



CALISSA CAY
— HARBOUR RESIDENCES —

St. Augustine's Iconic New
Luxury Waterfront Community

Introducing Calissa Cay...

Calissa Cay is a visionary new waterfront community offering a coastal lifestyle like no other. Located inside the St. Augustine Shipyards—an iconic new development on the banks of the San Sebastian River, Calissa Cay will offer luxury living in a vibrant, diverse neighborhood setting.

The St. Augustine Shipyards is anchored by a full-service marina, five minutes from the Intercoastal Waterway and Atlantic Ocean, residents will enjoy a seamless mix of excitement, comfort and convenience with a waterfront promenade, resort-style pool with summer kitchen and fire pit, outdoor dining, retail, and even a waterfront hotel within the Shipyard's town center. Fifty-one exclusive residences will feature contemporary coastal architecture and spectacular waterfront vistas. All owners will enjoy priority to deep-water wet or dry boat slips at the Shipyard's world-class marina.





CALISSA CAY
— HARBOUR RESIDENCES —

**THE MARINA AT THE
ST. AUGUSTINE SHIPYARDS**

SLIP INTO WATERFRONT LIVING

There's nothing quite like living on the water, especially when you can get out on it, every day. At Calissa Cay, you can. Just steps from your front door, residents have access to the Shipyard's world-class, full-service marina that can accommodate yachts. The marina site on the San Sebastian River is the former home of the historic St. Augustine Shipyards. Enjoy direct deep-water access including quick access to the Intracoastal Waterway and the Atlantic Ocean.

Calissa Cay residents will have priority to secure one of the marina's wet or dry boat slips. The Marina will offer full fuel, electric, water, cell & high-speed internet service, a bait & tackle shop, and more. Get ready to slip into the relaxed rhythm of waterfront living.

MARINA AMENITIES:

- Shipyard Marina's Wet or Dry Boat Slips
- Calissa Cay Residents Receive Priority
- Accommodates Vessels Up to 70 Feet
- Deep Water Access on the San Sebastian River
- Quick Access to the Intracoastal Waterway
- 20 Minutes to Atlantic Ocean
- Fuel, Electric, Water, Cell & High-Speed Internet Service
- Bait & Tackle Shop
- Facilities for Maintenance & Restoration
- 24-Hour Monitored Security





HOME FEATURES: LIVING IN LUXURY

When your outdoor setting is so special, only the most elegant, well-designed indoor living environment can entice you to stay at home. The Harbour Residences of Calissa Cay are certain to succeed. These Caribbean-inspired villa-style townhomes will offer stunning preserve views with a beautiful collection of luxurious two- and three-story floorplan designs from 2,173 to 3,072 square feet. Owners will enjoy priority to deep-water wet or dry boat slips located at the Shipyard's world-class marina.

All residences will feature contemporary coastal architecture with metal roofs, stucco and Hardie siding. All are thoughtfully designed to bring the outdoors in with abundant natural light and covered outdoor patios.

Plans flow beautifully from space-to-space to create the quintessential, relaxing coastal retreat. Open kitchen / great room / dining areas offer the ideal setting for gathering and entertaining. From gourmet kitchens to elegant owner suites, luxury and sophistication are evident in every detail. All homes feature numerous energy-savings features, 2-car garages and can be equipped with optional elevators.

RESIDENT AMENITIES

- The Shipyard's Full-Service Marina with Wet/Dry Boat Slips & Deep Water Access
- Bait Shop
- Resort-Style Pool with Hot Tub & Fire Pit
- Summer Kitchen
- Lush Tropical Landscaping
- Dining & Waterfront Hotel in the Shipyard's Town Center
- Waterfront Promenade

CONTEMPORARY COASTAL ARCHITECTURE

- 51 two- and three-story 3 and 4 Bedroom Villa-Style Residences
- Elegant Combination of Stucco and Hardie Siding on all Exteriors
- Caribbean-Inspired Metal Roofs
- Covered Patios on the Ground Floor and off Primary Suite
- Brick Paver Driveway
- 2-Car Garage

