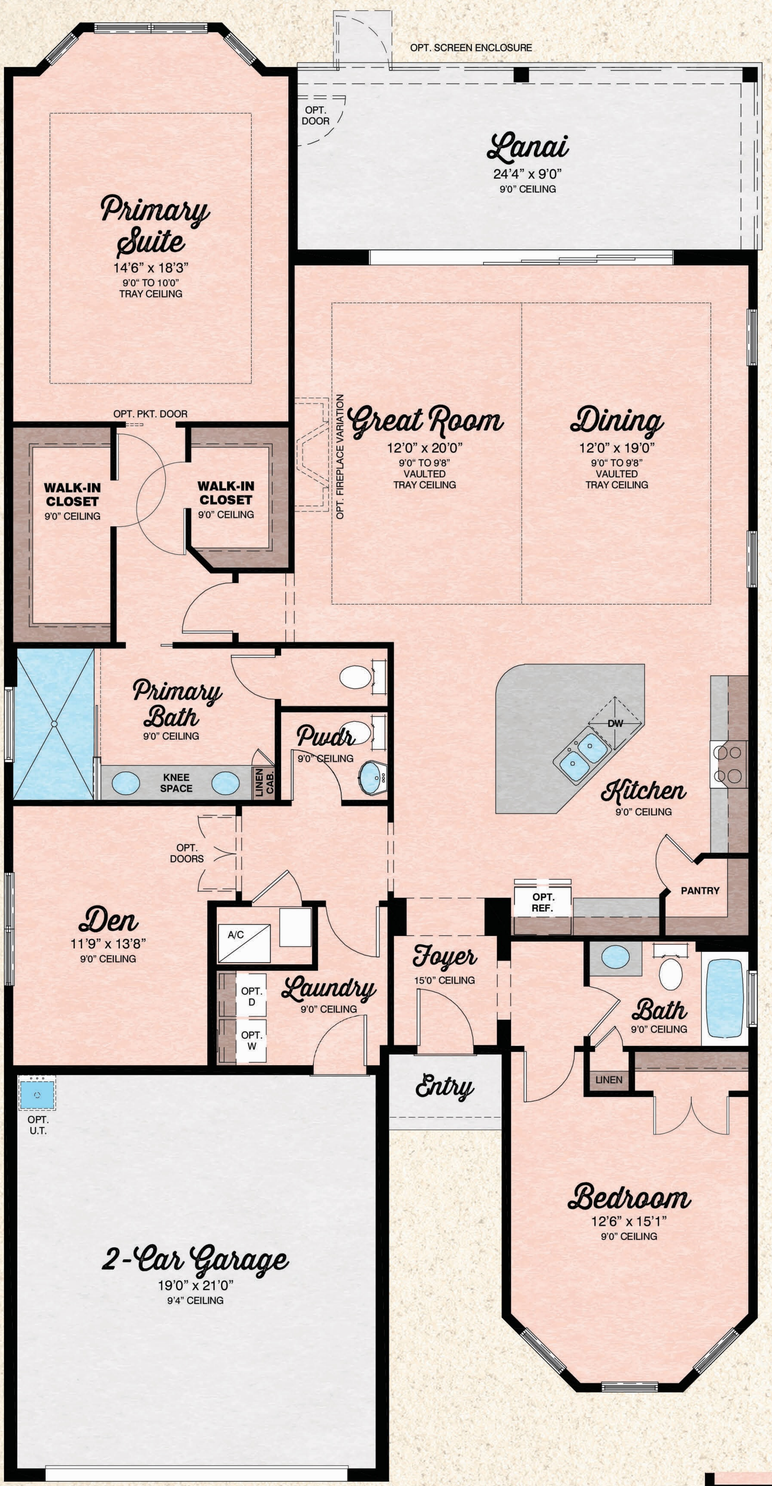
BEACH COLLECTION

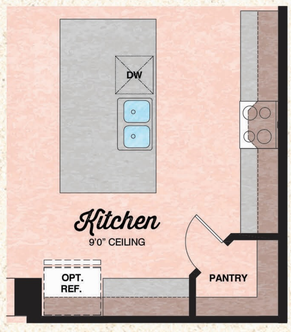
Seashell Bay

2 Bedrooms, 2.5 Baths, Den, Covered Lanai, 2-Car Garage

ELEVATION A

ELEVATION B

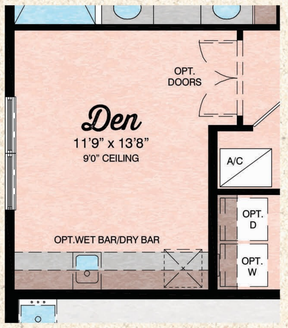




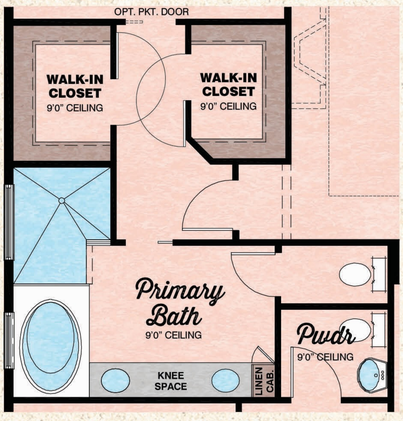
Available
Kitchen Island
Variation

LATITUDE MARGARITAVILLE
WATERSOUND, FL

Total Living Area	2,114 S.F.
2-Car Garage	437 S.F.
Covered Entry	18 S.F.
Covered Lanai	235 S.F.
Total Sq. Ft.	2,804 S.F.



