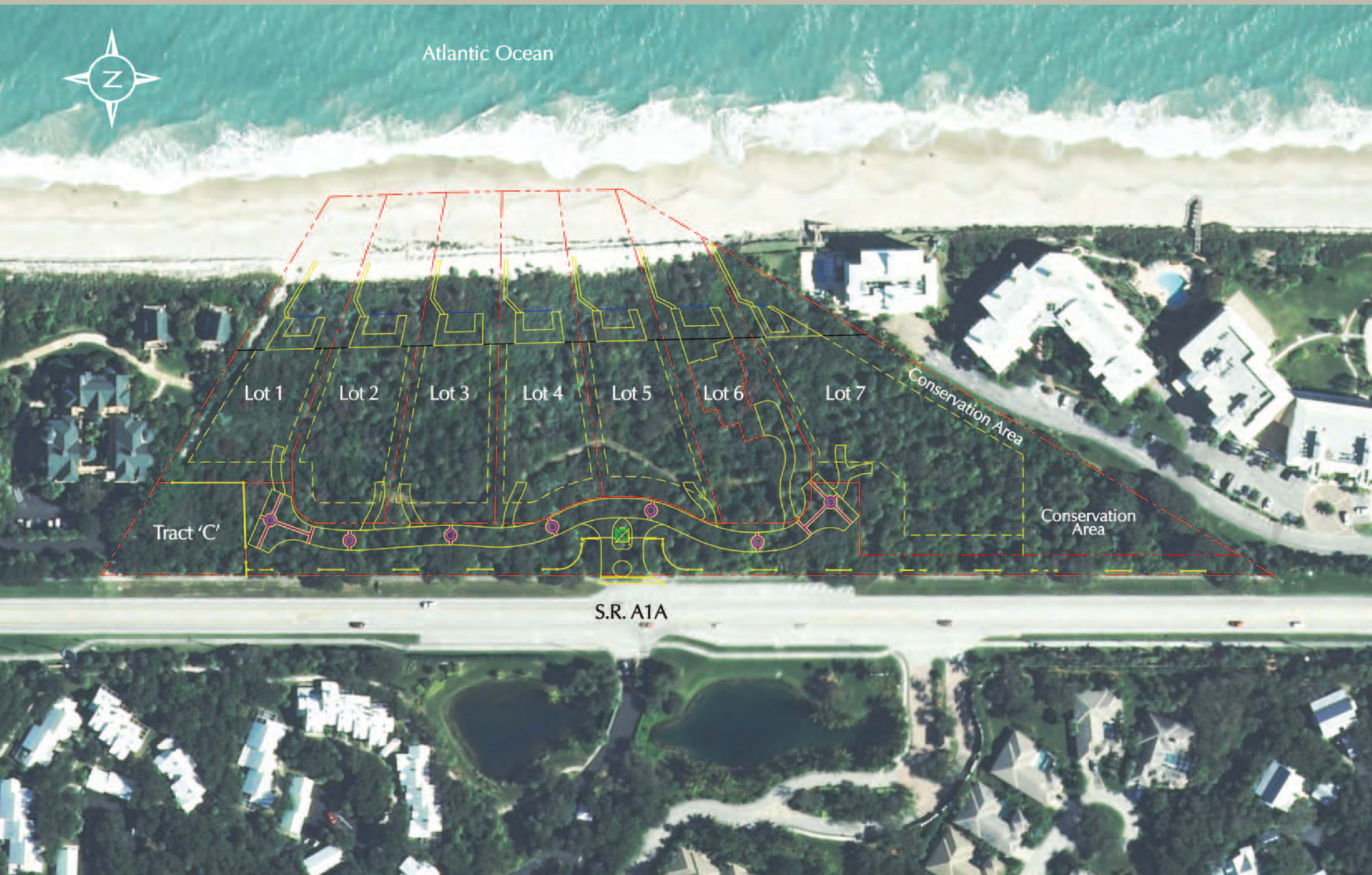


North Shore



North Shore Site Plan – Aerial View



North Shore Community Overview



Enviably Oceanfront Living



North Shore is a premier oceanfront estate development lying just north of the charming barrier island community of Vero Beach, Florida. Here you will find the Old Florida lifestyle alive and well – a casually elegant setting with a temperate climate and miles of pristine, surf-laden beaches. Refined yet unpretentious, Vero's quaint shops, boutiques, fine dining and cultural attractions reflect the generations of well-heeled visitors who have made this inescapably alluring place their home.

Nestled between the affluent communities of John's Island and Windsor, North Shore features (7) direct oceanfront estate lots – each offering brilliant, turquoise-blue panoramas of the majestic Atlantic. These newly-developed home sites are set amongst a canopy of mature live oaks, their sprawling wind-shaped branches covered in a bounty of enchanting silver moss. Lush sea grapes cling to the sheltering dunes and overlook an untouched coastline, home to rich sea turtle nesting habitat and myriad of majestic shore birds. North Shore offer oceanfront living at its finest, with a truly incomparable value to match.