LUXURIOUS CUSTOM INTERIORS

- Dramatic 8' Entry Doors
- 10' Ceilings
- Porcelain Tile on Entire First Floor and All Baths
- Crown Molding in Foyer, Living Room, Dining Room and Primary Suite
- Optional Elevator (Included in 3-Story Residences)
- Pre-Plumbed for Water Softener

GOURMET KITCHENS

- Thoughtfully Designed Gourmet Kitchens with Professional, High-End Frigidaire Stainless-Steel Appliances
- 60" Built-In Stainless Refrigerator
- Natural Gas Range
- Microwave
- Dishwasher
- Quartz Countertops with Under Mount Stainless Steel Sinks
- 42" European Style Upper Cabinets with Multiple Color Options

ELEGANT PRIMARY SUITE & GUEST BATHS

- Luxury Height Cabinetry in Primary Suite and Guest Bath
- European-Style Cabinetry with Quartz Countertops
- Frameless Glass Shower Enclosures and Free-Standing Tub in Primary Suite
- Frameless Shower in Guest Bath

PERFORMANCE & ENERGY EFFICIENCY FEATURES

- High Efficiency HVAC System with Programmable Thermostat
- R-30 Ceiling Insulation with Air Infiltration Sealant Around All Windows, Door Openings, Electrical & Plumbing Penetrations
- Tankless Natural Gas Water Heater
- Low Consumption Plumbing Fixtures
- LED Recessed Lighting
- Low-E Windows and French Doors

ST. AUGUSTINE SHIPYARDS MASTER DEVELOPMENT





ST. AUGUSTINE'S ICONIC NEW LUXURY WATERFRONT COMMUNITY

Located inside the St. Augustine Shipyards Master Development, Calissa Cay will offer 51 stunning waterfront residences in an environmentally-friendly, walkable, boatable neighborhood. Boaters can come and go with ease, quickly accessing the Intracoastal Waterway and Atlantic Ocean. Residents can also walk or bike to St. Augustine's historic downtown located directly across the river.