Available
Wet Bar/Dry Bar at Den Variation



Available
Primary Bath Variation

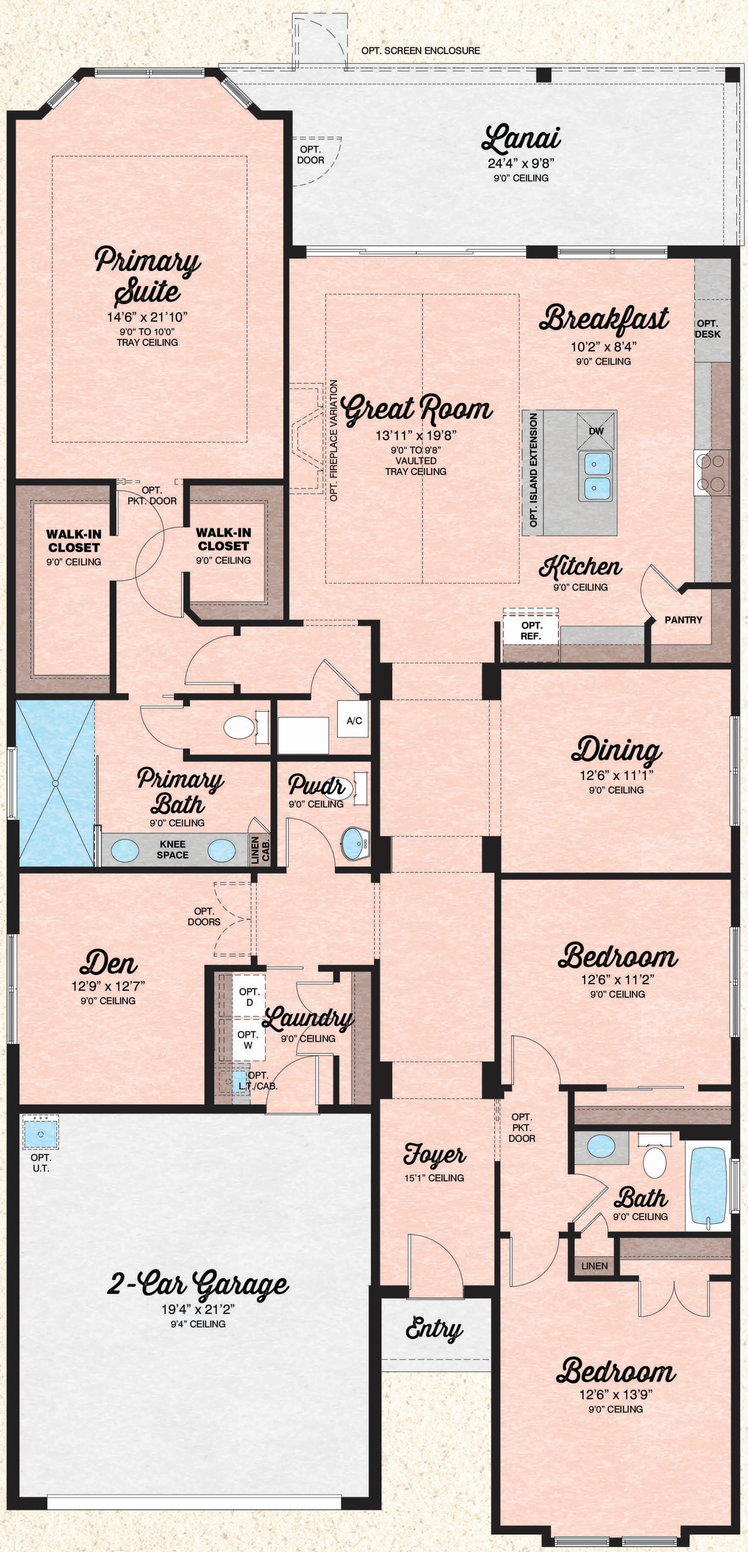
BEACH COLLECTION

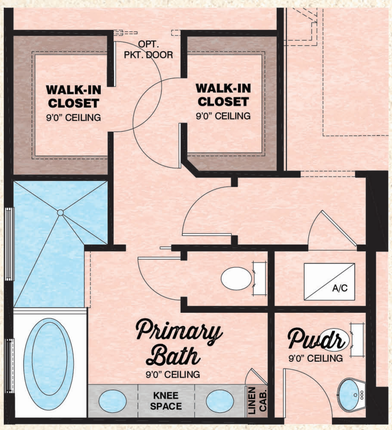
Cabana

3 Bedrooms, 2.5 Baths, Den, Covered Lanai, 2-Car Garage

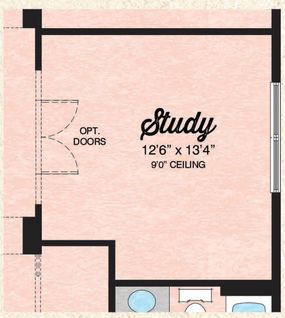
ELEVATION A

ELEVATION B

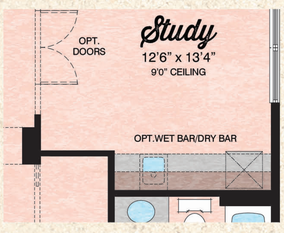




Available
Primary Bath Variation



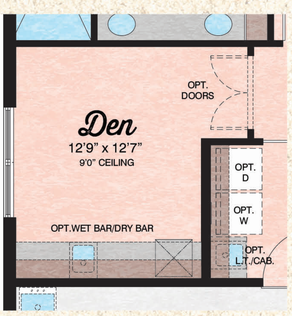
Available
Study Variation



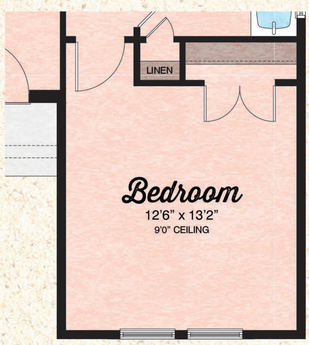
Available
