VISTA 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"





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. 1/2026

EQUAL HOUSING OPPORTUNITY

VISTA COLLECTION

Mainsail

3 Bedrooms, 3.5 Baths, Covered Lanai, Covered Balcony, 2-Car Garage, Golf Cart Garage

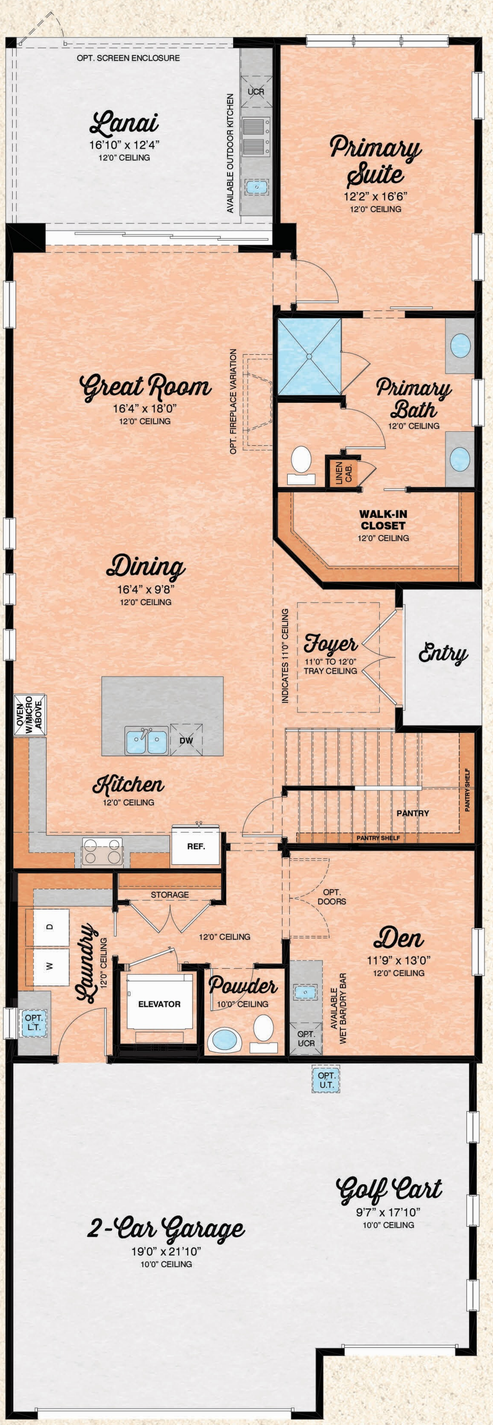


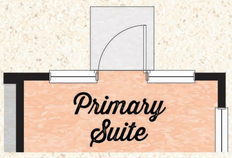
ELEVATION A



ELEVATION B

MAIN FLOOR





Available Exterior Door at Primary Suite Variation



Available Primary Bath Variation



Available Free Standing Tub Primary Bath Variation

LATITUDE MARGARITAVILLE
WATERSOUND, FL

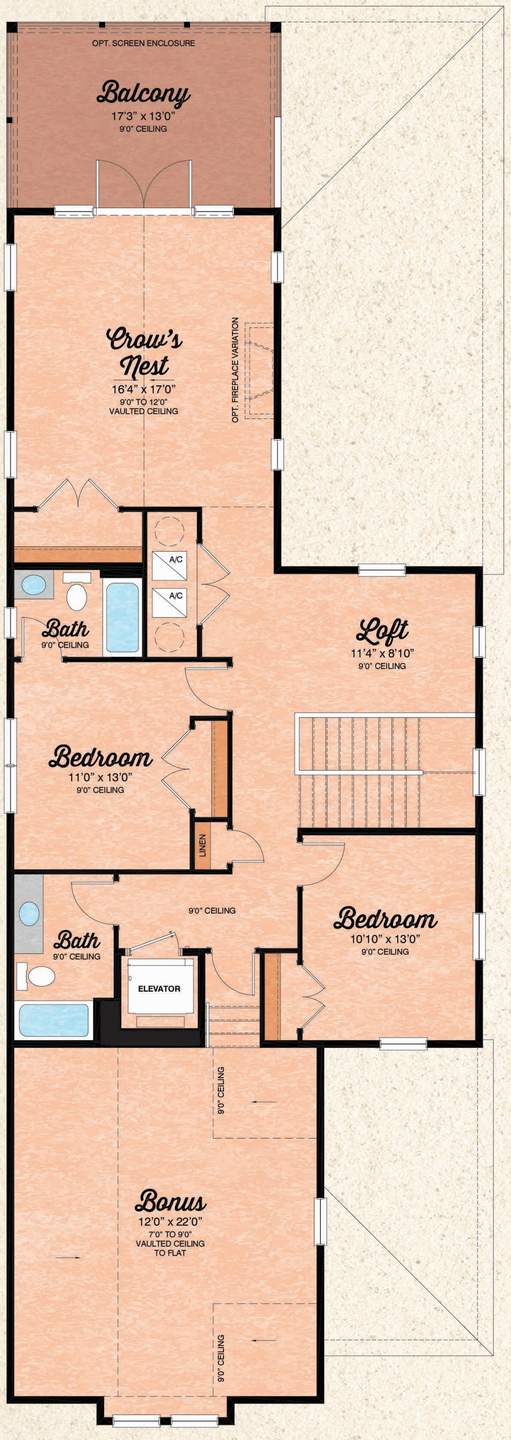
Main Floor Living Area	1,697 S.F.
Upper Floor Living Area	1,679 S.F.
2-Car Garage	440 S.F.
Golf Cart Garage	186 S.F.
Covered Entry	43 S.F.
Covered Lanai	197 S.F.
Covered Balcony	202 S.F.
Total Sq. Ft.	4,444 S.F.

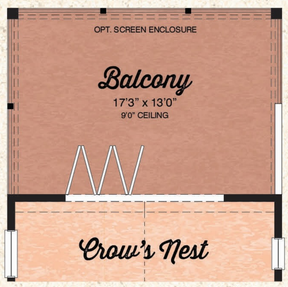
VISTA COLLECTION

Mainsail

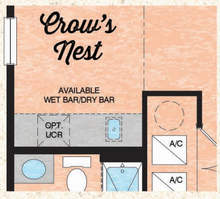
3 Bedrooms, 3.5 Baths, Covered Lanai, Covered Balcony, 2-Car Garage, Golf Cart Garage