Exceptional Value

Referred to as “best value in a decade”, North Shore quite simply represents the opportunity of a lifetime – the chance to acquire a coveted Vero Beach oceanfront estate lot at an absolutely extraordinary price. These premier oceanfront properties feature one acre or more of land with 100 feet of direct ocean frontage – all for a fraction of the cost of lots in neighboring communities. Located just south of Disney's Vero Beach Resort and just a short drive from the heart of Vero's beachside business district, North Shore afford convenient access to town when you need it, and a comfortable buffer when you don't.

Coastmark Construction Company



Purchasing an oceanfront estate lot at an exceptional value is certainly cause for celebration, but many of Coastmark's clients also find great joy in creating their own custom residence – a personalized sanctuary that is perfectly tailored to compliment their unique lifestyle, and meticulously designed according to their individual taste. Recent significant declines in construction costs have created unprecedented economic opportunity for would-be custom home owners, and with its North Shore estate properties, Coastmark stands ready to build the oceanfront home of your dreams – at an altogether irresistible value.

The North Shore offerings include the comprehensive management, design and construction services of the Coastmark organization. Though the process of crafting the oceanfront home of your dreams may seem like a daunting undertaking, the resources and dedication of the Coastmark organization ensure that the entire process – from the initial design sketches to the final delivery of the home – will be an exciting, creative and fulfilling experience. To learn more about the luxurious estate residences Coastmark has designed for the North Shore, please contact us at any time, or simply visit: www.Coastmark.com