Wet Bar/Dry Bar at Study Variation

LATITUDE MARGARITAVILLE
WATERSOUND, FL

	Elevation A	Elevation B
Total Living Area	2,393 S.F.	2,388 S.F.
2-Car Garage	432 S.F.	432 S.F.
Covered Entry	18 S.F.	18 S.F.
Covered Lanai	242 S.F.	242 S.F.
Total Sq. Ft.	3,085 S.F.	3,080 S.F.



Available
Wet Bar/Dry Bar at Den Variation



Elevation B Bedroom

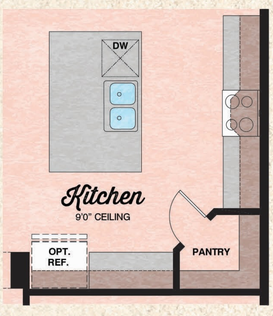
BEACH COLLECTION

Cabana Bay

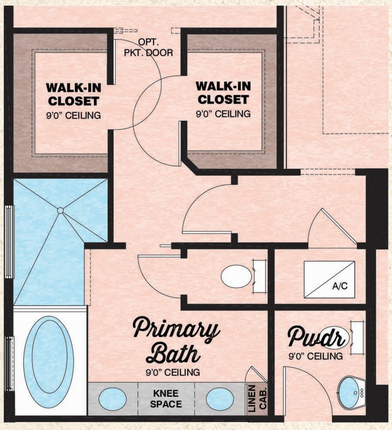
3 Bedrooms, 2.5 Baths, Den, Covered Lanai, 2-Car Garage