UPPER FLOOR

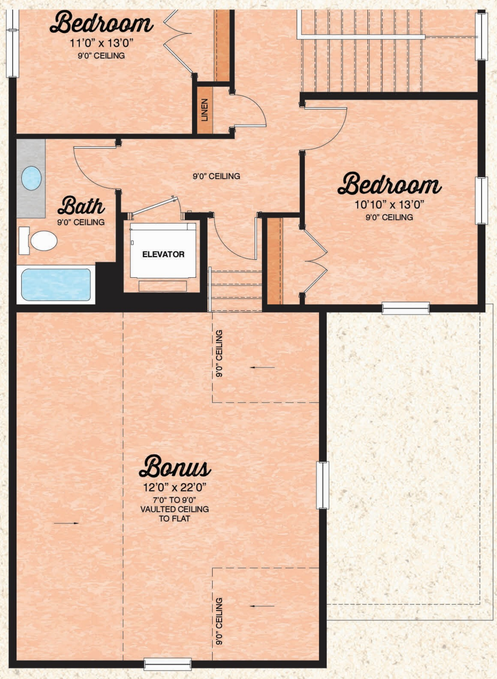




Available
Folding Glass Doors
at Covered Balcony Variation



Available
Wet Bar/Dry Bar
at Crow's Nest Variation



Elevation B
Upper Floor

LATITUDE MARGARITAVILLE
WATERSOUND, FL

VISTA COLLECTION

Mainsail Bay

4 Bedrooms, 4.5 Baths, Covered Lanai, Covered Balcony, 2-Car Garage, Golf Cart Garage

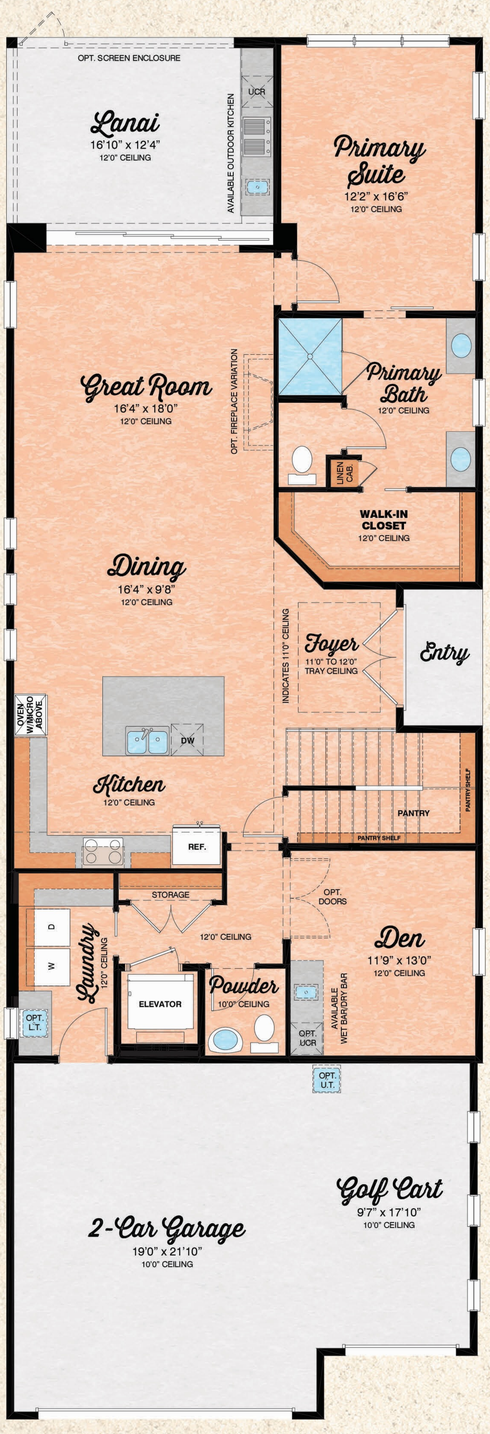


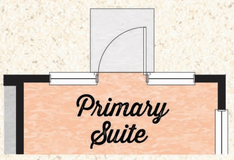
ELEVATION A



ELEVATION B

MAIN FLOOR





Available Exterior Door at Primary Suite Variation



Available Primary Bath Variation



Available Free Standing Tub Primary Bath Variation

LATITUDE MARGARITAVILLE
WATERSOUND, FL

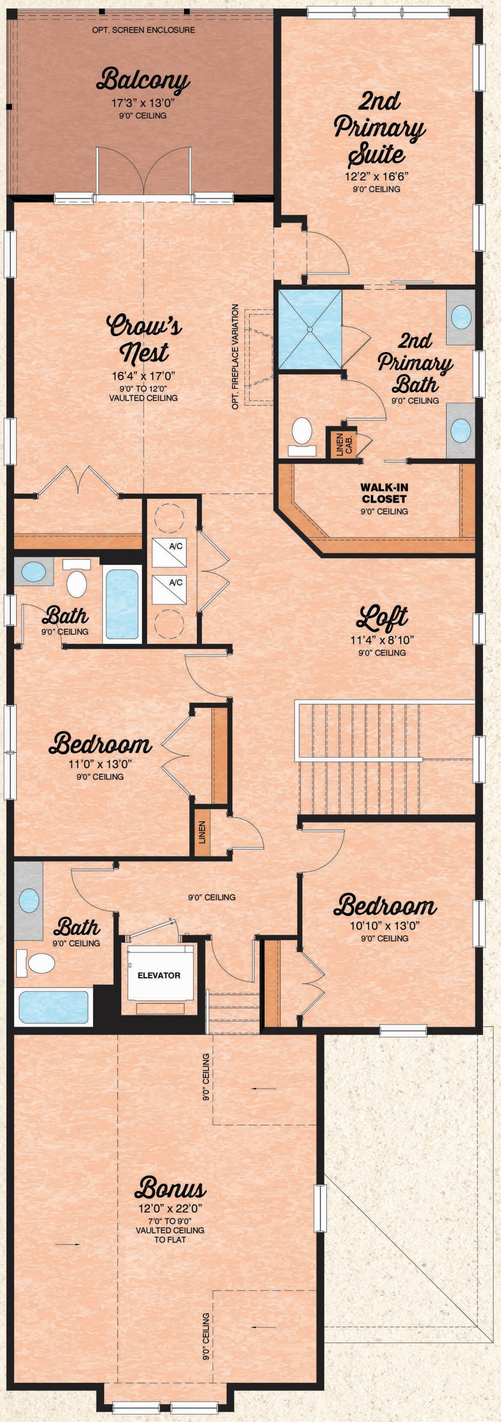
Main Floor Living Area	1,697 S.F.
Upper Floor Living Area	2,120 S.F.
2-Car Garage	440 S.F.
Golf Cart Garage	186 S.F.
Covered Entry	43 S.F.
Covered Lanai	197 S.F.
Covered Balcony	197 S.F.
Total Sq. Ft.	4,880 S.F.

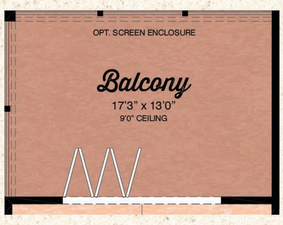
VISTA COLLECTION

Mainsail Bay

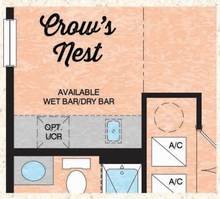
4 Bedrooms, 4.5 Baths, Covered Lanai, Covered Balcony, 2-Car Garage, Golf Cart Garage

UPPER FLOOR

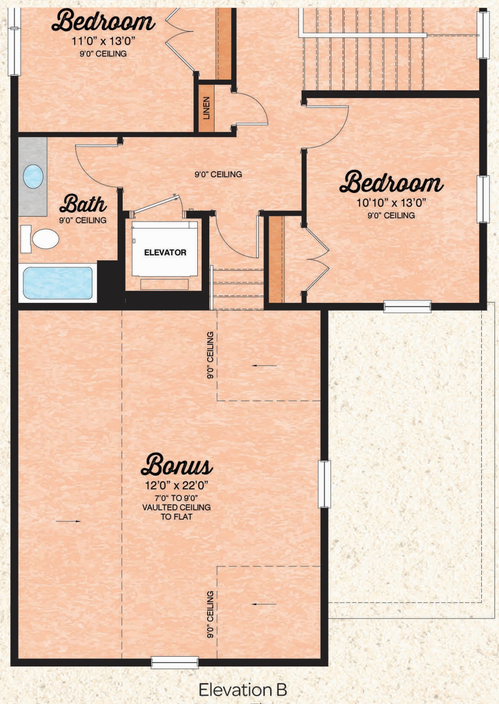




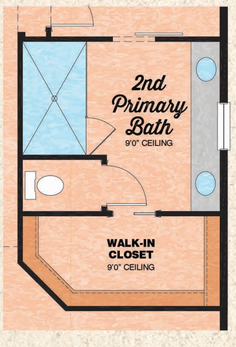
Available
Folding Glass Doors
at Covered Balcony Variation