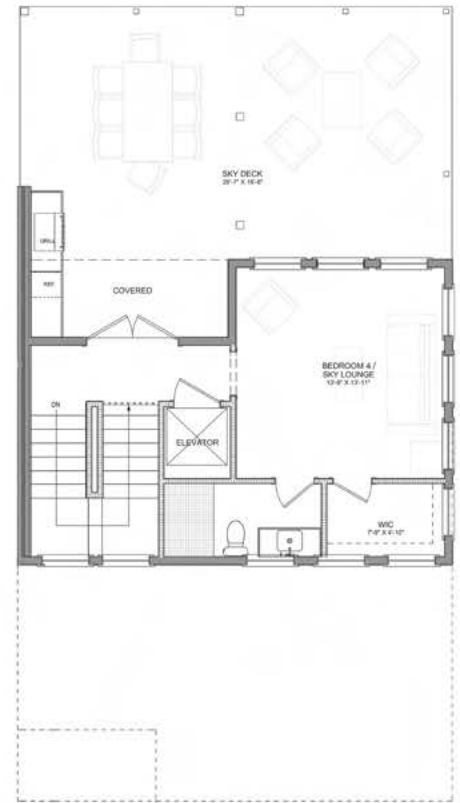
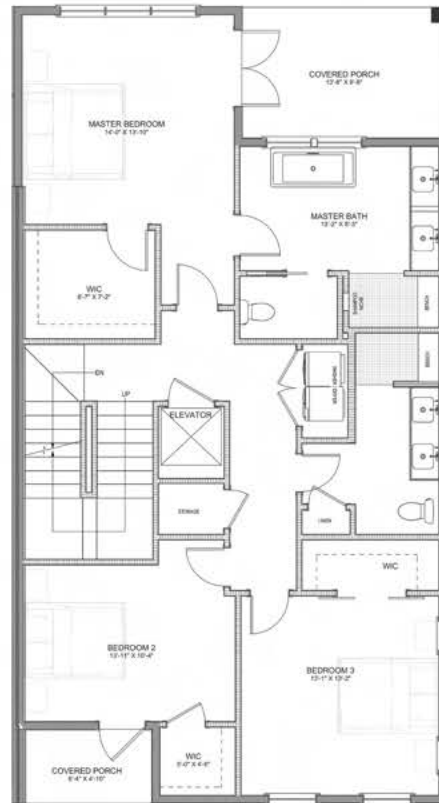
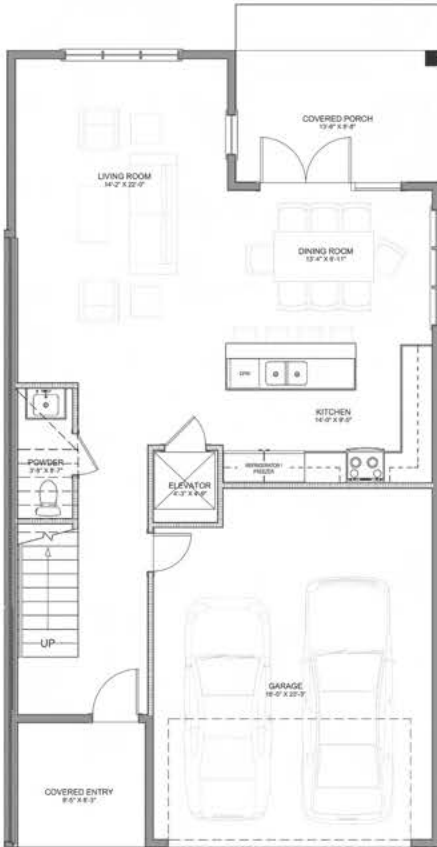
4 BEDROOM | 3.5 BATHROOM | 3,072 SQ.FT.



CONDITIONED SPACE:	
1ST FLOOR:	897 SF
2ND FLOOR:	1370 SF
3RD FLOOR:	805 SF
TOTAL CONDITIONED SPACE	3072 SF
UNCONDITIONED SPACE:	
GARAGE:	443 SF
FRONT COVERED ENTRY - 1ST FLOOR:	72 SF
REAR COVERED PORCH - 1ST FLOOR:	114 SF
FRONT COVERED PORCH - 2ND FLOOR:	163 SF
REAR COVERED PORCH - 2ND FLOOR:	228 SF
SKY DECK - 3RD FLOOR:	336 SF
TOTAL UNCONDITIONED SPACE:	1356 SF
TOTAL SPACE:	4428 SF



