



PEARL LAKE RESERVE

Waterfront Vacation Cottage Ownership



MOMENTS THAT MATTER, RIGHT ON THE WATER



EXCLUSIVE NEW WATERFRONT VACATION COTTAGE SITES

Vacation Cottage Ownership on a Seasonal Land Lease*

Acess: April 11- October 11

*Lease renewed annually

Features:

- Waterfront Cottage a with cantilevered deck
- Private middle courtyard and personal sandy beach
- Unique split design with Main House and Coach House

COSTS

1. INITIAL PURCHASE COST OF PARK MODEL VACATION COTTAGE

INCLUDED

- ✓ Fully Furnished
- ✓ Inspection & Checks
- ✓ Propane & Hydro Connections
- ✓ Professionally Decorated
- ✓ Major Kitchen Appliances
- ✓ Warranty
- ✓ Transport / Site Setting
- ✓ 8 Total Registered Guests Per Seasonal Account

NOT INCLUDED

- ✗ Seasonal Site Fee
April 12 - October 12
- ✗ Insurance
- ✗ Additional Decking

2. ANNUAL RUNNING COSTS

Seasonal Site Fee	\$7,500 - \$10,500
Electricity	Typical annual spend \$450
Water & Waste Management	Included in Seasonal Site Fee
Insurance	Typically \$450 - \$850

3. PAY CASH OR USE FINANCING

Inquire with us for more information on financing!

PEARL LAKE RESERVE SITE MAP ANNUAL SEASONAL LEASE OPTIONS



DESCRIPTIONS OF SITES:

- Waterfront with cantilevered deck & private beach / \$10,500
- Waterfront with cantilevered deck / \$10,000
- High Elevation Pearl Beach Point / \$9,000
- High Elevation Beach Front / \$8,000
- High Elevation Water View / \$7,500

FAQ'S

Do I own the land?

- Pearl Lake Beach owns the land. As a seasonal guest, you lease the land and renew your contract each October. You own your Vacation Cottage.

Is subleasing or Airbnb of the units permitted?

- No, the Vacation Cottages are for personal use only.

How many registered seasonal guests am I allowed per account?

- Each Seasonal account is allowed 8 guests to have unlimited access to the site and all amenities on the property.

What are the parking details?

- You will need a golf cart. Parking with vehicles is for short term only (1 hour or less) on the new development sites. Transporting children, bad weather, and transporting items are examples of exceptions permitted for short term parking on sites. There will be a parking lot for Waterfront seasonals close to the sites.

What type of ground cover will be in the private courtyard area?

- We are brainstorming on the best option. We are considering attractive and comfortable options such as grass, pressed stone, pavers, or something similar. We will know more once we set the first homes on the site.

Who maintains the landscaping on my site?

- The Seasonal guest is responsible for maintaining the site. This includes lawn maintenance, keeping the site free of clutter, and maintaining a positive aesthetic at all times.

Are there projected seasonal land lease rate increases?

- Yes, typically there are rate increases each year with expected adjustments to be approximately 3-5%. Some exclusions apply. Our goal is for our new waterfront seasonal guests to be happy with their new waterfront site and vacation home.

What happens if I no longer want to have a seasonal site at Pearl Lake Beach?

- Upon notice to Pearl Lake Beach, we would then assist in placing your unit up for sale. The Waterfront units may not practically be relocated from the site. Since you own the unit, per the seasonal contract you are responsible for the land lease until a new buyer purchases the Cottage and takes over the seasonal lease. Pearl Lake Beach handles the marketing, listing, tours, and sale of the units on the behalf of the titled owner. Pearl Lake Beach takes a 10% commission, capped at \$5,000, of every sale of the Park Model Cottages.



VACATION COTTAGE PARK MODEL OPTIONS

YOUR NEW
WATERFRONT VACATION HOME
AWAITS!



NIAGARA MAIN UNIT & COACH HOUSE

\$230,000



Key Features:

- King Master bedroom
- Large Full bath & Large Shower
- Open window fireplace
- Full Kitchen
- Deck to cantilever over the water
- Washer/dryer combo
- Full size appliances
- Corian countertops

MATCHING COACH HOUSE & INTEGRATED 10X12 GOLF CART GARAGE SHED



Key Features:

- Dual bunk bed room & wardrobe
- Queen pull-out sleeper sofa
- Bar and mini-fridge
- Custom builds may have a bathroom

WHISTLER MAIN UNIT

\$140,000.00

**The shown whistler unit does not yet have a matching coach house/shed. This would be custom ordered and priced accordingly.



Key Features:

- Queen master bedroom
- Full Kitchen
- Full size appliances
- Pergola & deck
- Deck to cantilever over the water
- Corian countertops
- Electric fireplace
- Washer/dryer combo



CUSTOM BUILDS: DESIGN YOUR OWN

1. CHOOSE YOUR FLOOR PLANS

- Choose your main house and optional coach house configuration

2. CHOOSE YOUR INTERIOR DECOR PACKAGE

- Pick from our 4 sophisticatedly crafted decor packages

3. CHOOSE YOUR EXTERIOR COLORS

- Pick between beautiful gray or blue tones with your trim preferences

4. AWAIT FINISH DATE

- Enjoy the property amenities while you await your custom cottage!