Available
Wet Bar/Dry Bar
at Crow's Nest Variation



Elevation B
Upper Floor



Available
2nd Primary Bath
Variation



Available Free Standing Tub
2nd Primary Bath
Variation

LATITUDE MARGARITAVILLE
WATERSOUND, FL

VISTA COLLECTION

Grand Mainsail

3 Bedrooms, 3.5 Baths, Covered Lanai, Covered Balcony, 2-Car Garage, Golf Cart Garage

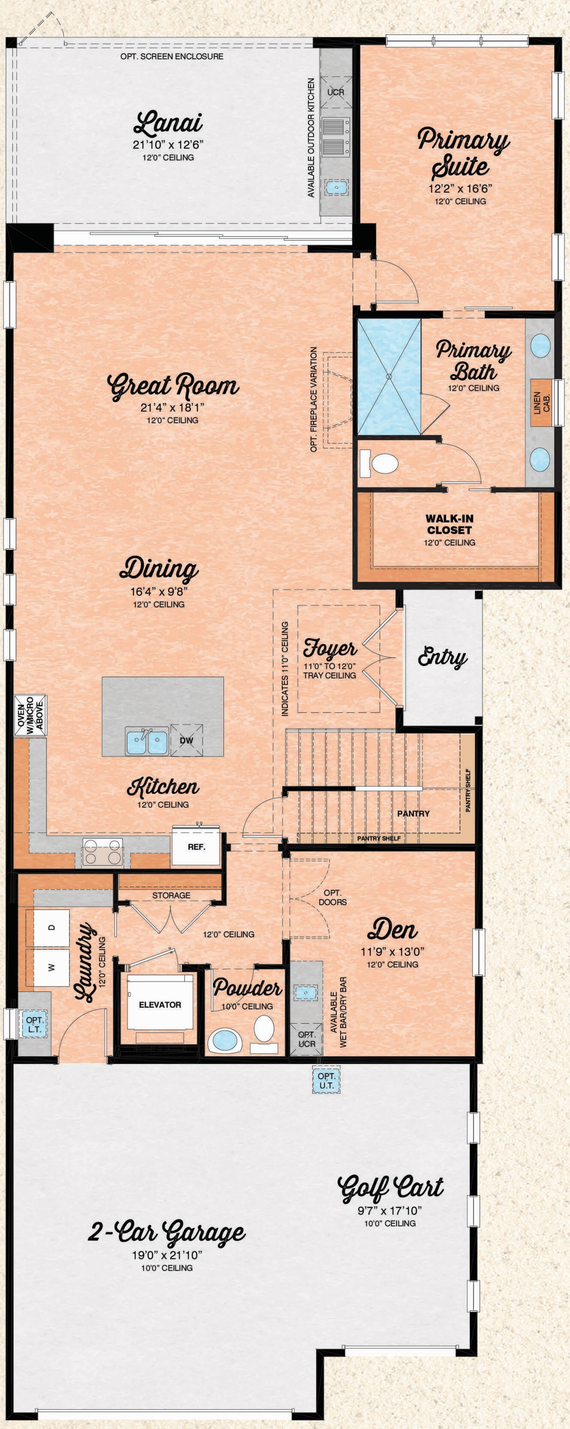


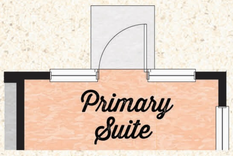
ELEVATION A



ELEVATION B

MAIN FLOOR





Available Exterior Door
at Primary Suite Variation



Available Free Standing Tub
Primary Bath Variation

LATITUDE MARGARITAVILLE
WATERSOUND, FL

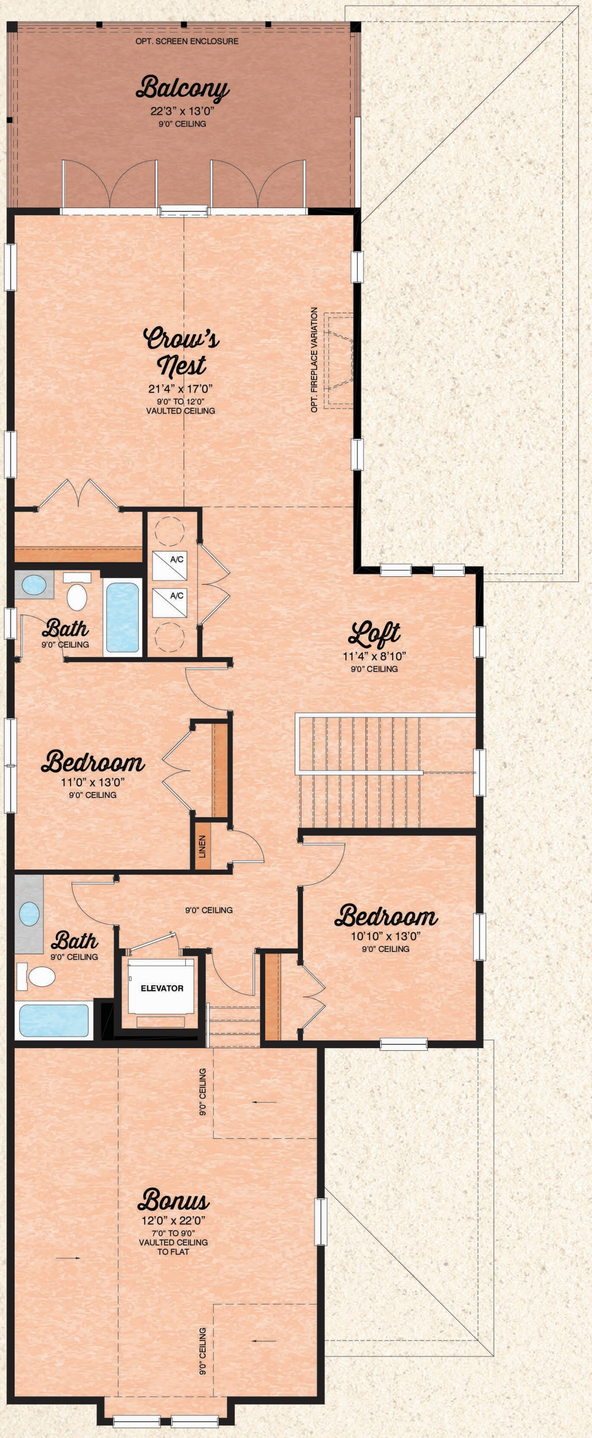
Main Floor Living Area	1,813 S.F.
Upper Floor Living Area	1,792 S.F.
2-Car Garage	440 S.F.
Golf Cart Garage	186 S.F.
Covered Entry	43 S.F.
Covered Lanai	256 S.F.
Covered Balcony	261 S.F.
Total Sq. Ft.	4,791 S.F.

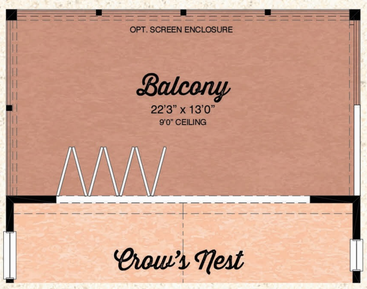
VISTA COLLECTION

Grand Mainsail

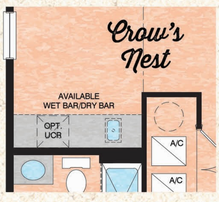
3 Bedrooms, 3.5 Baths, Covered Lanai, Covered Balcony, 2-Car Garage, Golf Cart Garage