4 BEDROOM | 3.5 BATHROOM | 2,702 SQ.FT.

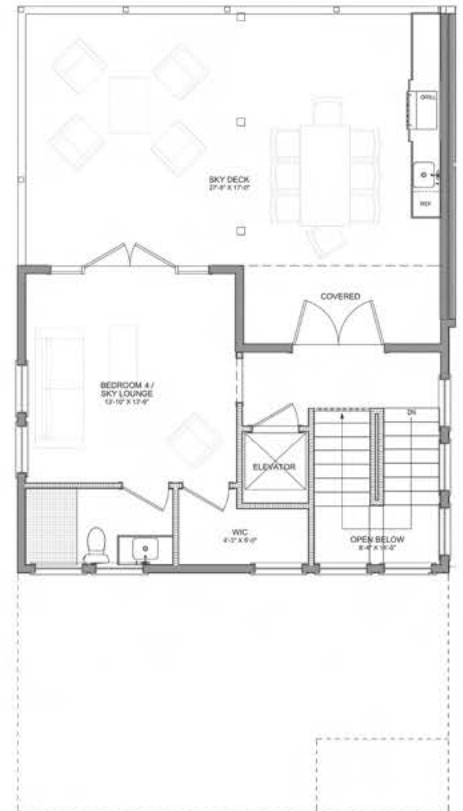
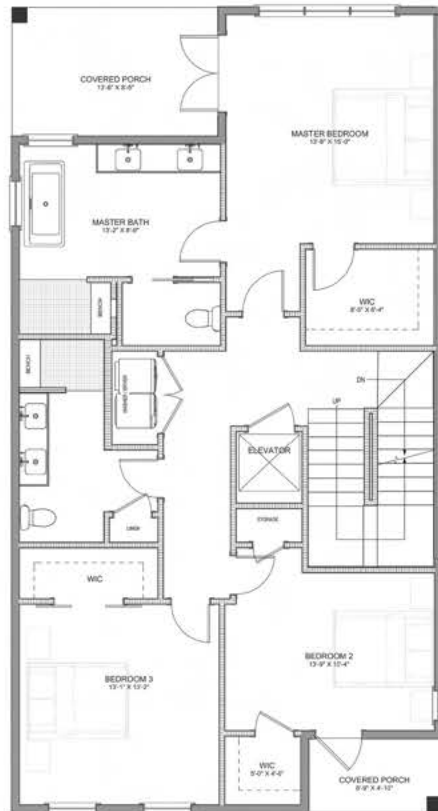
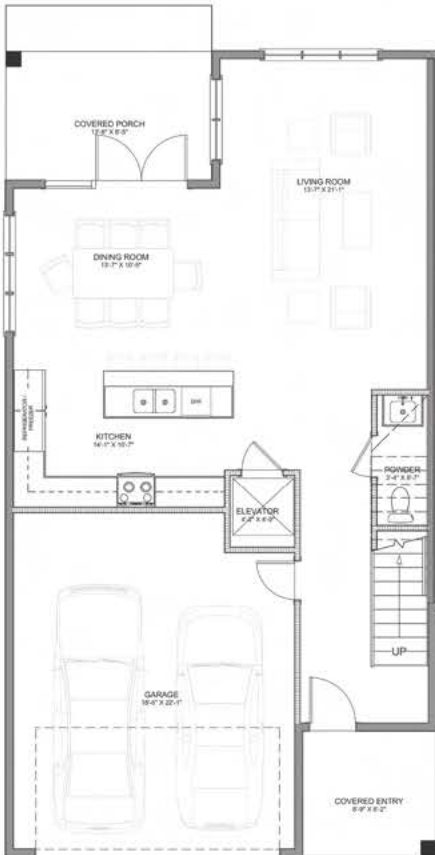


CONDITIONED SPACE:	
1ST FLOOR:	866 SF
2ND FLOOR:	1334 SF
3RD FLOOR:	502 SF
TOTAL CONDITIONED SPACE	2702 SF
UNCONDITIONED SPACE:	
GARAGE:	433 SF
FRONT COVERED ENTRY - 1ST FLOOR:	72 SF
REAR COVERED PORCH - 1ST FLOOR:	117 SF
FRONT COVERED PORCH - 2ND FLOOR:	43 SF
REAR COVERED PORCH - 2ND FLOOR:	122 SF
SKY DECK - 3RD FLOOR:	550 SF
TOTAL UNCONDITIONED SPACE:	1337 SF
TOTAL SPACE:	4039 SF