ELEVATION A

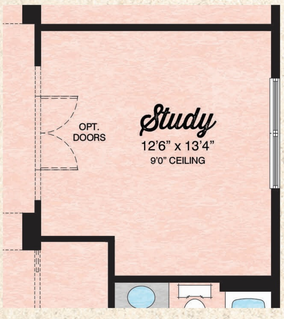
ELEVATION B



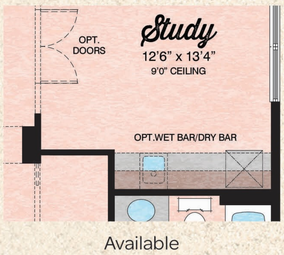
Available Kitchen Island Variation



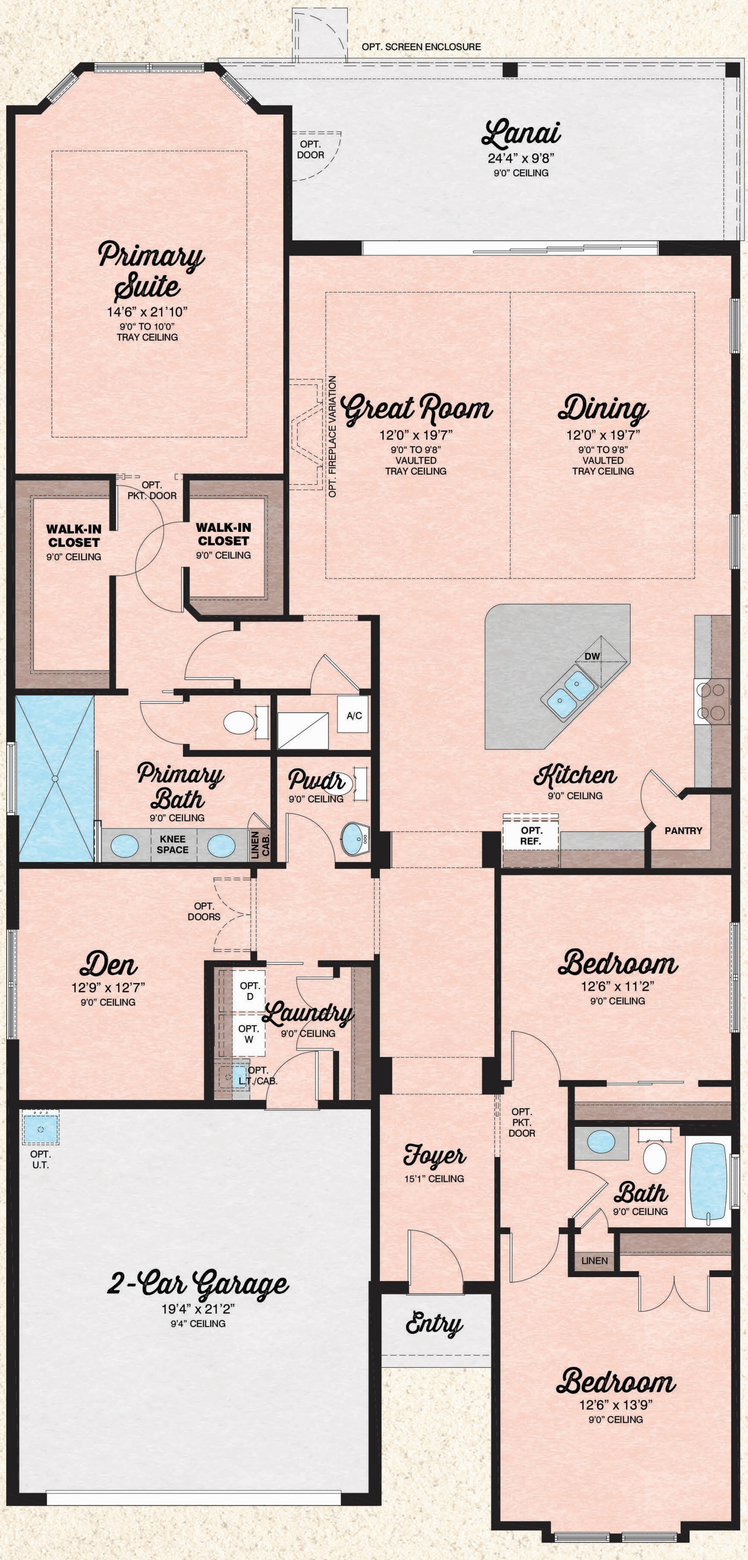
Available Primary Bath Variation



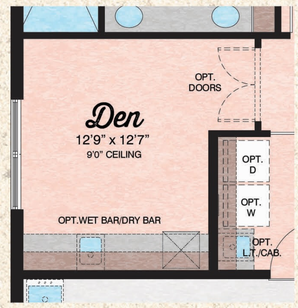
Available Study Variation



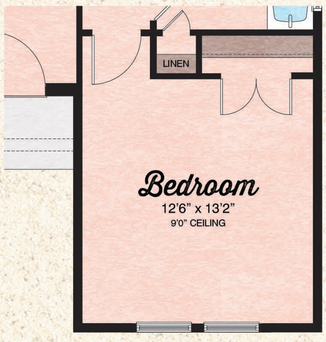
Available
Wet Bar/Dry Bar at Study Variation



	Elevation A	Elevation B
Total Living Area	2,393 S.F.	2,388 S.F.
2-Car Garage	432 S.F.	432 S.F.
Covered Entry	18 S.F.	18 S.F.
Covered Lanai	242 S.F.	242 S.F.
Total Sq. Ft.	3,085 S.F.	3,080 S.F.