UPPER FLOOR

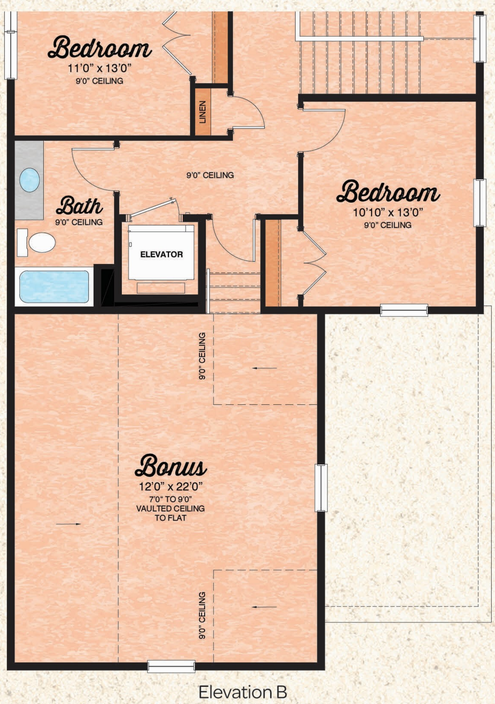




Available
Folding Glass Doors
at Covered Balcony
Variation



Available
Wet Bar/Dry Bar
at Crow's Nest Variation



Elevation B
Upper Floor

LATITUDE MARGARITAVILLE
WATERSOUND, FL

VISTA COLLECTION

Grand Mainsail Bay

4 Bedrooms, 4.5 Baths, Covered Lanai, Covered Balcony, 2-Car Garage, Golf Cart Garage

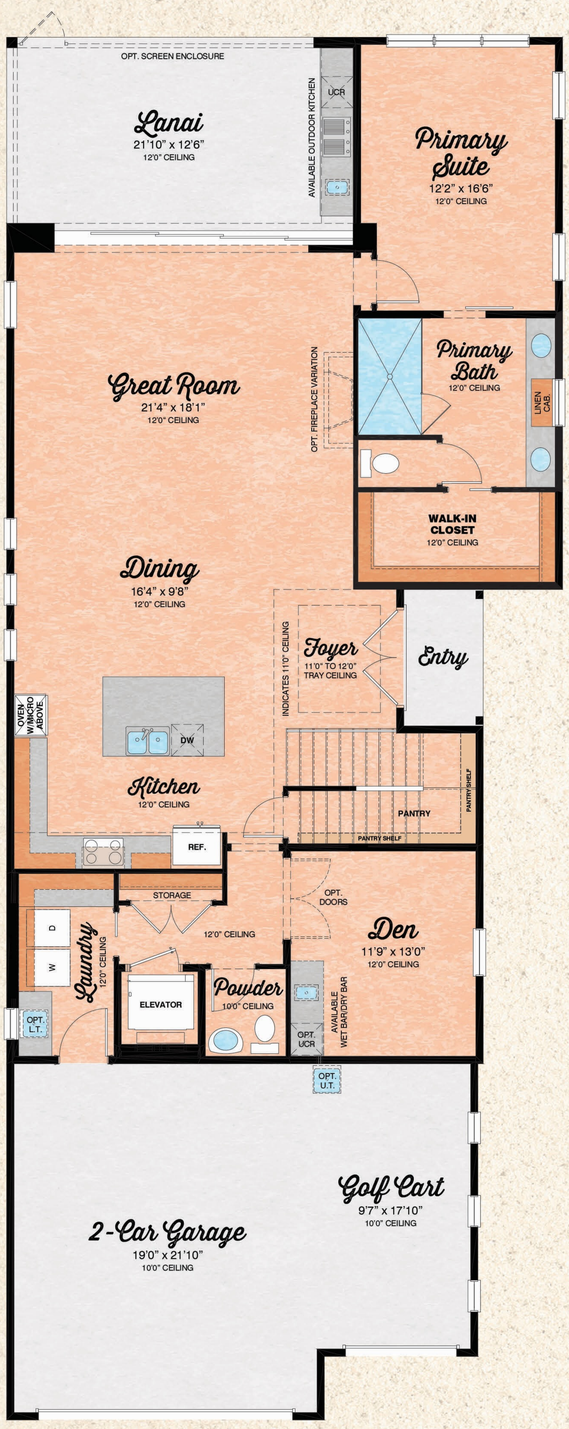


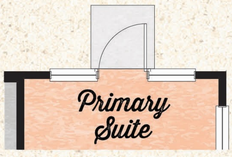
ELEVATION A



ELEVATION B

MAIN FLOOR





Available Exterior Door
at Primary Suite Variation



Available Free Standing Tub
Primary Bath Variation

LATITUDE MARGARITAVILLE
WATERSOUND, FL

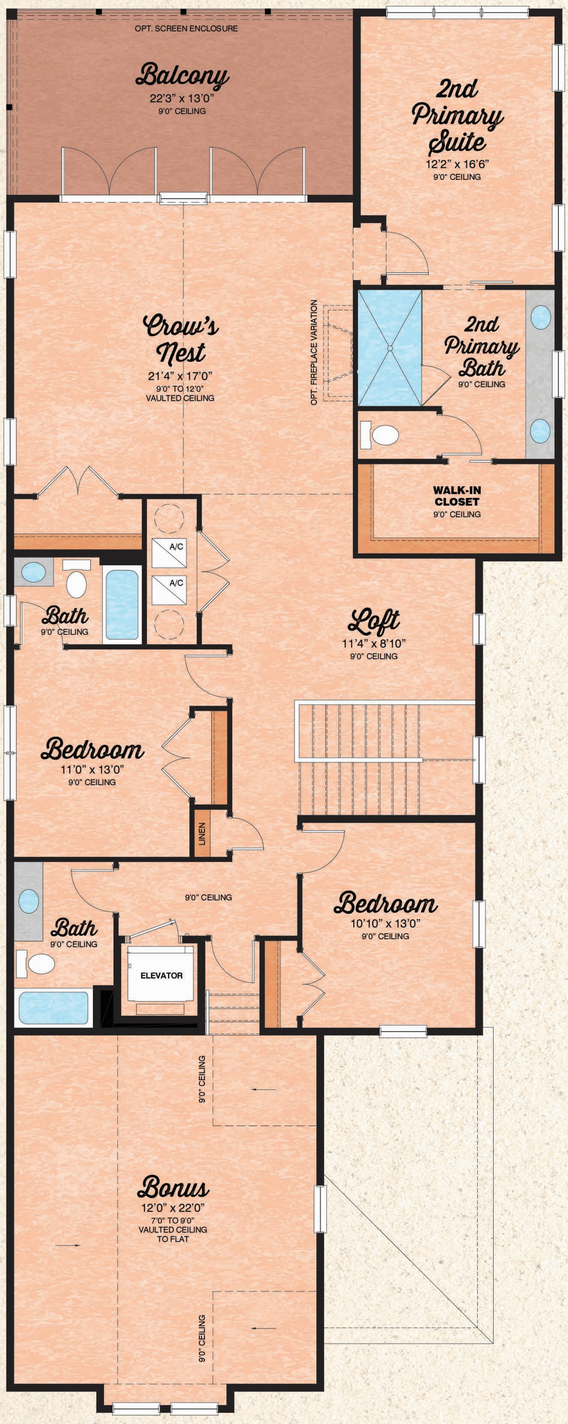
Main Floor Living Area	1,813 S.F.
Upper Floor Living Area	2,235 S.F.
2-Car Garage	440 S.F.
Golf Cart Garage	186 S.F.
Covered Entry	43 S.F.
Covered Lanai	256 S.F.
Covered Balcony	256 S.F.
Total Sq. Ft.	5,229 S.F.

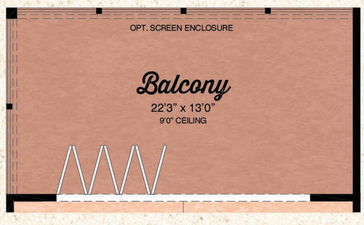
VISTA COLLECTION

Grand Mainsail Bay

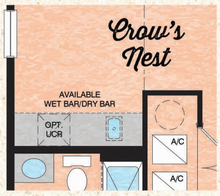
4 Bedrooms, 4.5 Baths, Covered Lanai, Covered Balcony, 2-Car Garage, Golf Cart Garage

UPPER FLOOR

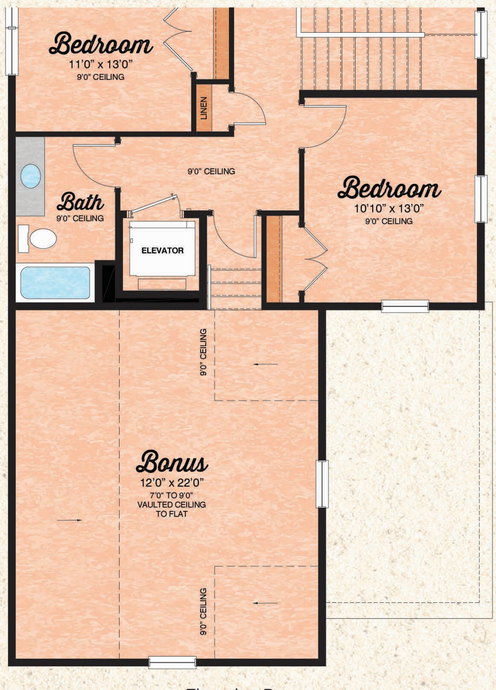




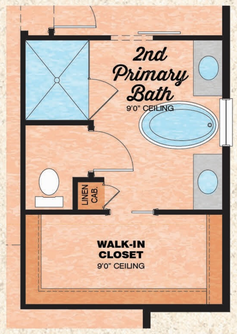
Available
Folding Glass Doors
at Covered Balcony
Variation