4 BEDROOM | 3.5 BATHROOM | 2,693 SQ.FT.

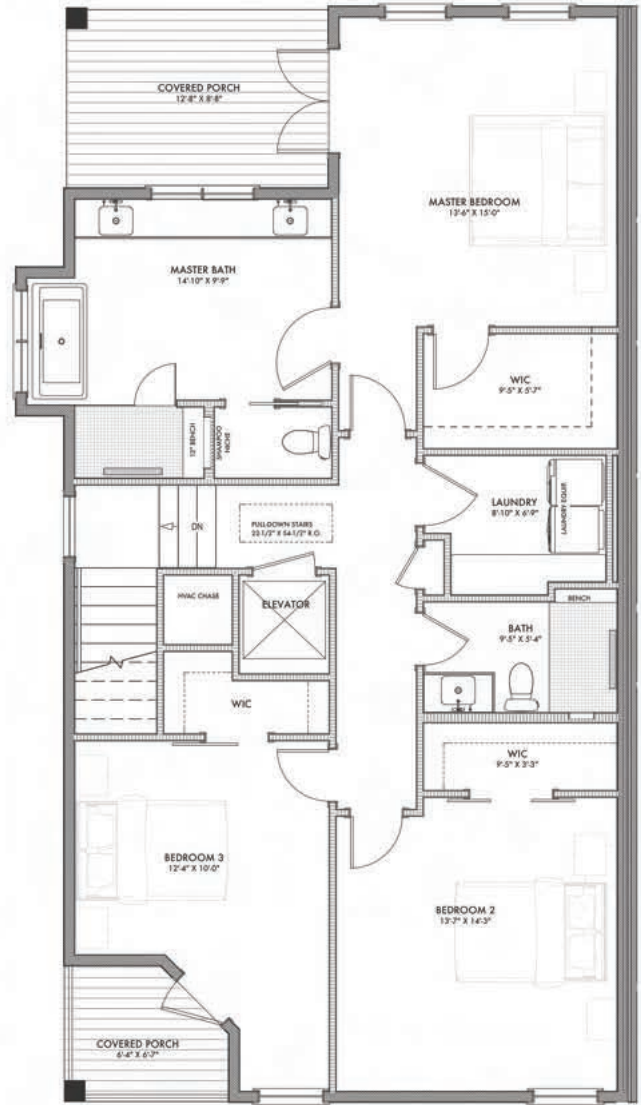
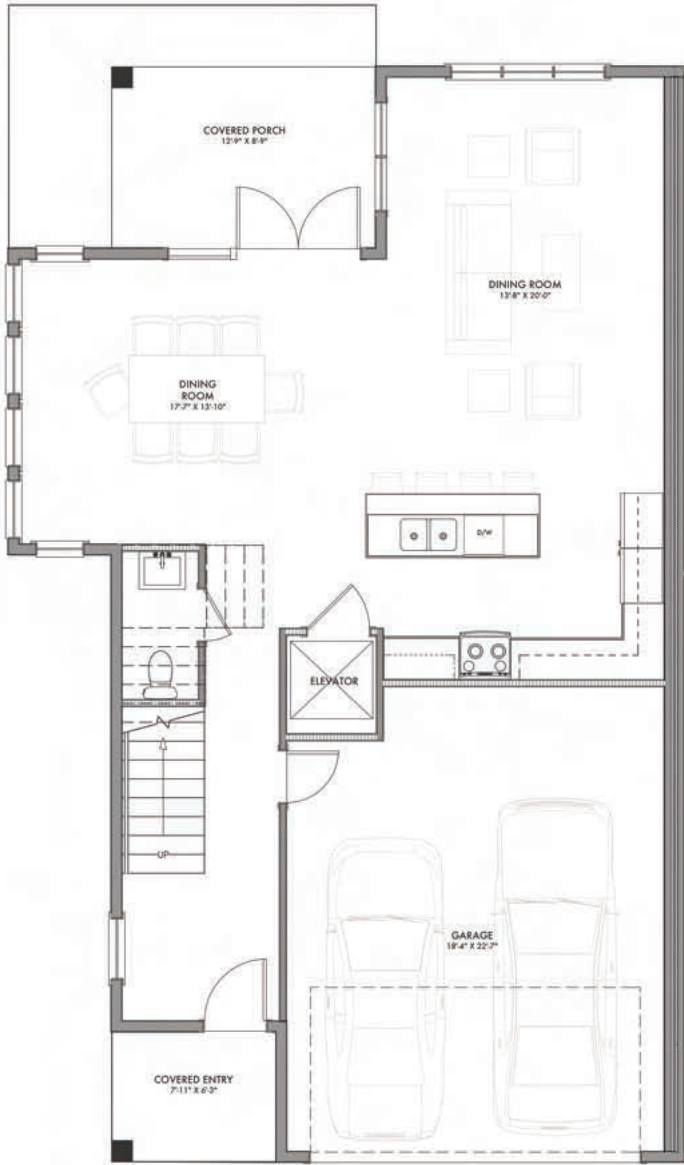


