



Change Your Latitude



Where is **MARGARITAVILLE?**

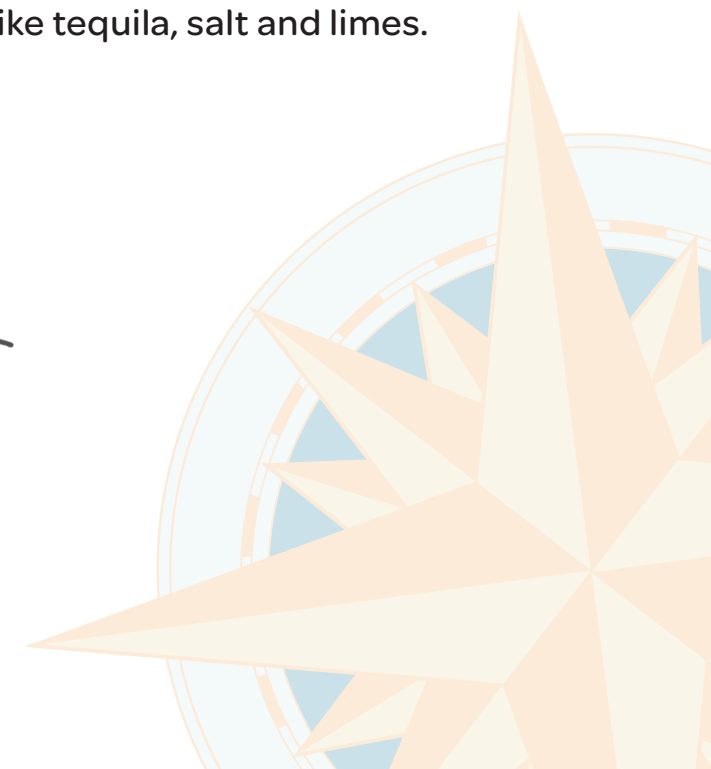
It's in the tropics somewhere between the Port of Indecision and Southeast of Disorder, but no parallels of latitude or longitude mark the spot exactly. You don't have to be a navigator to get there. Palm trees provide the camouflage, ocean breezes bring the seaplanes and sailboats, tourists and travelers. 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

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 2025. 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. 10/2025





*“Wrinkles only go where
the smiles have been.”*



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, new communities inspired by the
music and lifestyle of legendary singer, songwriter and author Jimmy Buffett.



*Days of endless adventure.
Nights 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

Latitude Margaritaville

WATERSOUND, FLORIDA

PARADISE

just got a new set of coordinates

Latitude Margaritaville Watersound by Minto Communities 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, beachcombing and more.

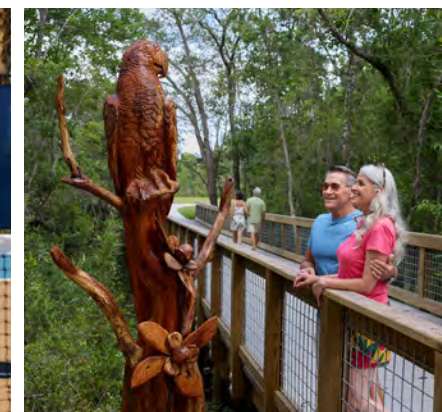
Endless opportunities for daily fun, fitness and recreation await you at the Latitude Town Square - featuring the Paradise Pool with beach entry, tiki huts and lawn games, live music and dancing at the bandshell, Latitude Bar & Chill restaurant and poolside bar and second floor Overlook Bar with spectacular views of the Intracoastal Waterway.

A colorful Workin' N' Playin' Center complex includes the Last Mango Theater for movies and shows as well as the Clayground Pottery Studio, Arts & Crafts Room and Hangar Workshop for residents' creative pursuits. The Barkaritaville Pet Spa offers grooming services for the family pups. 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 38,000 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?



*“Yes, I have found me some peace.
Yes, I have found me a home.”*

WELCOME

to Watersound!

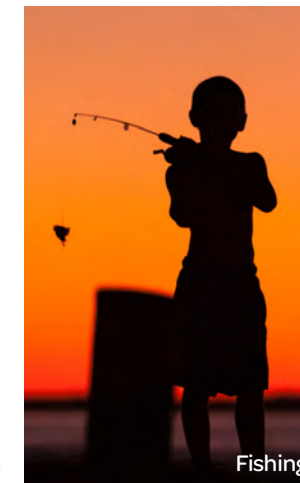
In the heart of the Emerald Coast on Florida's Panhandle

Latitude Margaritaville Watersound by Minto Communities 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 America, 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 by Minto Communities 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 six miles away and allows convenient travel at your doorstep.







Visit online for more information
LatitudeMargaritaville.com

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