Available
Wet Bar/Dry Bar
at Crow's Nest Variation



Elevation B
Upper Floor



Available Free Standing Tub
2nd Primary Bath
Variation

LATITUDE MARGARITAVILLE
WATERSOUND, FL

VISTA COLLECTION

Spinnaker

3 Bedrooms, 3 Baths, 2 Half Baths, Covered Lanai, Covered Balcony, 2-Car Garage, Golf Cart Garage



ELEVATION A



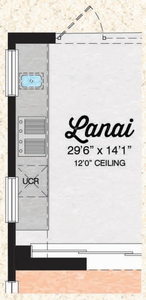
ELEVATION B

MAIN FLOOR

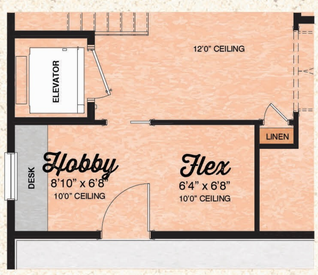


Available Folding Glass Doors at Lanai Variation





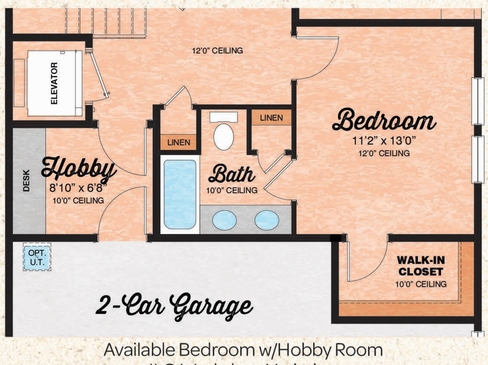
Available Outdoor Kitchen at Either Side of Lanai Variation



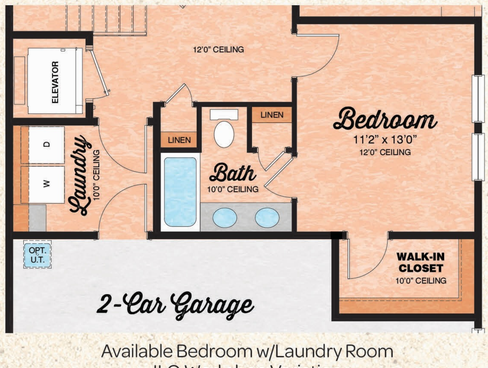
Available Hobby ILO Workshop Variation



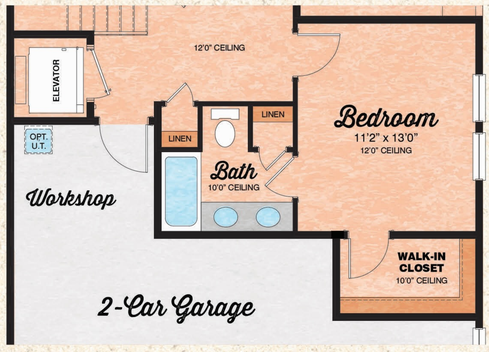
Available Laundry ILO Workshop Variation



Available Bedroom w/Hobby Room ILO Workshop Variation



Available Bedroom w/Laundry Room ILO Workshop Variation



Available Bedroom Variation

Main Floor Living Area	1,253 S.F.
Upper Floor Living Area	1,842 S.F.
2-Car Garage	573 S.F.
Golf Cart Garage	184 S.F.
Covered Entry	140 S.F.
Covered Lanai	402 S.F.
Covered Balcony	224 S.F.
Total Sq. Ft.	4,618 S.F.

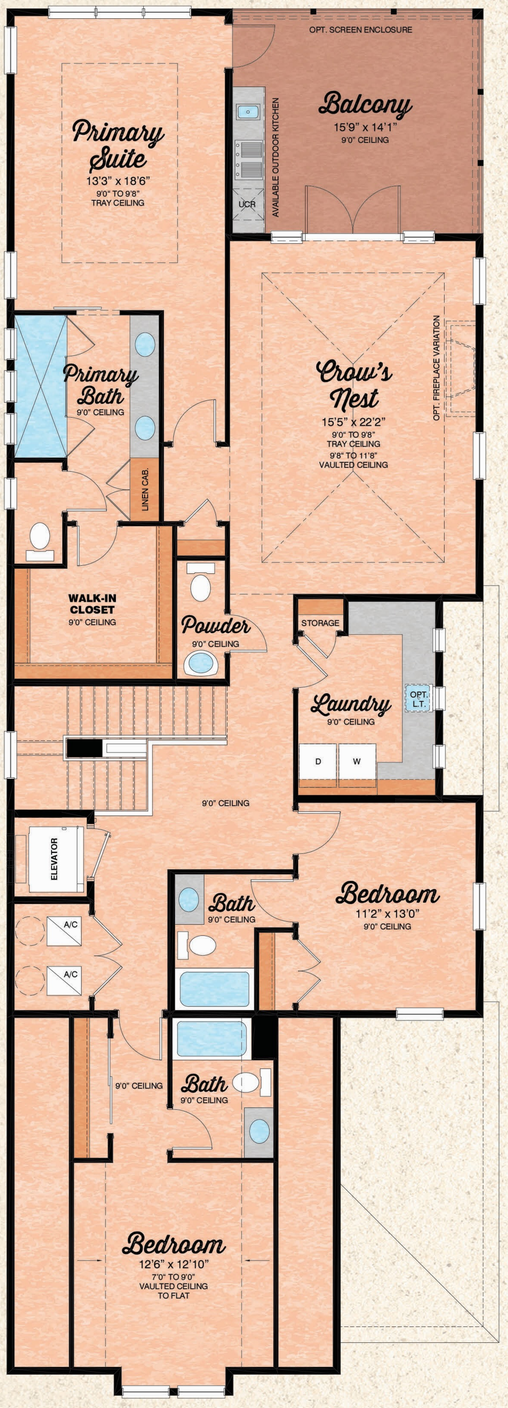
LATITUDE MARGARITAVILLE
WATERSOUND, FL

VISTA COLLECTION

Spinnaker

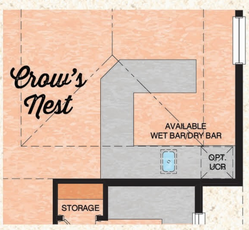
3 Bedrooms, 3 Baths, 2 Half Baths, Covered Lanai, Covered Balcony, 2-Car Garage, Golf Cart Garage

