

Where is MARGARITAVILLE?

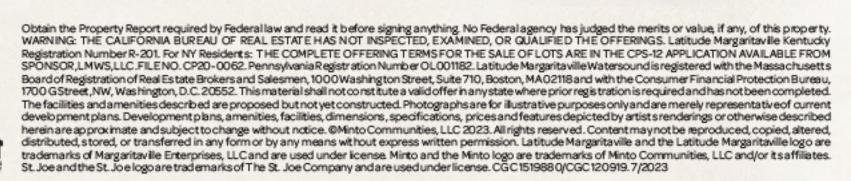
It's in the tropics somewhere between the Port of Indecision and Southeast of
Disorder, but no parallels of latitude or longitude mark the spot exactly. You don't
have to be a navigator to get there. Palm trees provide the camouflage, ocean
breezes bring the seaplanes and sailboats, tourists and travelers. Passports are
not required. Island music rules. No waiting in lines for anything.

There is a beach and a thatched roof bar perched on the edge of the turquoise sea where you can always find a bar stool. There are lots of lies and loads of stories. It's a comical concoction that blends together like tequila, salt and limes.

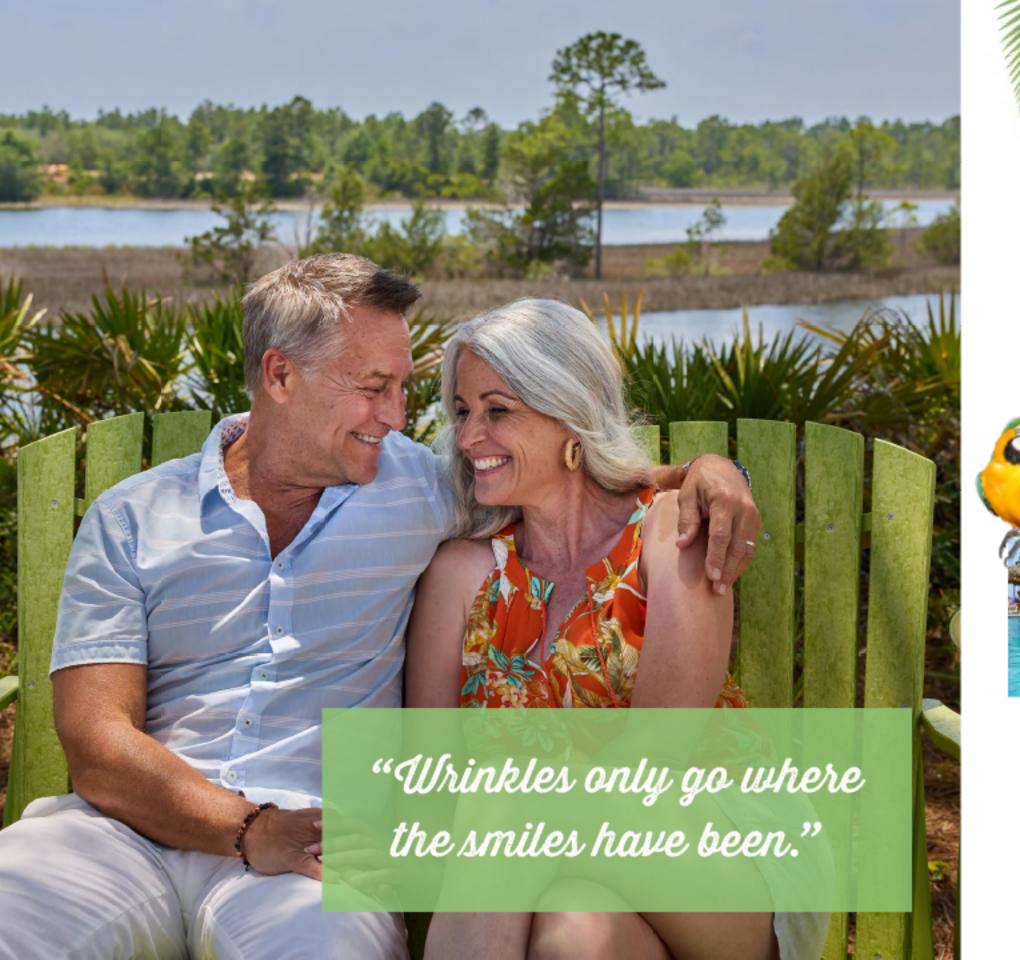
Where is Margaritaville?

