

A211 The Village at Wild Dunes -

New Price - \$449,000

Beautiful 2 Bedroom, 2 Bath with Private Guest Suite in the heart of Wild Dunes

Lowest priced 2 Bedroom with Private Guest Suite



This Unit is Priced to SELL!!! THIS IS NOT A SHORT SALE!!! Never before a price this low for a 2 bedroom condominium in the Village with a private guest suite and all the same luxury features as others on the market. Excellent rental with lock-off feature that allows the owner to generate rental from either one or both of the units. Rentals are maximized at the Village mainly due to its central location on the resort as well as the services provided and premium furniture and finishes. One of the first units sold during the initial sales period.

The Village is located in the center of Wild Dunes in the Grand Pavilion area just steps to the Ocean, Pools, Golf and Tennis Facilities. *Tennis Magazine* has ranked Wild Dunes a U.S. Top 10 Tennis Resort, featuring 17 har-tru tennis courts. Wild Dunes features two Tom Fazio designed golf courses, the Links Course and the Harbor Course, which *Golf Digest* awarded 4 stars and labels them "One of the Best Places to Play."

The Village has a restaurant, deli, spa, swimming pool and fitness center as well as underground parking. Luxury coastal living. This 2 Bedroom, 2 Bath Condominium is approximately 1,282 square feet and has a large private Guest suite and bath which can be isolated from the main living area, kitchen, and Master bedroom and bath. Stainless steel appliances, Granite countertops in kitchen and both baths, oversized Master bath with separate shower and tub. Fully furnished with top of the line furnishings and 3 Flat Screen TVs. High end finishes. Laundry. Underground garage. Seller would consider any type of creative financing.



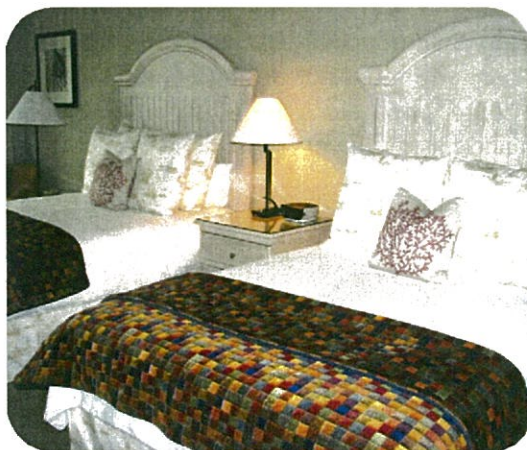
Corner Unit Living/Dining Area



Corner Unit Kitchen



Master Bedroom



Guest Suite

Ownership Benefits at the Village at Wild Dunes

The Village is the newest project to be built at Wild Dunes, opening its doors in May, 2008. The quality of construction includes concrete walls, ceilings, and a framework of steel, soundproofing the buildings and adhering to the top construction standards in the industry that makes it one of the premier and best built developments in the area.

The Village is the only development in Wild Dunes with:

- *The convenience of stores, restaurants, entertainment, and a fitness center, salon, swimming pool and spa built as a part of the community.
- *Availability of valet parking and luggage assistance.
- *Its own concierge who is committed to servicing the needs and interests of its owners and guests.
- *Room service and wireless internet throughout the condominiums and outdoor common areas.
- *Complimentary daily housekeeping for rental guests as part of their stay.

Rentals are maximized at the Village mainly due to its central location on the Resort, but also because it compares in quality to the Boardwalk Inn.

Gross Rentals \$65,282 in 2012

The Village offers premium features and amenities including:

- *Nine foot plus ceilings with recessed and ambient lighting
- *High end furnishings throughout (except for Penthouses) and premium finishes
- *Decorated by same designer as Four Star Boardwalk Inn
- *Designer fabrics for all furniture and window treatments
- *Granite countertops in kitchen and baths
- *Stainless Steel top of the line appliances in the kitchen
- *Stone floors in the kitchen and master bath
- *Hardwood floors throughout living and kitchen areas
- *Flat screen TVs in all bedrooms and living area
- *Washer and dryer in each condominium
- *Each condominium has its own private balcony or terrace
- *Electronic door locks for each condominium.
- *Underground parking.

Buyers will receive a complimentary Swim/Social Membership to the Wild Dunes Club based on residency at the time of closing! Enjoy access to the Grand Pavilion and Swim Center pools along with discounted golf and tennis, restaurant discounts and more! Buyer responsible for monthly dues.

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