UPPER FLOOR

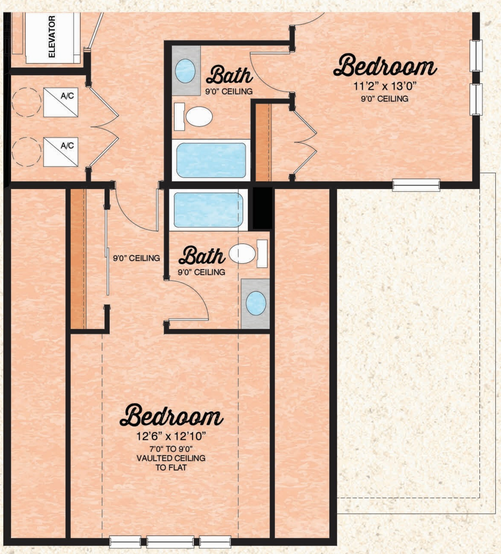




Available
Folding Glass Doors
at Covered Balcony Variation



Available
Wet Bar/Dry Bar
at Crow's Nest Variation



Elevation B
Upper Floor

LATITUDE MARGARITAVILLE
WATERSOUND, FL

VISTA COLLECTION

Grand Spinnaker

3 Bedrooms, 3 Baths, 2 Half Baths, Covered Lanai, Covered Balcony, 2-Car Garage, Golf Cart Garage



ELEVATION A



ELEVATION B

MAIN FLOOR

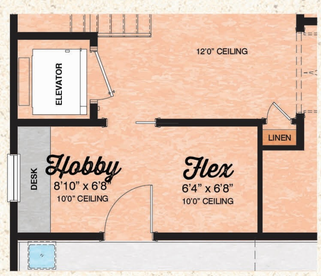


Available Folding Glass Doors at Lanai Variation

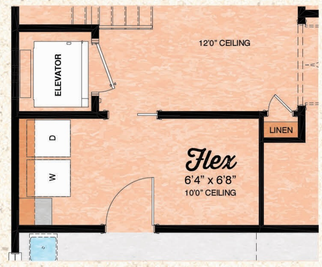




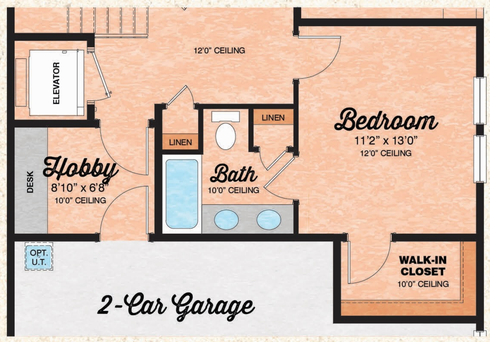
Available Outdoor Kitchen at Either Side of Lanai Variation



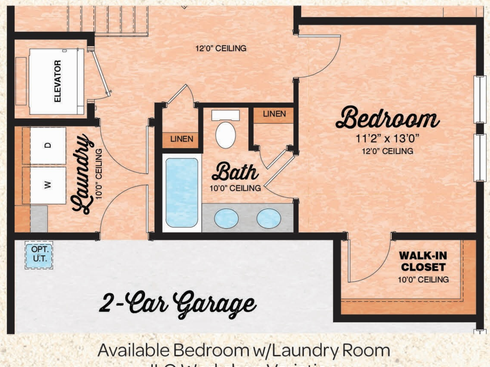
Available Hobby ILO Workshop Variation



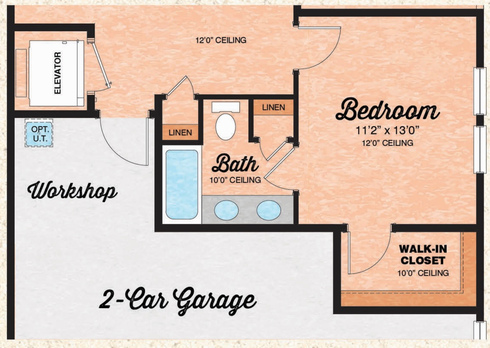
Available Laundry ILO Workshop Variation



Available Bedroom w/Hobby Room ILO Workshop Variation



Available Bedroom w/Laundry Room ILO Workshop Variation



Available Bedroom Variation

Main Floor Living Area	1,373 S.F.
Upper Floor Living Area	1,958 S.F.
2-Car Garage	573 S.F.
Golf Cart Garage	184 S.F.
Covered Entry	140 S.F.
Covered Lanai	469 S.F.
Covered Balcony	295 S.F.
Total Sq. Ft.	4,992 S.F.

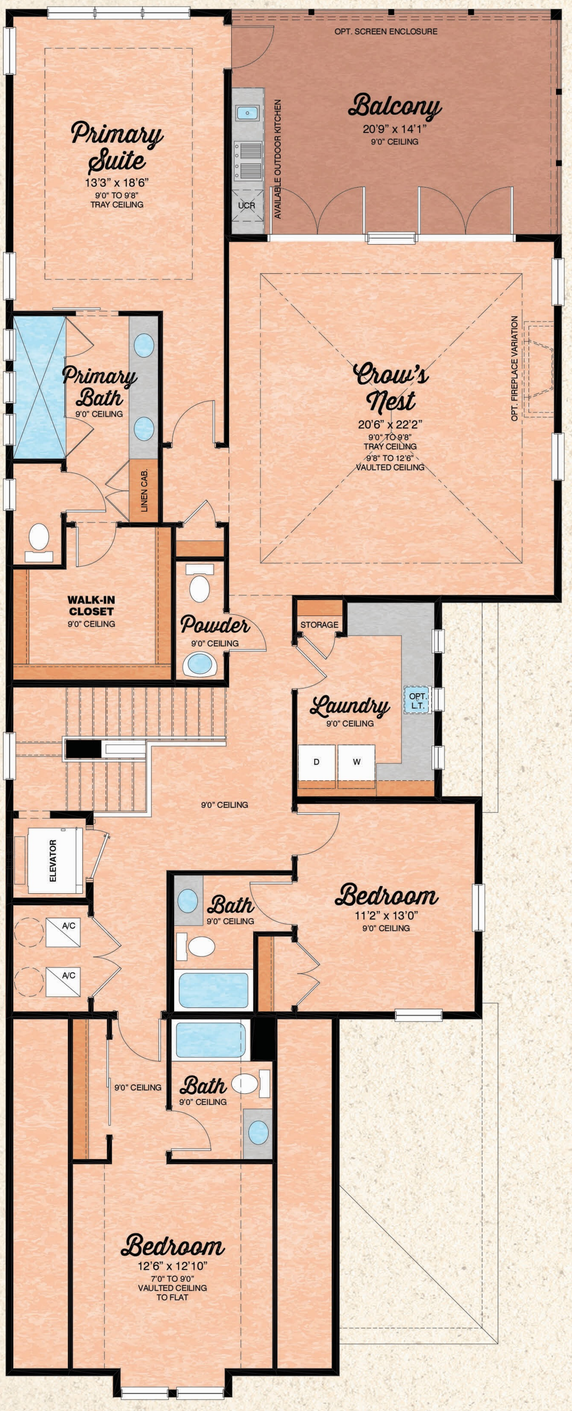
LATITUDE MARGARITAVILLE
WATERSOUND, FL

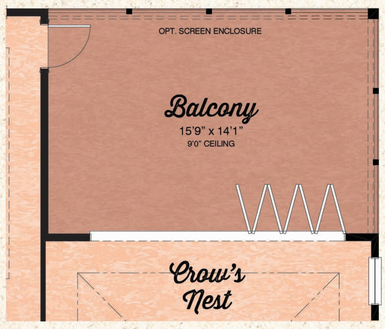
VISTA COLLECTION

Grand Spinnaker

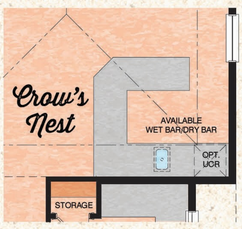
3 Bedrooms, 3 Baths, 2 Half Baths, Covered Lanai, Covered Balcony, 2-Car Garage, Golf Cart Garage