It's in your mind.

Jimmy Buffett









Change your Latitude

It's always been that happy place in your mind and the spirit of adventure in your soul.

That feeling you get when everything comes together in one of life's perfect moments.

And now, you can live it every day at Latitude Margaritaville, newcommunities inspired by the music and lifestyle of legendary singer, songwriter and author Jimmy Buffett.







Days of endless adventure. Mights of non-stop fun.

Whether you're ready to kick back and relax or kick up your heels, you'll discover world-class amenities where the pursuit of happiness comes with a license to chill.



INTRODUCING

WATERSOUND, FLORIDA

PARADISE

just got a new set of coordinates

Latitude Margaritaville Watersound offers a unique living environment with access to the Intracoastal Waterway and some of the most beautiful beaches anywhere. This is the premier coastal destination for fun and relaxation, including boating, deep-sea fishing, hiking, golfing, beach combing and more.

Endless opportunities for daily fun, fitness and recreation await you at the Latitude Town Square - featuring the Paradise Pool with beach entry, tiki huts and lawn games, live music and dancing at the bandshell, Latitude Bar & Chill restaurant and poolside bar and second floor Overlook Bar with spectacular views of the Intracoastal Waterway adjacent to the planned public marina. The Fins Up! Fitness Center comes equipped with a fully outfitted gym, spin room, aerobics room with virtual personal trainer and indoor whirlpool spa and lap pool. The outdoor athletic facility includes tennis and pickleball courts, multi-use sports court, a kayak launch, and walking trails.



Attitude adjustments available daily.

Our Town Square features a restaurant, entertainment venues, and more. Served up with Margaritaville's authentic, no-worries vibe, the FINtastic dining, recreation and live entertainment makes this lively downtown the place to be and a golf cart ride away from your new home in paradise!









Latitude Margaritaville homes. Designed to make and take life easy.

Minto Communities USA, based in Florida since 1978, has represented integrity, financial strength and enduring value to homeowners for over 45 years. Minto builds exceptional new homes and communities in popular resort locations to meet every lifestyle, with more than 33,000 new homes built in 48 communities. And now, Minto is expanding to additional premier locations throughout the U.S.

Minto, Margaritaville and The St. Joe Company have teamed up to redefine active adult living by creating communities for those in search of a home where they can grow older, but not up!

Each beautiful new home is designed and built to provide a low-maintenance lifestyle that gives you more time and better spaces to celebrate life every day. Speaking of which, it must be 5 o'clock somewhere. Did you just hear a blender?











WELGOME to Watersound!

In the heart of the Emerald Coast on Florida's Panhandle

Latitude Margaritaville Watersound is located on Northwest Florida's Emerald Coast between Pensacola and Panama City. It is just off of the Scenic Highway 30A corridor that runs along 20 miles of coastline with views of some of the most beautiful beaches in the world. This area, with its many small coastal towns, is the embodiment of the relaxed, beachy vibe that is at the heart of the Latitude Margaritaville lifestyle.

Envision the shimmering emerald green waters of the Gulf of Mexico, sugar-white sand beaches, rolling sand dunes, and beautiful forests that stretch for miles. This amazing place is the spectacular setting for Latitude Margaritaville Watersound.

Latitude Margaritaville Watersound offers a unique living environment with access to the Intracoastal Waterway and some of the most beautiful beaches anywhere. The region's natural terrain is breathtaking. There also are many outdoor recreational activities, ranging from boating and deep-sea fishing to hiking, biking, golfing and more. A full range of lifestyle components is nearby, including an enticing array of dining, shopping, entertainment, cultural and recreational opportunities as well as service businesses, medical offices, hospitals and more.

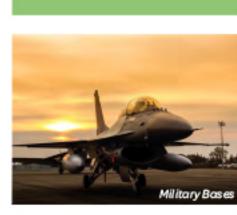
A very special dimension to the makeup and economic stability of the region is the presence of Eglin Air Force Base, the largest base in the U.S. Air Force, Tyndall Air Force Base, and Naval Air Station Pensacola. Easy access to Northwest Florida Beaches International Airport is just three miles away and allows convenient travel at your doorstep.