CONDITIONED SPACE:	
1ST FLOOR:	859 SF
2ND FLOOR:	1334 SF
3RD FLOOR:	500 SF
TOTAL CONDITIONED SPACE	2693 SF
UNCONDITIONED SPACE:	
GARAGE:	433 SF
FRONT COVERED ENTRY - 1ST FLOOR:	72 SF
REAR COVERED PORCH - 1ST FLOOR:	122 SF
FRONT COVERED PORCH - 2ND FLOOR:	43 SF
REAR COVERED PORCH - 2ND FLOOR:	122 SF
SKY DECK - 3RD FLOOR:	550 SF
TOTAL UNCONDITIONED SPACE:	1342 SF
TOTAL SPACE:	4035 SF





3 BEDROOM | 2.5 BATHROOM | 2,221 SQ.FT.

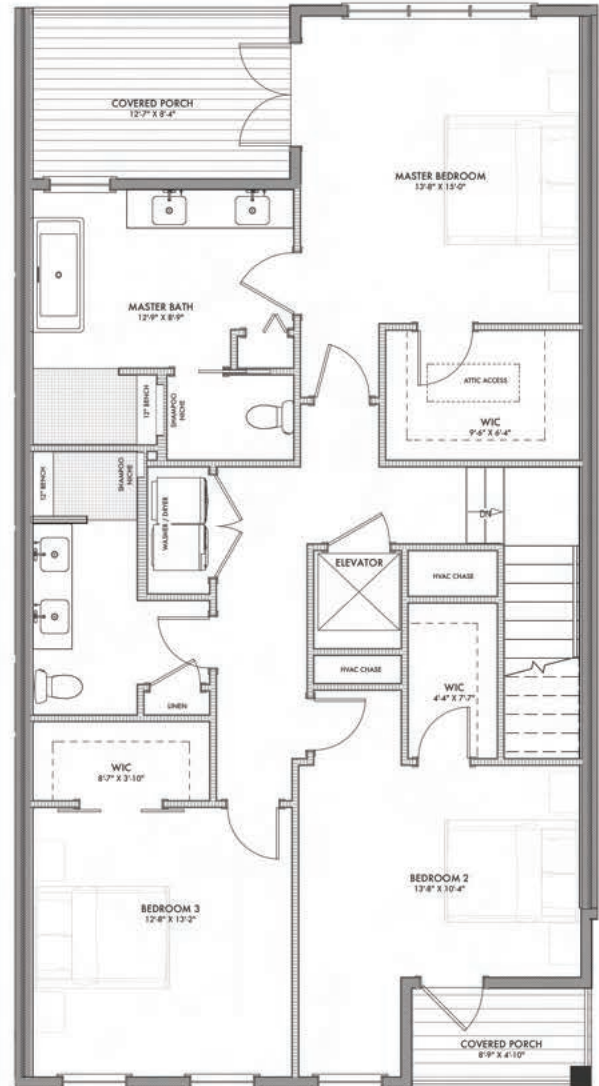
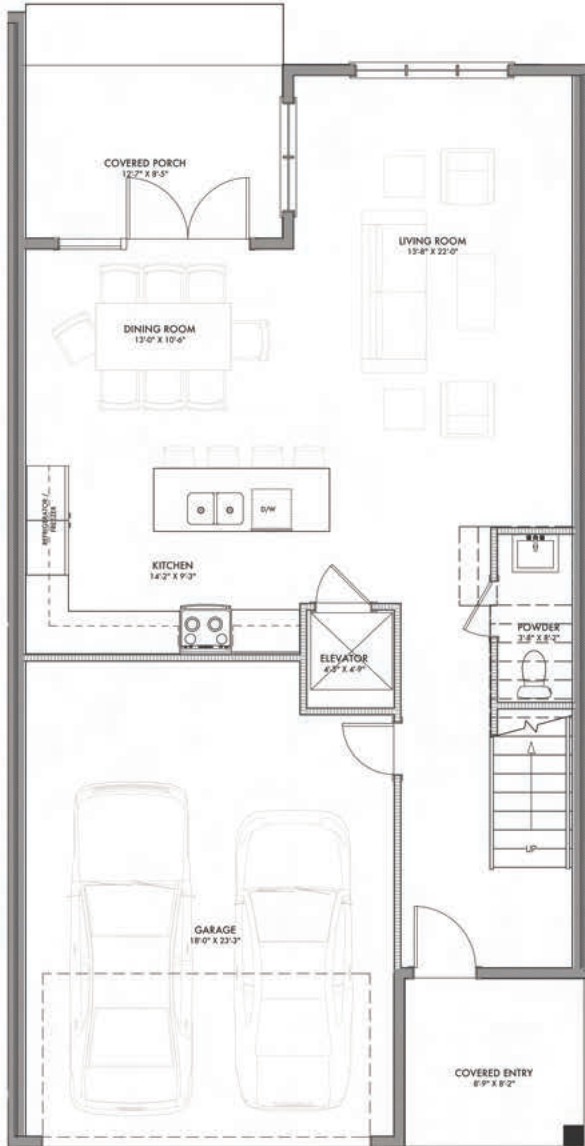