UPPER FLOOR

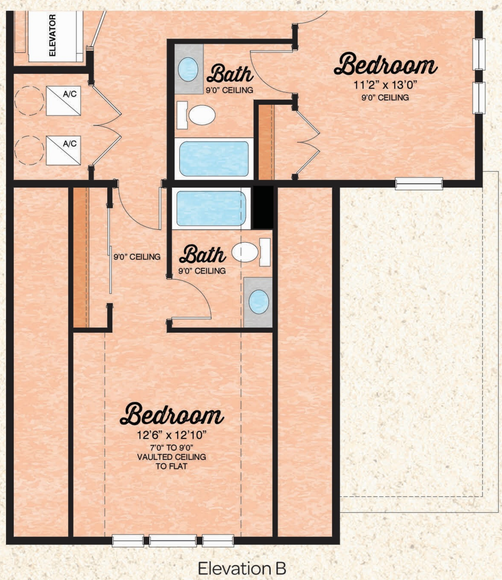




Available
Folding Glass Doors
at Covered Balcony Variation



Available
Wet Bar/Dry Bar
at Crow's Nest Variation



Elevation B
Upper Floor

LATITUDE MARGARITAVILLE
WATERSOUND, FL

VISTA COLLECTION

Wayfarer

3 Bedrooms, 3.5 Baths, Covered Lanai, Covered Balcony, 2-Car Garage, Golf Cart Garage

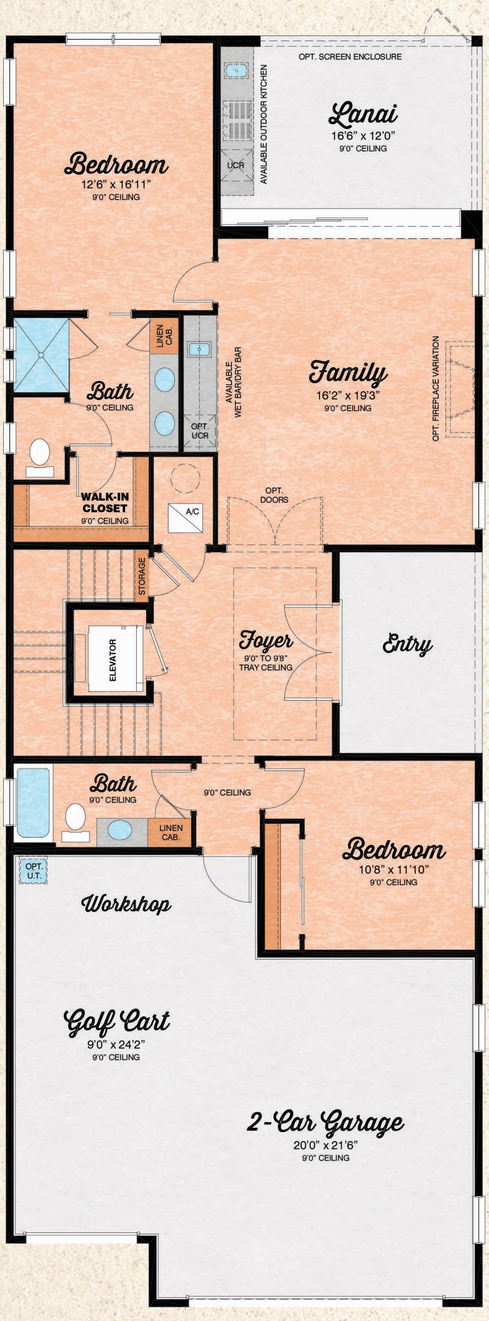


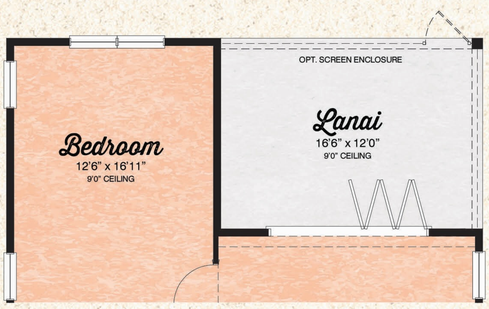
ELEVATION A



ELEVATION B

MAIN FLOOR





Available
Folding Glass Doors
at Lanai Variation

LATITUDE MARGARITAVILLE
WATERSOUND, FL

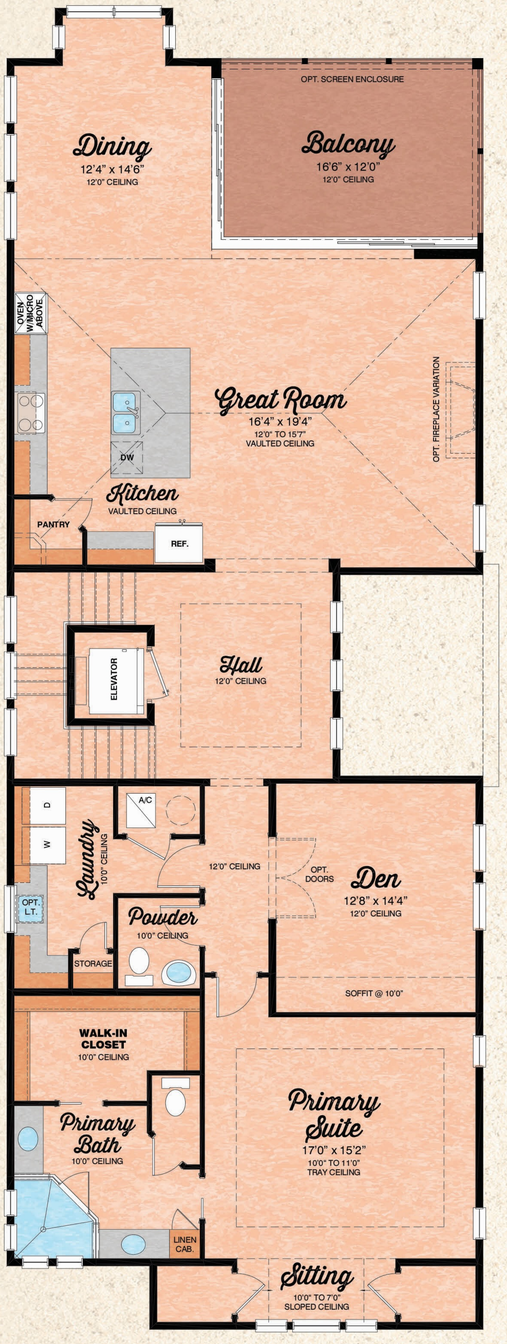
Main Floor Living Area	1,342 S.F.
Upper Floor Living Area	1,961 S.F.
2-Car Garage	495 S.F.
Golf Cart Garage	231 S.F.
Covered Entry	114 S.F.
Covered Lanai	182 S.F.
Covered Balcony	198 S.F.
Total Sq. Ft.	4,523 S.F.