Available
Wet Bar/Dry Bar at Den Variation



Elevation B Bedroom

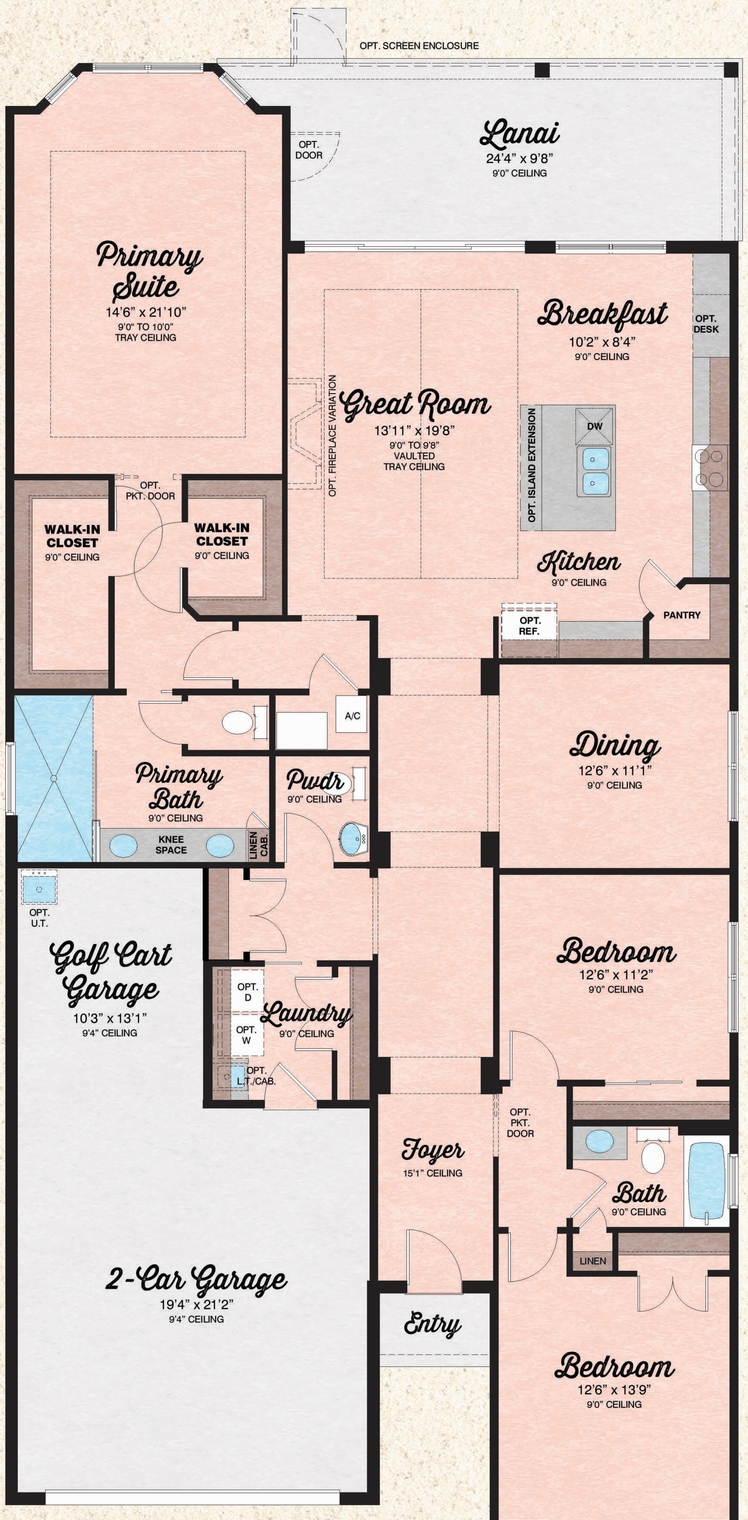
BEACH COLLECTION

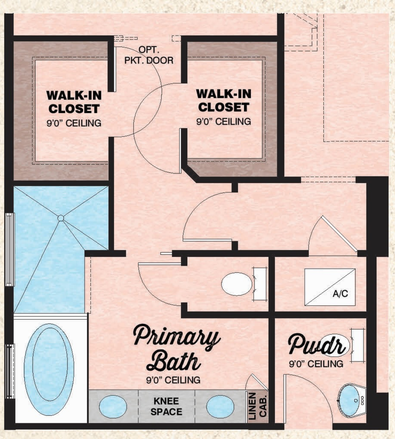
Cabana Tandem

3 Bedrooms, 2.5 Baths, Den, Covered Lanai, 2-Car Garage, Golf Cart Garage

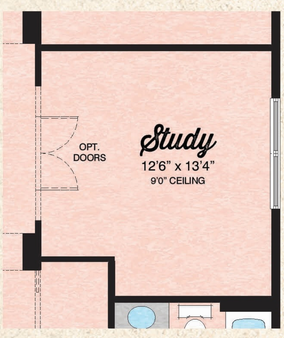
ELEVATION A

ELEVATION B

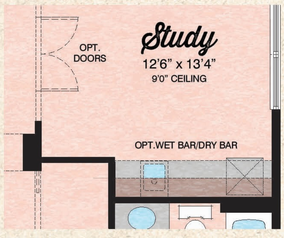




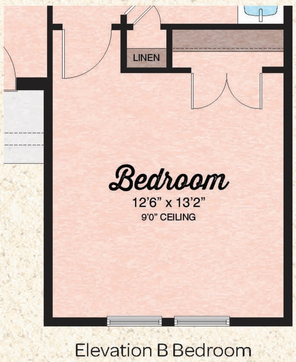
Available
Primary Bath Variation



Available
Study Variation



Available
Wet Bar/Dry Bar at Study Variation



Elevation B Bedroom

	Elevation A	Elevation B
Total Living Area	2,253 S.F.	2,248 S.F.
2-Car Garage - w/Cart Garage	572 S.F.	572 S.F.
Covered Entry	18 S.F.	18 S.F.
Covered Lanai	242 S.F.	242 S.F.
Total Sq. Ft.	3,085 S.F.	3,080 S.F.

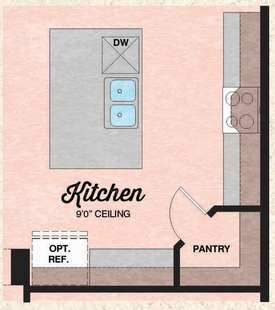
BEACH COLLECTION

Cabana Bay Tandem

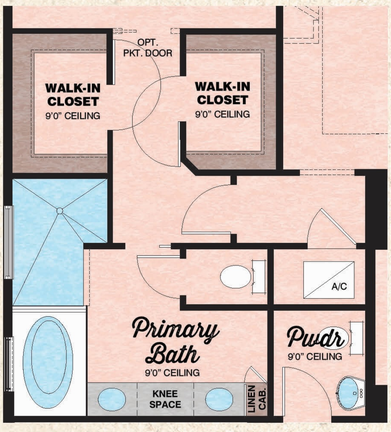
3 Bedrooms, 2.5 Baths, Den, Covered Lanai, 2-Car Garage, Golf Cart Garage