MEET THE MANUFACTURERS:



Experience Luxury Without Limits

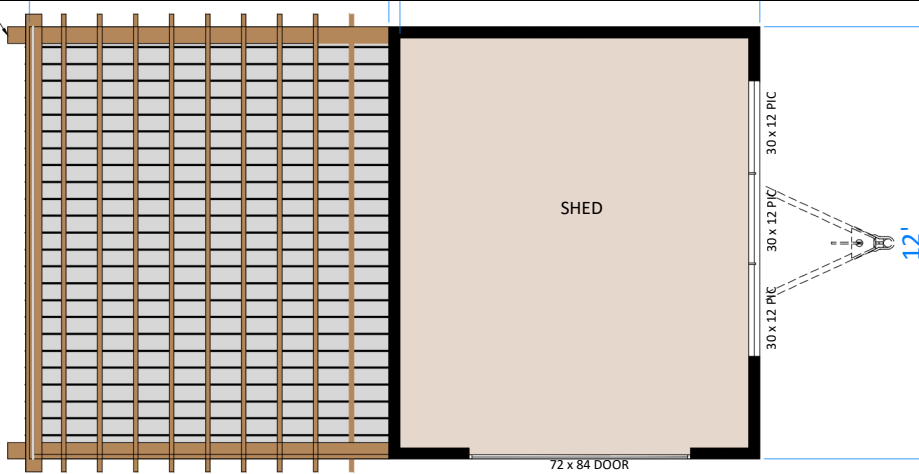
Family Owned
Experience the personal care and trust that comes with a long-standing, family run company.

Innovative Products
Designed with precision and innovation, every unit delivers superior quality and comfort.

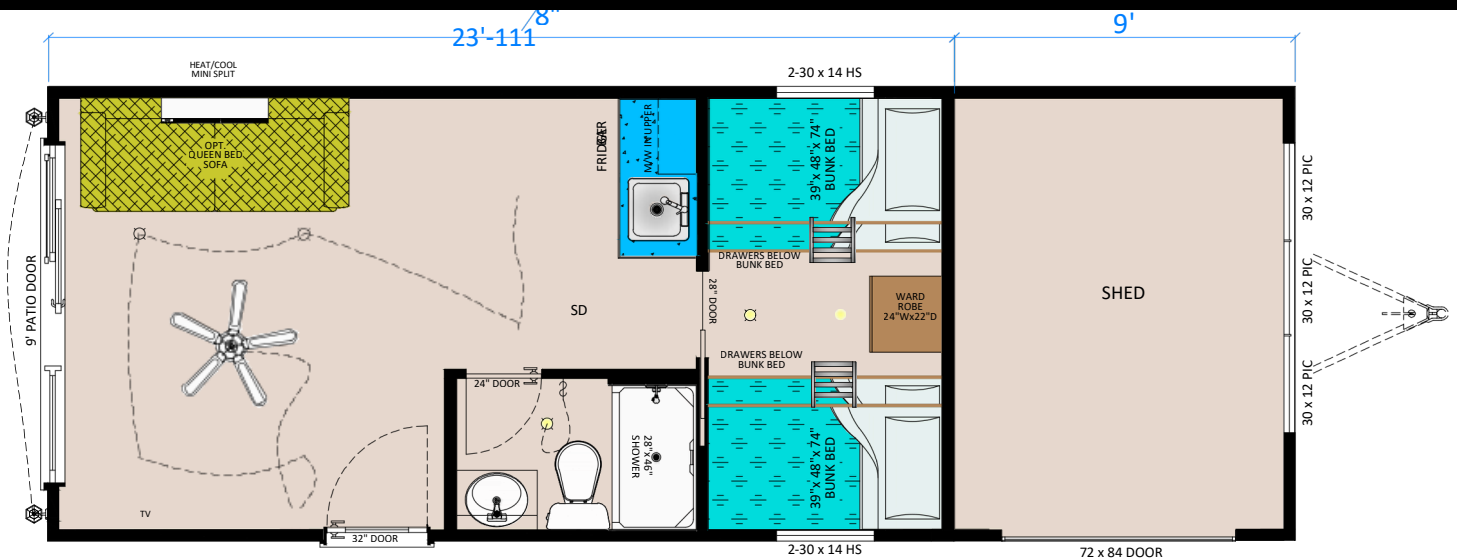
COACH HOUSE & SHED OPTIONS:

