



BARAUD DEVELOPMENT.COM -



Lotus at Canal Point

in the seven mile beach corridor is a zen inspired, intimate community of only 20 luxury townhomes.

Each home is approximately 2,000sq ft comprised of 3 bedrooms, 2.5 baths and include both a private garage and a private yard.

Escape to our zero-entry pool surrounded by beautiful rock gardens, bamboo lined walk-ways and professionally lit grounds.







END Units
Main Level - 1,057
Second Level -1,048
Total: 2,105 sqft

INTERIOR

Main Level - 1,035

Second Level - 1,030

Total - 2,065 sqft





Main Level





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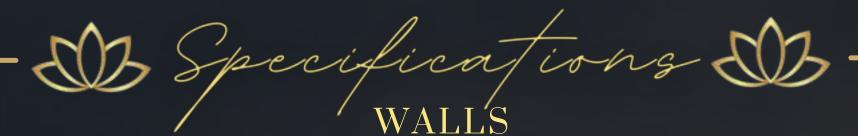












FLOOR PLANS

Spacious, open living floor plans. Zen inspired design with large windows and glass doors for natural ambient lighting.

FLOORING

Modern Italian porcelain tiles. Choice of finishes

FLOOR SLAB

Engineered concrete floor slabs-4000psi, steel rebar and meshing.

WIRING

Units are Fiber ready to provide the fastest internet speeds and sharpest quality viewing

ROOF

Engineered roof trusses with waterproof membrane and high performance standing seam.

Exterior walls constructed with concrete block and steel with all block cells poured with concrete. Interior walls skimmed with a smooth contemporary finish.

DOORS

Contemporary design with expansive entrances and 8ft interior doors. Hurricane rated.

WINDOWS

Energy efficient windows with double insulated glaze and tint. Hurricane impact rated.

HVAC

High efficiency units. Multizone with digital thermostats.

PERSONAL GARAGE

Single car garage. 240v plug-in.

KITCHEN

Chef inspired Italian kitchens boast large all-wood cabinets and natural quartz counter tops. A choice of cabinet and countertop finishes

KITCHEN APPLIANCES

Professional series stainless steel appliances. 30" cook top and oven, fluted external exhaust and pull-put microwave.

COUNTER TOPS

A wide variety of beautiful, all-natural quartz counter tops are available for both kitchen and bathrooms.

PRIVATE YARD

Expansive outdoor living, extended patio with fenced, private yards for each home.



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De Property R. O. I. W.

PROPERTY	PRE-CONSTRUCTION	RE-SALE	PROFIT	R.O.I.
HARBOUR POIN'	T CI \$315,000	CI \$ 695,000	CI \$380,000	120%
PARKWAY PLACI	CI \$375,000	CI \$ 695,000	CI \$359,000	85%
SHORECLUB	CI \$650,000	US \$1,350,000	CI \$457,000	70%
TWENTY 40	CI \$625,000	US \$1,200,000	CI \$359,000	57%

	De Pricing & Ava	ilability D-
UNIT	LOCATION	STATUS
1	Building 1 - South/West End	SOLD
2	Building 1 - Interior	SOLD
3	Building 1 - Interior	SOLD
4	Building 1 - Interior	SOLD
5	Building 1 - Interior	SOLD
6	Building 1 - Interior	RESERVED
7	Building 1 - Interior	SOLD
8	Building 1 - Interior	RESERVED
9	Building 1 - Interior	SOLD
10	Building 1 - North/West End	SOLD

^{*}Subject to change at developer's discretion*

	- Desiry & Avan	elability D-
UNIT	LOCATION	STATUS
11	Building 1 - North/West End	SOLD
12	Building 1 - Interior	SOLD
13	Building 1 - Interior	SOLD
14	Building 1 - Interior	RESERVED
15	Building 1 - Interior	RESERVED
16	Building 1 - Interior	SOLD
17	Building 1 - Interior	RESERVED
18	Building 1 - Interior	SOLD
19	Building 1 - Interior	SOLD
20	Building 1 - North/East End	SOLD

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RESERVE YOUR UNIT

A \$10k deposit will be required for us to temporarily reserve your unit, along with your signed reservation agreement.

SECURE YOU UNIT

You will have up to 45 days to secure your unit with a signed draft purchase agreement accompanied by 10% deposit (minus original \$10K deposit)

CLOSING ON YOUR UNIT

Final closing will take place upon completion in accordance with your purchase agreement.

Please contact christyna@barauddevelopment.com for reservations and sales.



DISCLAIMER

All information including, but not limited, to floor plans, specifications, renderings, pricing, availability and all other information pertaining to Lotus at Canal Point are subject to change at developer's complete discretion.