ELEVATION A

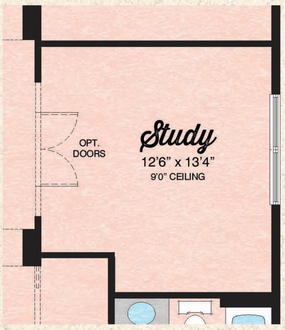
ELEVATION B



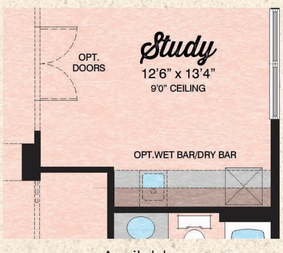
Available Kitchen Island Variation



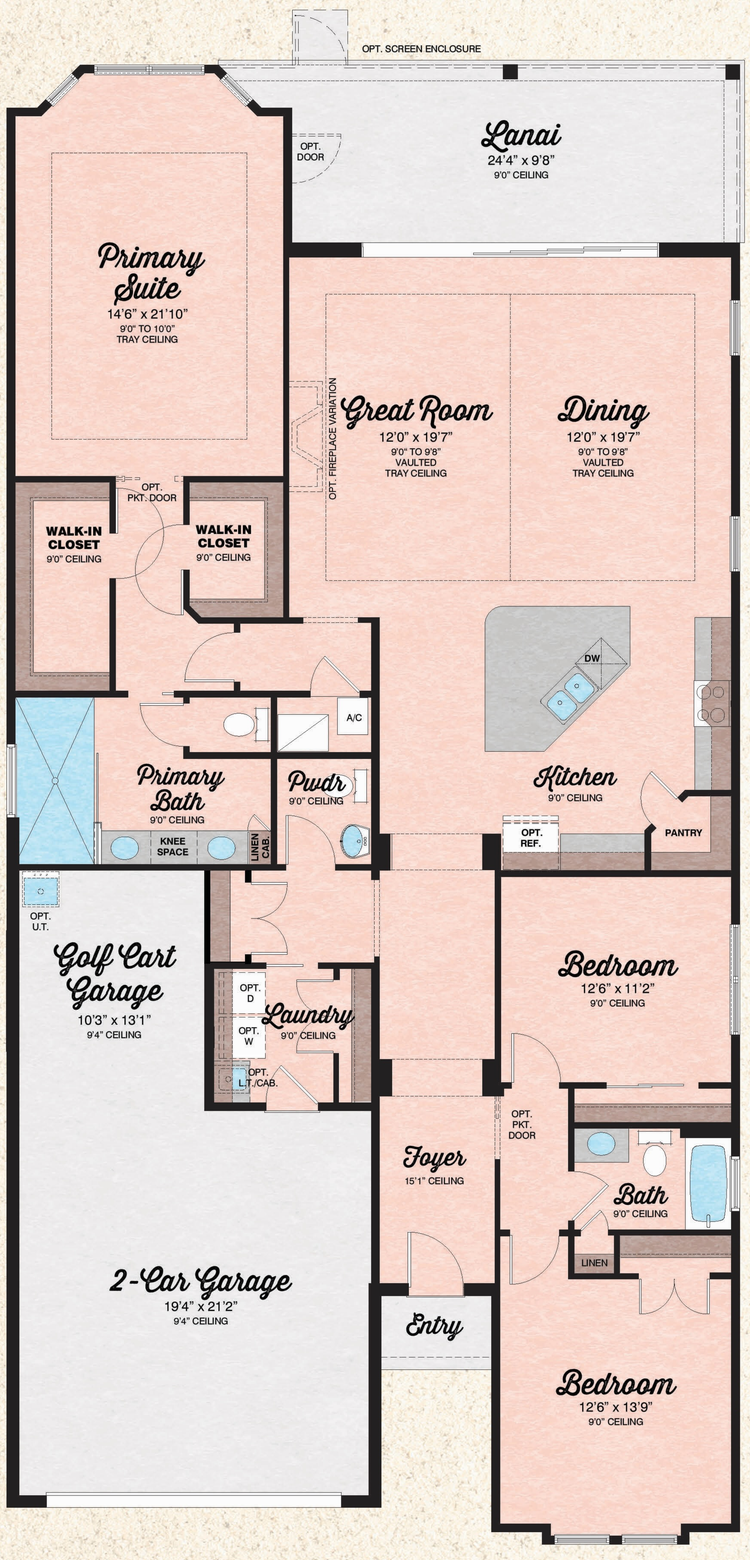
Available Primary Bath Variation



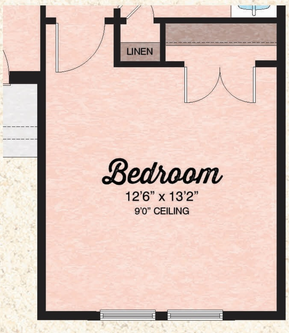
Available Study Variation



Available
Wet Bar/Dry Bar at Study Variation



	Elevation A	Elevation B
Total Living Area	2,253 S.F.	2,248 S.F.
2-Car Garage - w/Cart Garage	572 S.F.	572 S.F.
Covered Entry	18 S.F.	18 S.F.
Covered Lanai	242 S.F.	242 S.F.
Total Sq. Ft.	3,085 S.F.	3,080 S.F.