OPTION 1: SHED & PERGOLA ** / 120 sq.ft. / \$ COST DEPENDANT ON CONTRACTOR ESTIMATE

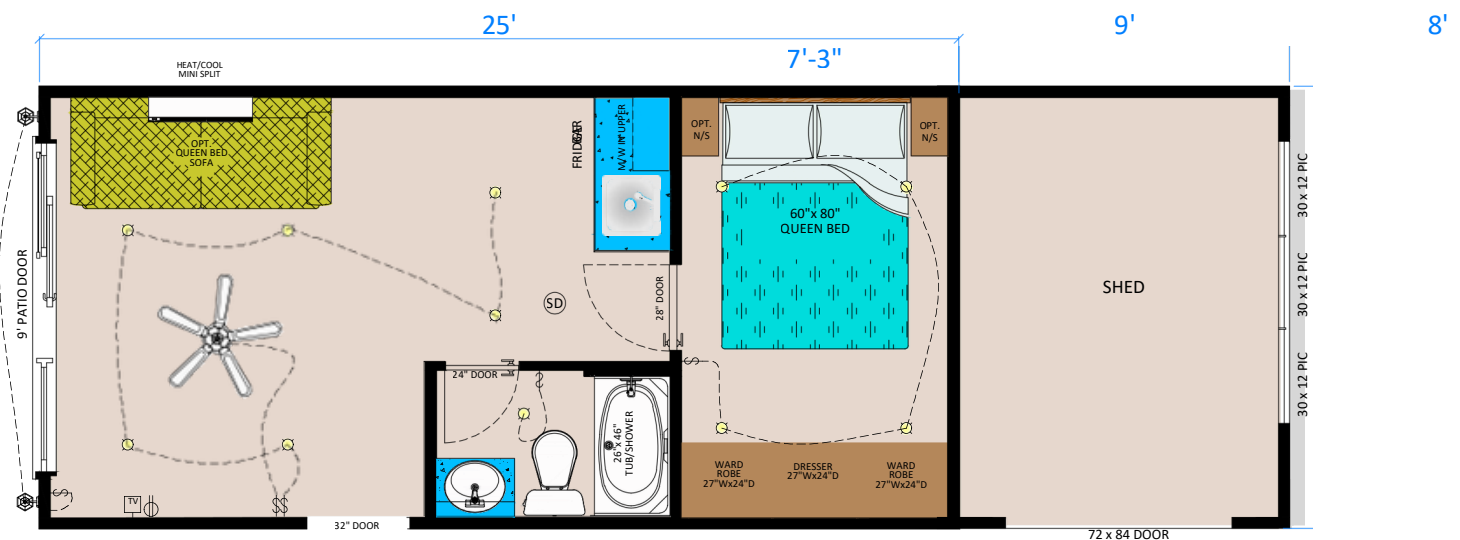
**Waterfront sites must have a full coach house



OPTION 2: BUNKS, FULL BATH, BAR, SHED- 396 SQ.FT. / STARTING AT \$ 80,000



OPTION 4: LIVING SPACE, QUEEN BED, FULL BATH, BAR AND SHED -396 SQ.FT. / STARTING AT \$80,000

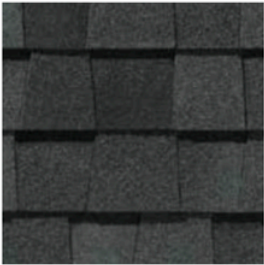




WATERFRONT EXTERIOR COLOR OPTIONS

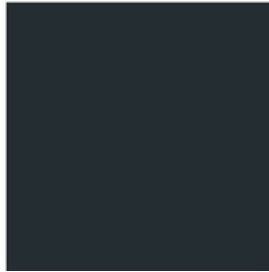
ROOF OPTIONS

SHINGLE



INCLUDED

METAL



MATTE BLACK
\$2400-\$2800

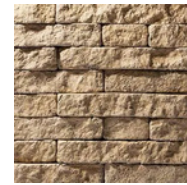
DECK & FIREPLACE OPTIONS



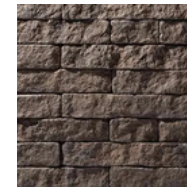
TREX IN
TOASTED SAND



PHANTOM SHADOW
EVOLVE STONE



DUNE POINT
EVOLVE STONE



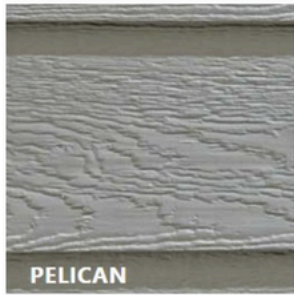
KODIAK MINE
EVOLVE STONE

SIDING OPTIONS

1. DIAMOND KOTE- UPGRADE



GLACIER FOG



PELICAN



ONYX



CASCADE

*



MIDNIGHT BLUE

*

TRIM OPTIONS

- BLACK- UPGRADE
- WHITE *BLUE TONE SIDING MUST HAVE WHITE TRIM



SHOWN IN GLACIER FOG



SHOWN IN MIDNIGHT BLUE