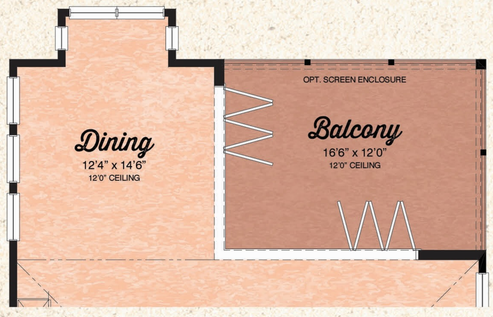
VISTA COLLECTION

Wayfarer

3 Bedrooms, 3.5 Baths, Covered Lanai, Covered Balcony, 2-Car Garage, Golf Cart Garage

UPPER FLOOR

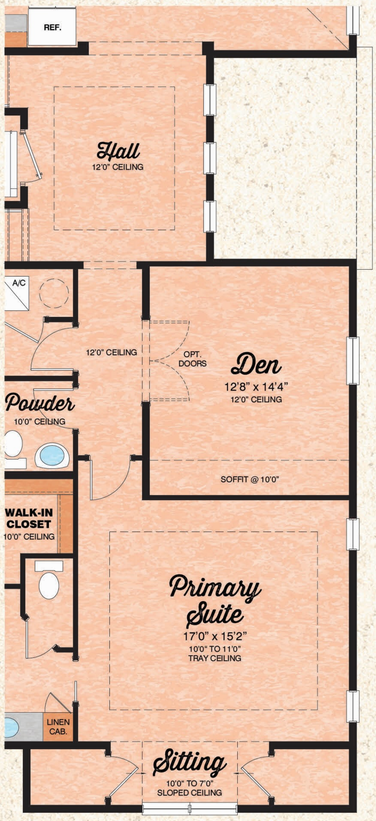




Available
Folding Glass Doors
at Covered Balcony
Variation



Available
Wet Bar/Dry Bar
at Den Variation



Elevation B
Upper Floor

LATITUDE MARGARITAVILLE
WATERSOUND, FL

VISTA COLLECTION

Grand Wayfarer

3 Bedrooms, 3.5 Baths, Covered Lanai, Covered Balcony, 2-Car Garage, Golf Cart Garage

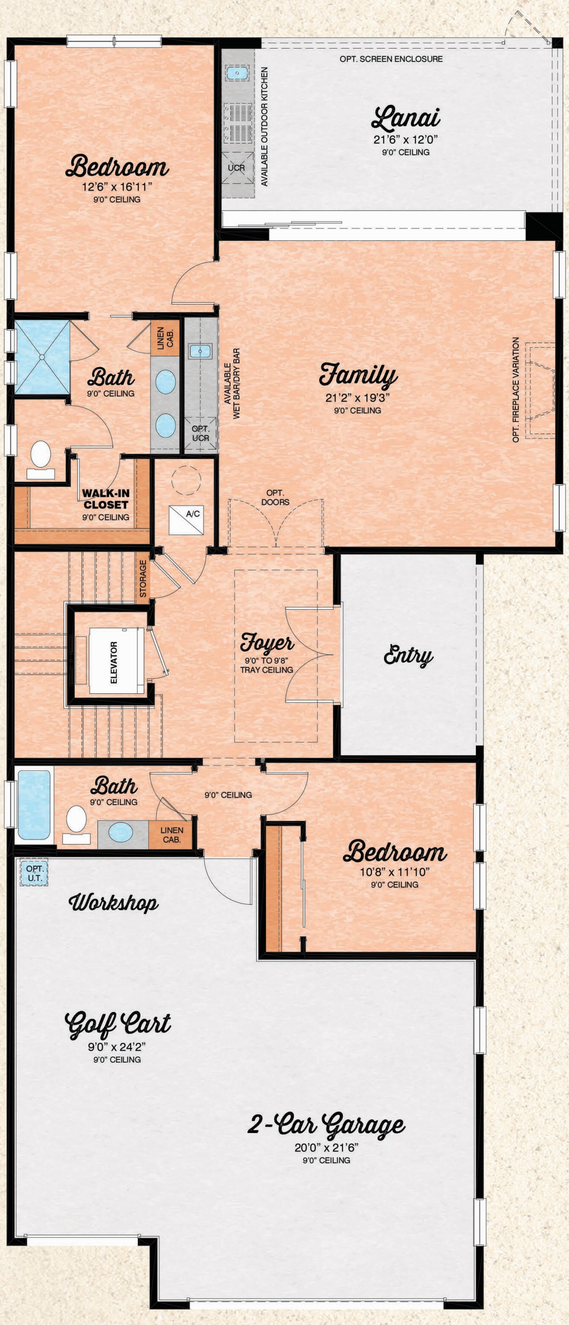


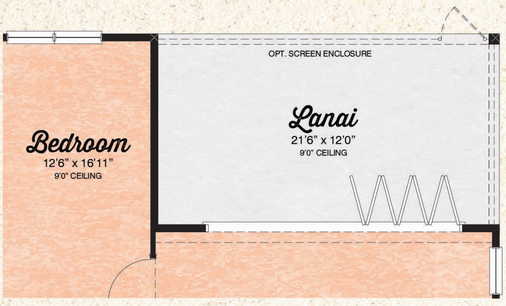
ELEVATION A



ELEVATION B

MAIN FLOOR





Available
Folding Glass Doors
at Lanai Variation

LATITUDE MARGARITAVILLE
WATERSOUND, FL

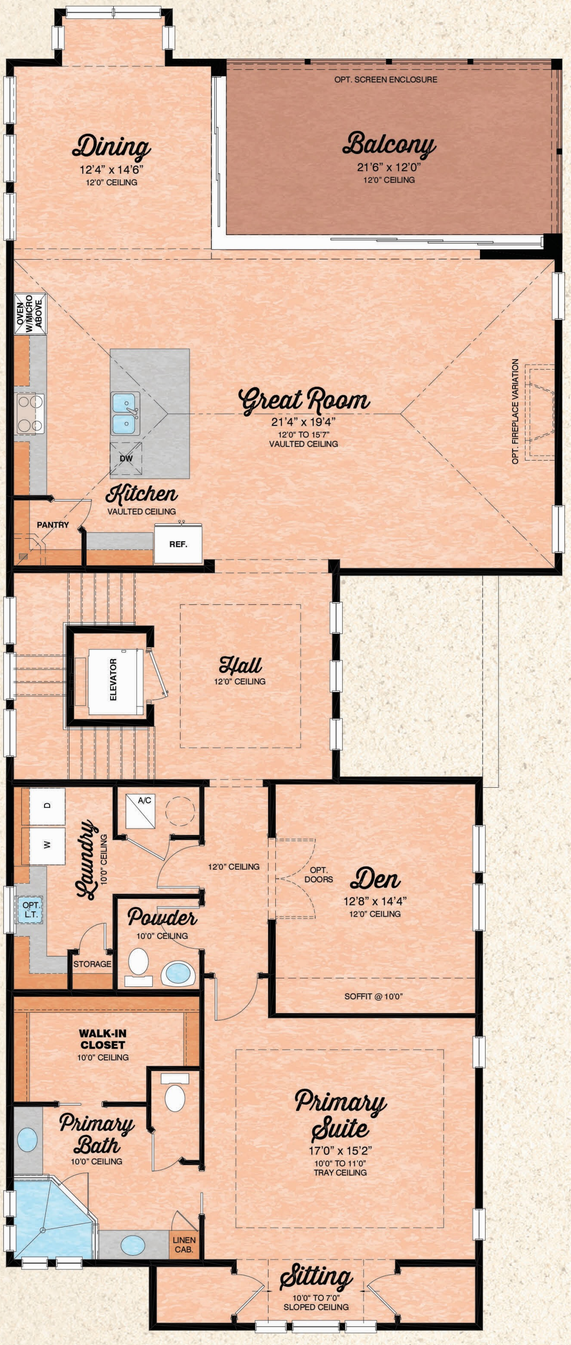
Main Floor Living Area	1,450 S.F.
Upper Floor Living Area	2,064 S.F.
2-Car Garage	495 S.F.
Golf Cart Garage	231 S.F.
Covered Entry	114 S.F.
Covered Lanai	237 S.F.
Covered Balcony	258 S.F.
Total Sq. Ft.	4,849 S.F.

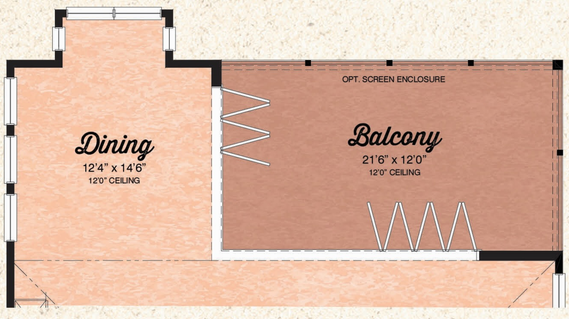
VISTA COLLECTION

Grand Wayfarer

3 Bedrooms, 3.5 Baths, Covered Lanai, Covered Balcony, 2-Car Garage, Golf Cart Garage

UPPER FLOOR

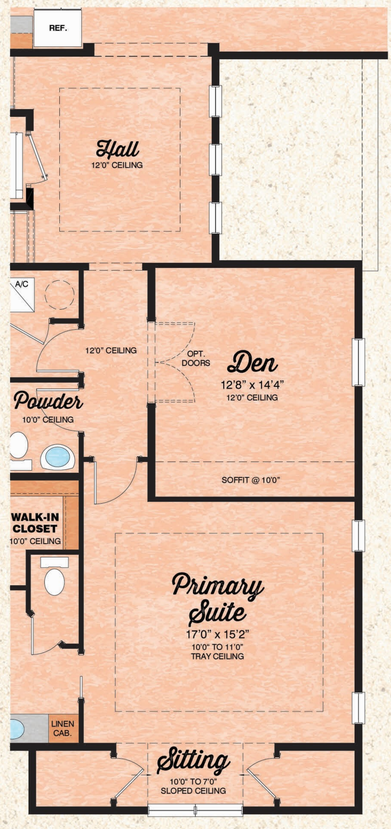




Available
Folding Glass Doors
at Covered Balcony
Variation



Available
Wet Bar/Dry Bar
at Den Variation



Elevation B
Upper Floor

LATITUDE MARGARITAVILLE
WATERSOUND, FL



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