Island Fishing Pier













X AIRPORTS

- 1. Northwest Florida Beaches International
- 2. Destin Executive Airport

ENTERTAINMENT

- 1. Pier Park
- 2. 30A Farmers' Market at Rosemary Beach
- Seaside Farmers Market
- 4. Dead Fish Charters
- 5. Margaritaville Restaurant Destin (46 miles)
- BlueWahoos Stadium (93 miles)
- 8. Gulf World
- ZooWorld
- Adventures at Sea
- 11. Bay Point Marina
- Airboat Adventures
- 14. Seacrest Wolf Preserve (35 miles)
- 15. Ripley's Believe It or Not!
- 17. Shipwreck Island Waterpark
- 18. Kelly Plantation Golf Club

15. The Golf Garden of Destin

Pier Park

2. 30Avenue

Grand Boulevard

Destin Commons 6. Historic St. Andrews 7. Pier Park North

Silver Sands Premium Outlets

GOLF COURSES

Legacy Golf Club

3. Bay Point Golf Club

4. Panama Country Club

Nature Walk Golf Club

7. Camp Creek Golf Club

9. Shark's Tooth Golf Club

8. Origins Golf Club

11. Baytowne Golf Club

12. Burnt Pine Golf Club

13. The Links Golf Club

14. Seascape Golf Course

16. Emerald Bay Golf Club

6. Windswept Dunes Golf Club

10. Santa Rosa Golf & Beach Club

2. Signal Hill Golf Course

19. Indian Bayou Golf & Country Club

17. Regatta Bay Golf & Yacht Club

- 3. Destin-Fort Walton Beach Airport
- 4. Pensacola International Airport (109 miles)

ATTRACTIONS &

- 6. Admiral Fetterman Field /
- 7. Margaritaville Restaurant Panama City Beach
- 12. Shell Island Shuttle

- WonderWorks
- Russell-Fields Pier
- SkyWheel Panama City Beach

BEACHES

- Panama City Beach
- Shell Island
- Inlet Beach
- 4. Seacrest
- Seagrove Beach
- WaterColor
- Seaside
- 8. Grayton Beach
- 9. Blue Mountain Beach
- 10. Dune Allen Beach 11. Santa Rosa Beach
- 12. Miramar Beach
- 13. Kiska Beach
- 14. Laguna Beach



HEALTHCARE

- 1. Gulf Coast Regional Medical Center
- 2. Bay Medical Center
- 3. Sacred Heart at Watersound
- 4. Sacred Heart Hospital on the Emerald Coast
- 5. Emerald Coast Urgent Care
- 6. Bay Walk-In Clinic
- 7. HCA FL Breakfast Pt Emergency
- 8. Ascension Sacred Heart Bay Emergency
- 9. FSU Health Medical Campus (under development)



CITY BEACH

EDUCATION

- 1. Gulf Coast State College
- 2. Florida State University Panama City

PARKS

1. Frank Brown Park

2. Panama City Beach

Conservation Park

3. St. Andrews State Park

4. Camp Helen State Park

5. Grayton Beach State Park

7. Eden Gardens State Park

6. Point Washington State Forest

8. Topsail Hill Preserve State Park

9. Henderson Beach State Park

- 3. Embry-Riddle Aeronautical University
- 4. Troy University Eglin
- 5. Northwest Florida State College

CULTURAL ARTS

- Aaron Bessant Amphitheater
- 2. Panama City Center for the Arts
- 3. Panama City Symphony Orchestra
- Bay County Historical Museum
- 5. Bay Arts Alliance
- 6. Floriopolis, St Andrews Arts Metropolis
- 7. Donna Burgess Gallery
- 8. The Light Room
- City Arts Cooperative
- 10. The Repertory Theatre-Seaside, FL
- 11. The Zoo Gallery
- 12. Saczynski Gallery
- 13. Man in the Sea Museum
- 14. Justin Gaffrey Gallery
- 15. CHROMA
- 16. Artists at Gulf Place
- 17. The Foster Gallery
- 18. Sinfonia Gulf Coast

*** MILITARY BASES**

- Tyndall Air Force Base
- 2. Eglin Air Force Base
- 3. Naval Air Station Pensacola (125 miles)
- 4. Hurlburt Field Air Force Base
- 5. Naval Support Activity Panama City
- 6. U.S. Coast Guard





Visit online for more information

LatitudeMargaritaville.com

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