Elevation B Bedroom

BEACH COLLECTION

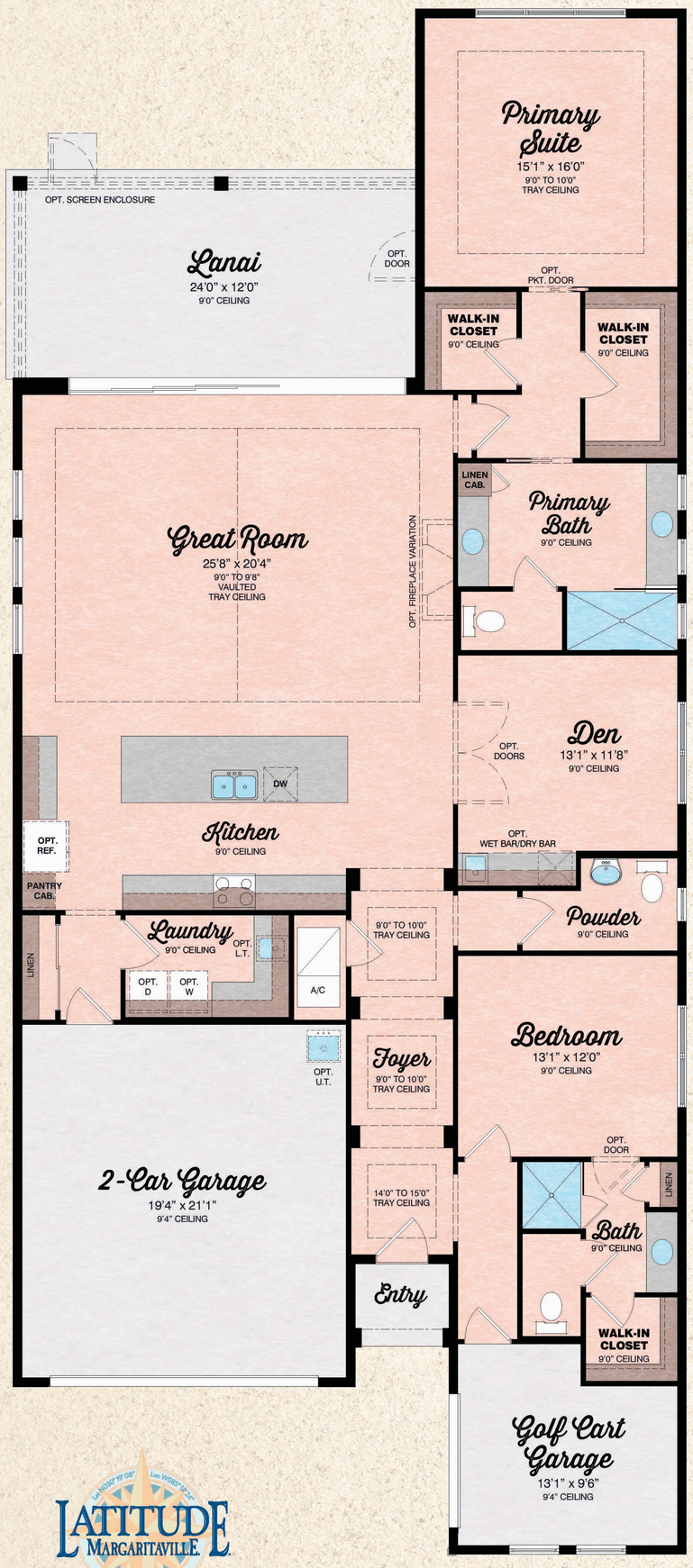
Escape

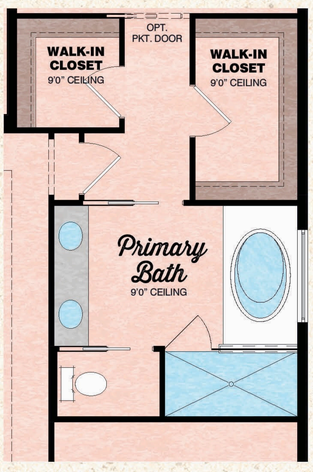
2 Bedrooms, 2.5 Baths, Den, Covered Lanai, 2-Car Garage, Golf Cart Garage

ELEVATION A

ELEVATION B

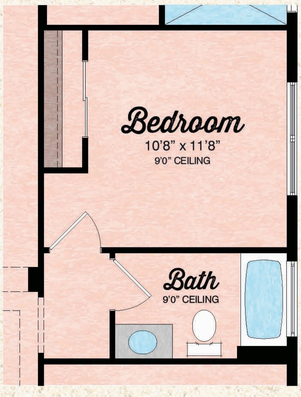
ELEVATION C



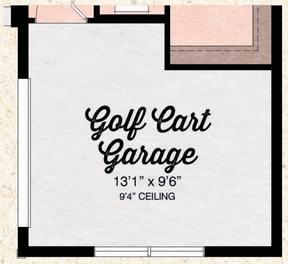


Available Primary Bath Variation

Available Dining Variation



Available
Bedroom and Bathroom Variation



Elevation B & C
Golf Cart Garage

LATITUDE MARGARITAVILLE
WATERSOUND, FL

Total Living Area	2,262 S.F.
2-Car Garage - w/Cart Garage	588 S.F.
Covered Entry	29 S.F.
Covered Lanai	288 S.F.
Total Sq. Ft.	3,167 S.F.

