

**ALL BUYERS  
GET \$8,000  
WORTH OF  
INCENTIVES**



**1<sup>ST</sup> TIME  
HOMEBUYER  
S ADD \$8000  
TAX CREDIT!**

Hello, welcome to **Church Street Village**. This new South Walton neighborhood provides luxury in a controlled community at a fabulous price. Our community is brought to you by Huff Homes and is exclusively sold by Destinctive Realty, Inc. Homes are available today!

Church St. Village is located just minutes east of Sandestin and 1/2 mile west of State Road 393. Our proximity to valuable amenities that are just minutes away include the beaches of 30-A: 2 minutes, all Schools (K-12<sup>th</sup>): 3 minutes, Sacred Heart Hospital: 4 minutes, Publix: 5 minutes, and it's just 6 minutes to Silver Sands shopping outlets. A perfect location to get away or enjoy the hustle & bustle of Destin and the surrounding Emerald Coast!

Currently, we have **3 Bedroom/ 2 ½ Bath/ 1 Car Garage/1535 sq ft/ Town Homes** starting at **\$179,900** and **(13) floor plans** of our single family residences to choose from.

- “A” 3 Bedroom/ 2 Bathroom/One Story/1335 sq ft./ **\$209,900**
- A-1 2 Bedroom/ 2 Bath/ 1 Car Garage/ One Story/ 1300 sq ft./ **\$204,900**
- A-2 (+office)2 Bedroom/2 Bath/1 Car Garage/One Story/1240-1400 sqft./**\$209,900**
- “B” 3 Bedroom/ 2½ Bath/ 1 Car Garage/Two Story/1672 sq ft./**\$229,900**
- B-1 3 Bedroom/ 2½ Bath/ 1 Car Garage/Two Story/1739 sq ft./**\$239,900**
- “C”(office) 3 Bedroom/ 3½ Bath/ 1 Car Garage/ Two Story/ 1860 sq ft./ **\$249,900**
- C-1(+office) 3 Bedroom/ 2½ Bath/ 1 Car Garage/ Two Story/ 2100 sq ft./ **\$269,900**
- “E” 3 Bedroom/2½ Bath/ 2 Car Garage/ Two Story/1900 sq ft./**\$259,900**
- E-1(+ office)3 Bedrm/2½ Bath/2 Car Garage/Two Story/2100 sq ft./**\$269-294,900**
- “E-2”(office) 4 Bedroom/ 3 Bath/ 2 Car Garage/ Two Story/2425 sq ft./**\$309,000**
- 2-K(+office) 3 Bedroom/3 Bath/1 Car Garage/Two Story/2000 sq ft/**\$269,900**

## “CUSTOMIZE ANY PLAN”

There is a Homeowner’s Association and fees are budgeted at **\$185/month**. These fees will cover **lawn care/landscaping & pest control** for the entire community, exercise facility, maintenance for the swimming pool and pool house, insurance & irrigation for common areas, street maintenance, and management fees. All maintenance & funds will be accounted for by a professional management company, Grand Shores Management Group.

Huff Homes believe in lush landscaping and have included a **dog park & fountain pond**, adding to your amenity package. Our sales center is **open daily from 12pm till dusk**.

If you are interested in seeing other Huff communities, visit our other beautiful neighborhood, **Carson Oaks** or stop by the Sandestin Resort to see The Vineyards, Prestwick Place, Crystal Lake, The Bungalos, and Laurel Grove.

Please visit [WWW.DESTINSHEPHERD.COM](http://WWW.DESTINSHEPHERD.COM) , stop by our model home or contact me.

Sincerely,

*Randy Rintala*

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