

FEATURE SHEET

Lost Key Golf & Beach Club, San Anton #606D

\$470,000 | 3 BEDS | 2 BATHS | 1,572 SQFT



OWNER ANNUAL COSTS

- Condo Association fees: \$13,528.00 (\$3,382.00/qtr)
- Master Association dues: \$3,335.56 (\$833.89/qtr)
- Homeowners Contents Insurance = \$1400/yr
- 2025 taxes: \$5,655.22
- Electricity Avg: \$1950/yr
 - Monthly Avg: \$200 peak season / \$125 in winter
- HOA pays for Sewer, Water, Trash, Internet, Cable, Pest Control, Exterior building insurance
- Buyer to pay for \$2,000 one-time amenities capital contribution

ASSOCIATION

San Anton Association:

\$3,382.00/quarter

- 54 Condo Units - Building D
- CAM: Etheridge Property Management
- Responsible for maintaining
 - Common area insurance/maintenance
 - Pest control / Termite treatment
 - Sewer, water, trash, internet, cable
 - Exterior building insurance
- Access to Site 18 Pool and Fitness

Lost Key Golf & Beach Master Association:

Dues: \$833.89 / quarter

- Assisted by FirstService Residential
- Maintaining roadways, bridges, street lamps, tennis courts and entry gates
- Issuing property access cards and wrist bands
- Supervises the security officers
- Operates the Beach Club

RENTAL INFORMATION

- 7-day minimum Rental Restriction
- Rental Projection \$35,000-\$45,000

HOME FEATURES

- Corner Unit
- Built in 2007 on 400 acres of preserved wetlands
- Open concept layout
- Fully furnished (dresser in front bedroom does not convey)
- Deeded Garage Parking Space
- Private storage Locker
- Interior
 - Tile and Carpet Flooring
 - Crown molding & baseboards
 - Ceiling fans throughout
 - Granite countertops in kitchen
 - All blinds and drapes convey
 - Oversized closet in the main bedroom
- Expansive primary suite with large walk-in closet
- Kitchen: Built-in microwave, disposal, electric range, and refrigerator
- Covered patio & screen porch
- Impact-resistant windows
- Refrigerator – 2022
- GE Profile Double Oven/Range – 2021
- Bosch Dishwasher – 2021
- HVAC Air Handler – 2022
- Water Heater – 2023

MORE QUESTIONS? CALL, TEXT OR EMAIL



Stephanie Boll

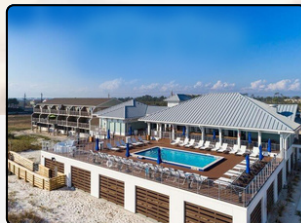
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Parking & Access

- Assigned Parking: 1 reserved space per unit, marked with your unit number. Owners receive 2 decals for an optional second vehicle.
- Visitor Parking: Spaces available on a first-come, first-serve basis.
- Handicap Parking: 3 per building, plus 1 near the pool area.
- Secure Access
- Parking decals for owners
- Visitor/renter hangtags
- Blue key fob: Access to the pool area (2 per unit)
- White card: Access to property gates and Beach Club entrance

Unit Security & Convenience

- Re-keying: Owners may re-key unit doors via Ace Unlocks (exclusive locksmith).
- Mailbox Access: Re-keying available if keys were not received at closing.

Trash & Recycling

- Trash Chutes: Located at both ends of each floor for bagged household trash.
- Cardboard Disposal: Flatten boxes and place in ground-floor trash rooms.
- Bulk Item Removal: Owners responsible for large items (furniture, appliances) or donations; CAM can provide service info.

Balcony & Unit Guidelines

- Decorating: Door wreath and doormat permitted; additional objects prohibited for safety.
- Grilling: Gas grills available for use in the pool area; no balcony grilling allowed.

Utilities & Connectivity

- Cable & Internet: Basic cable and Wi-Fi included as a common expense

Common Area Amenities & Maintenance

- Shared Services Include:
- Electricity for common areas
- Water & sewer
- Trash removal
- Fire protection
- Landscape maintenance
- Pest control
- Elevators
- Property insurance
- Pool Access: Controlled via key fob for owners.

Storage & Outdoor Use

- Owner Lockers: Climate-controlled storage available in garage areas. Secure with personal lock.
- Bike Parking: Bike racks outside each building; long-term storage in locker or unit.
- Watercraft Storage: Kayaks, paddleboards, and surfboards must be stored in lockers or off-site.

Maintenance & Deliveries

- Padded elevator access with 48-hour notice to CAM
- Delivery hours: Monday–Saturday, 8:00 AM – 5:00 PM

Remodeling & Unit Customization

- Renovations: Allowed with CAM approval; contractor rules apply.
- Scheduling: Work permitted Monday–Saturday, 8:00 AM – 5:00 PM.

CAM Assistance

- Available for parking decals, fobs, storage assignments, deliveries, and remodeling guidance.