

LOT 203 — PROPERTY & RESORT FAQ

Emerald Pointe RV Resort • \$234,900

What are the monthly association dues?

Currently **\$125 per month**.

What are the property taxes?

Our current property taxes are approximately **\$1,100 per year with a homestead exemption**. A buyer's taxes may vary depending on the purchase price and exemptions.

What is the average electric bill?

Our electric bill generally ranges from approximately **\$110–\$230 per month**, averaging around **\$165**, depending on weather and usage.

How large is the property?

The oversized, pie-shaped lot is approximately **0.10 acres** and provides substantial usable outdoor space, including a wide grassy side yard and a rear outdoor living area.

Where is the property located within Emerald Pointe?

Lot 203 is in a **quiet interior courtyard on a cul-de-sac**, with minimal vehicle traffic and no rear neighbor.

What flood zone is the property in?

Lot 203 is located in **FEMA Zone X (unshaded)**, an area of minimal flood hazard, and is **well outside the mapped Zone A area** shown near portions of the preserve. Buyers should independently verify current FEMA flood-zone information and insurance requirements.

How much finished living space is there?

The Port provides approximately **605 sq. ft. of under-air**, plus a loft accessed by a spiral staircase. The loft is currently used as an office but offers flexible additional space.

Tell me about the roof and insulation over the under-air living space.

The approximately **605 sq. ft. under-air portion of the Port** has a **rubber roof with approximately 6" of Isofoam insulation**, providing substantial insulation over the enclosed living area.

How large is the RV aluminum roof cover?

The oversized **RV aluminum roof cover** provides approximately **15.3' of interior clear width**, up to approximately **42' of length**, and approximately **16' of height**, providing generous clearance and space for a large motorhome.

Is the RV aluminum roof cover hurricane-reinforced?

Yes. The **RV aluminum roof cover** has been reinforced to **Category 3 hurricane standards**.

Is there outdoor living space?

Yes. The Port features an approximately **225 sq. ft. screened patio/lanai**, plus an additional **10' deep paver patio across the rear**, a wide grassy side yard, and landscaped outdoor areas.

Could the screened patio/lanai be enclosed?

The approximately **225 sq. ft. screened patio/lanai** provides substantial protected outdoor living space and may offer potential for future enclosure or additional living space, subject to **association approval, applicable permitting, and other requirements**.

What type of air conditioning does the Port have?

The under-air living space is served by **dual Daikin mini-split systems**, installed approximately **2018–2019** and serviced annually.

What other features are included?

Features include a **washer/dryer, reverse-osmosis system, full RV hookups**, extensive covered and outdoor living areas, and numerous improvements throughout the property.

Are furnishings included?

Furnishings are **not included with the \$234,900 property price** but may be negotiable separately.

Is the motorhome included?

No. The **2007 Holiday Rambler Neptune XL 36 PDQ diesel motorhome** is available separately for \$49,900.

Is the golf cart included?

No. The golf cart is not included in the \$234,900 property price.

Is Emerald Pointe a 55+ community?

Yes. Emerald Pointe is a **55+ community**, and residency is subject to the community's age requirements and approval process.

Are there requirements for the RV?

Yes. There is **no 10-year age restriction** for RVs. The RV must be **self-contained, at least 24' long, parked at least 15' from the inside curb, and approved by Emerald Pointe**.

Are pets allowed?

Yes. Emerald Pointe allows a maximum of **two pets per lot**. Pets must not exhibit aggressive or nuisance behavior, must be **kept on the owner's lot or walked on a short leash**, and owners must clean up after them. Pet enclosures require **EPPOA approval**. Service animals are permitted in clubhouse and recreational areas in accordance with community rules.

Does a buyer have to be approved by the association?

Yes. All residents must complete the applicable **Emerald Pointe approval and registration process** before occupancy. The RV is also subject to park approval.

Can the property be used year-round?

Yes. The property can serve as either a seasonal Florida residence or a year-round home base, subject to Emerald Pointe's governing documents and residency requirements.

Why is Lot 203 priced at \$234,900?

The asking price reflects the property's **quiet cul-de-sac location, an oversized ±.10-acre usable lot, expansive courtyard with no rear neighbor, extensive outdoor living space, an oversized RV aluminum roof cover, substantial improvements, and approximately 605 sq. ft. of under-air living space**, together with recent RV Port sales within Emerald Pointe.

Questions About the Property?

We're happy to answer questions about Lot 203 and provide additional property information, recent Emerald Pointe RV Port sales, and current market information.

All offers should be submitted in writing to both owners for private consideration.