BEACH COLLECTION

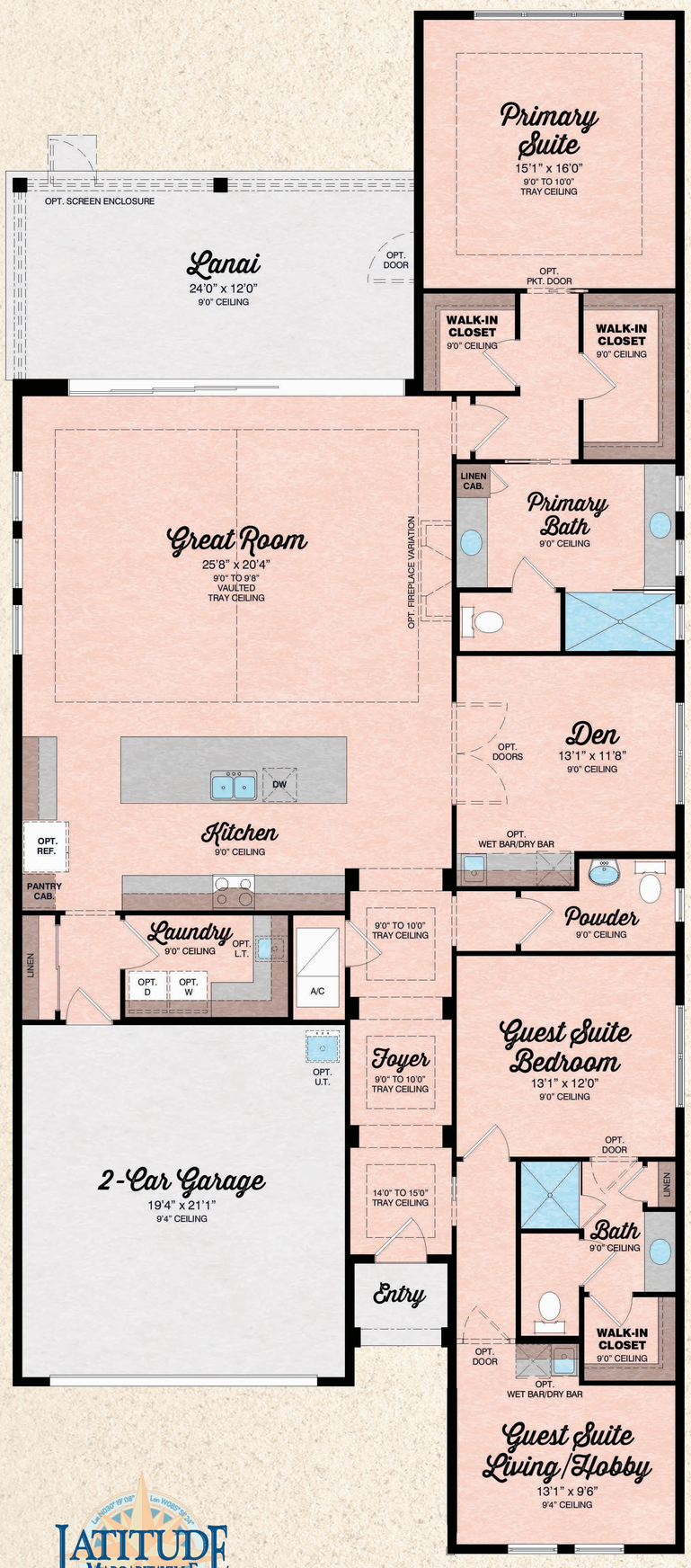
Escape Bay

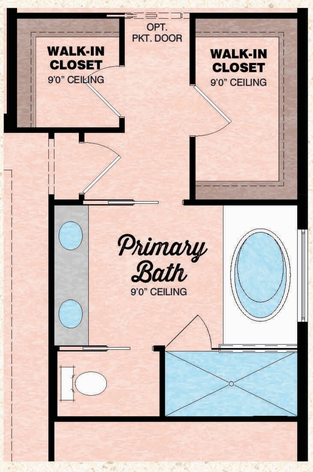
2 Bedrooms, 2.5 Baths, Den, Covered Lanai, 2-Car Garage, Guest Suite

ELEVATION A

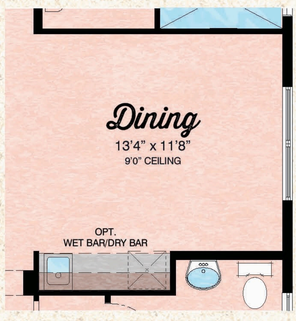
ELEVATION B

ELEVATION C





Available Primary Bath Variation



Available Dining Variation

Available
Bedroom and Bathroom Variation

Elevation B & C
Guest Suite Living

LATITUDE MARGARITAVILLE
WATERSOUND, FL

Total Living Area	2,421 S.F.
2-Car Garage	429 S.F.
Covered Entry	29 S.F.
Covered Lanai	288 S.F.
Total Sq. Ft.	3,167 S.F.

LATITUDE MARGARITAVILLE

Lat N030° 19' 08" Lon W085° 51' 24"

WATERSOUND, FL

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