CONDITIONED SPACE:	
1ST FLOOR:	921 SF
2ND FLOOR:	1300 SF
TOTAL CONDITIONED SPACE	2221 SF
UNCONDITIONED SPACE:	
GARAGE:	433 SF
FRONT COVERED ENTRY - 1ST FLOOR:	51 SF
REAR COVERED PORCH - 1ST FLOOR:	112 SF
FRONT COVERED PORCH - 2ND FLOOR:	48 SF
REAR COVERED PORCH - 2ND FLOOR:	112 SF
TOTAL UNCONDITIONED SPACE:	756 SF
TOTAL SPACE:	2977 SF





3 BEDROOM | 2.5 BATHROOM | 2,173 SQ.FT.



CONDITIONED SPACE:	
1ST FLOOR:	851 SF
2ND FLOOR:	1322 SF
TOTAL CONDITIONED SPACE	2173 SF
UNCONDITIONED SPACE:	
GARAGE:	437 SF
FRONT COVERED ENTRY - 1ST FLOOR:	74 SF
REAR COVERED PORCH - 1ST FLOOR:	114 SF
FRONT COVERED PORCH - 2ND FLOOR:	43 SF
REAR COVERED PORCH - 2ND FLOOR:	114 SF
TOTAL UNCONDITIONED SPACE:	782 SF
TOTAL SPACE:	2955 SF



A Modern Coastal Masterpiece

Every now and then, a new community comes along that transcends the ordinary – one that distinguishes itself by virtue of a unique location, innovative architectural design and an amazing lifestyle. This is one of those rare times and special places. Welcome to Calissa Cay, a modern coastal masterpiece located in the Nation's Oldest City.

CONTACT US TO SET UP YOUR PERSONAL PREVIEW

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CALISSA CAY
— HARBOUR RESIDENCES —

WWW.CALISSACAY.COM

LUXURY TOWNHOMES FROM THE \$800s
SALES CENTER
1007 S. PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084
(LOCATED OFF U.S. HWY 1, JUST SOUTH OF 207)



Oral representations cannot be relied upon as correctly stating representations of the seller. For correct representations, reference should be made to the purchase and sale agreement. See agent for details. All information is believed to be accurate but is not warranted.