North Shore

Lot Pricing & Specifications



Lot 1

.92 Acres
\$ 1,495,000

Width

116' Oceanside
167' W Prop. Line

Depth

412' N Property Line
374' S Property Line

Lot 2

.97 Acres
\$ 1,725,000

Width

106' Oceanside
126' W Prop. Line

Depth

374' N Property Line
423' S Property Lin

Lot 3

.97 Acres
\$ 1,695,000

Width

100' Oceanside
138' W Prop. Line

Depth

423' N Property Line
416' S Property Line

Lot 4

.94 Acres
\$ 1,695,000

Width

100' Oceanside
139' W Prop. Line

Depth

416' N Property Line
385' S Property Line

Lot 5

.95 Acres
\$ 1,725,000

Width

103' Oceanside
154' W Prop. Line

Depth

385' N Property Line
440' S Property Line



Lot 6

.99 Acres
\$ 1,795,000

Width

109' Oceanside
138' W Prop. Line

Depth

440' N Property Line
342' S Property Line

Lot 7

2.08 Acres
\$ 2,250,000

Width

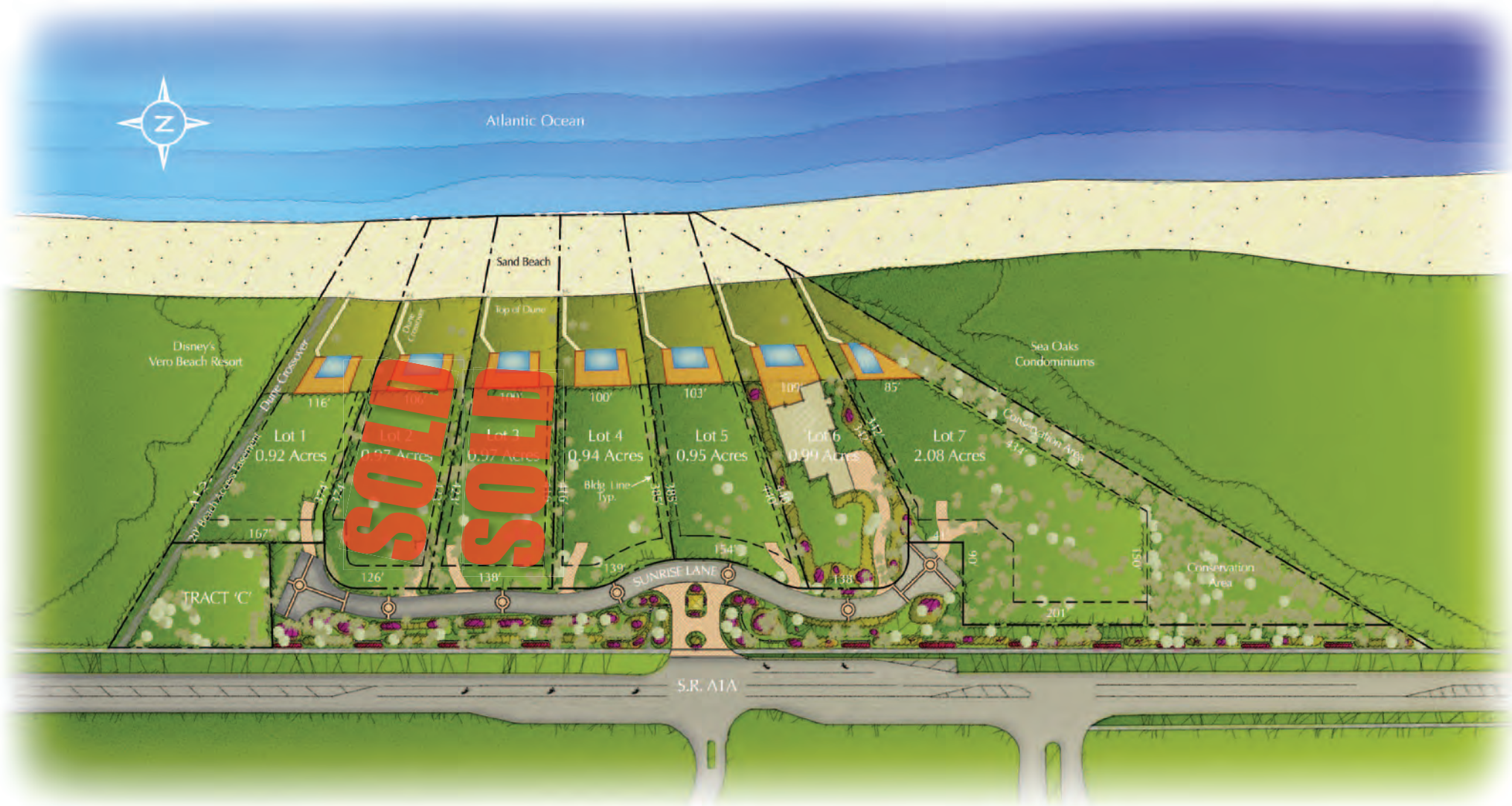
85' Oceanside
201' W Prop. Line

Depth

342' N Property Line
434' S Property Line

Call us for pricing on Vero Beach's BEST Oceanfront lot/custom home packages (designed/to-be-constructed by Coastmark Construction Company).

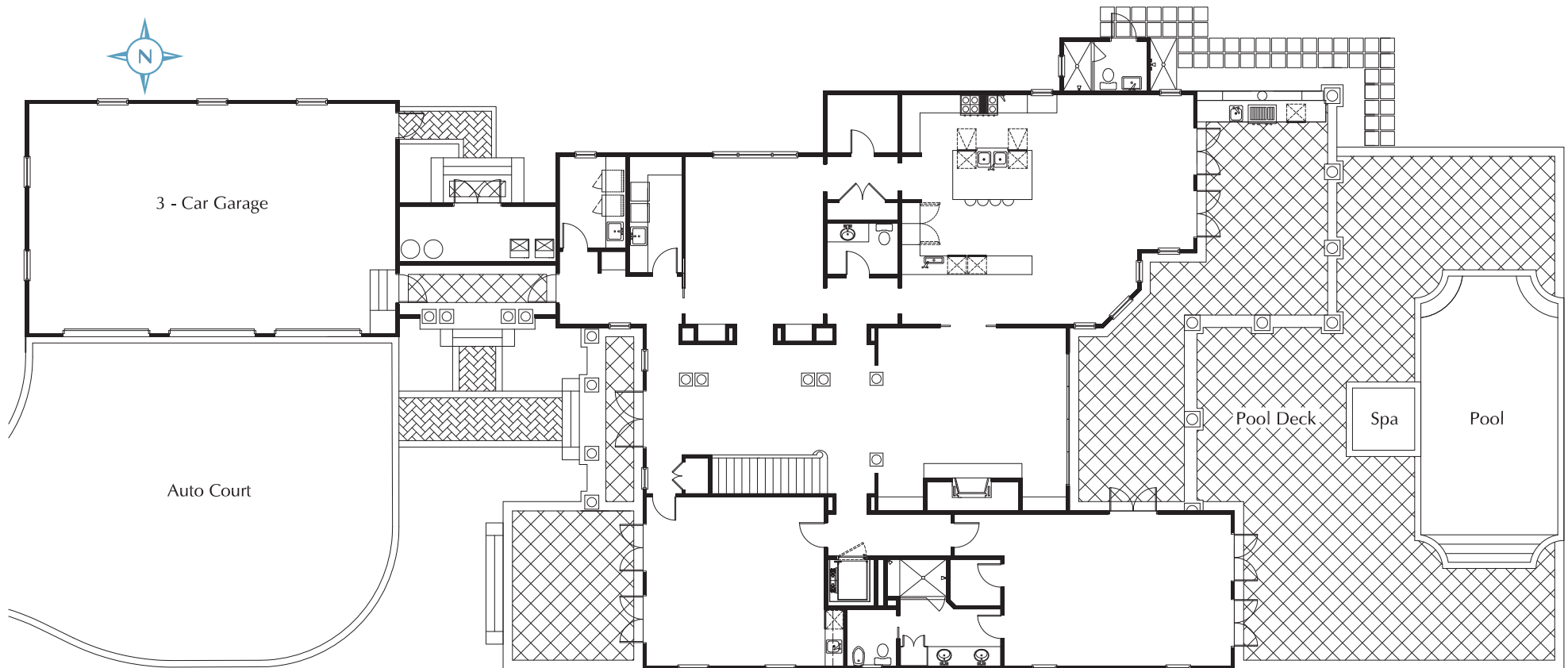
North Shore Community Site Plan



North Shore Estate Plan



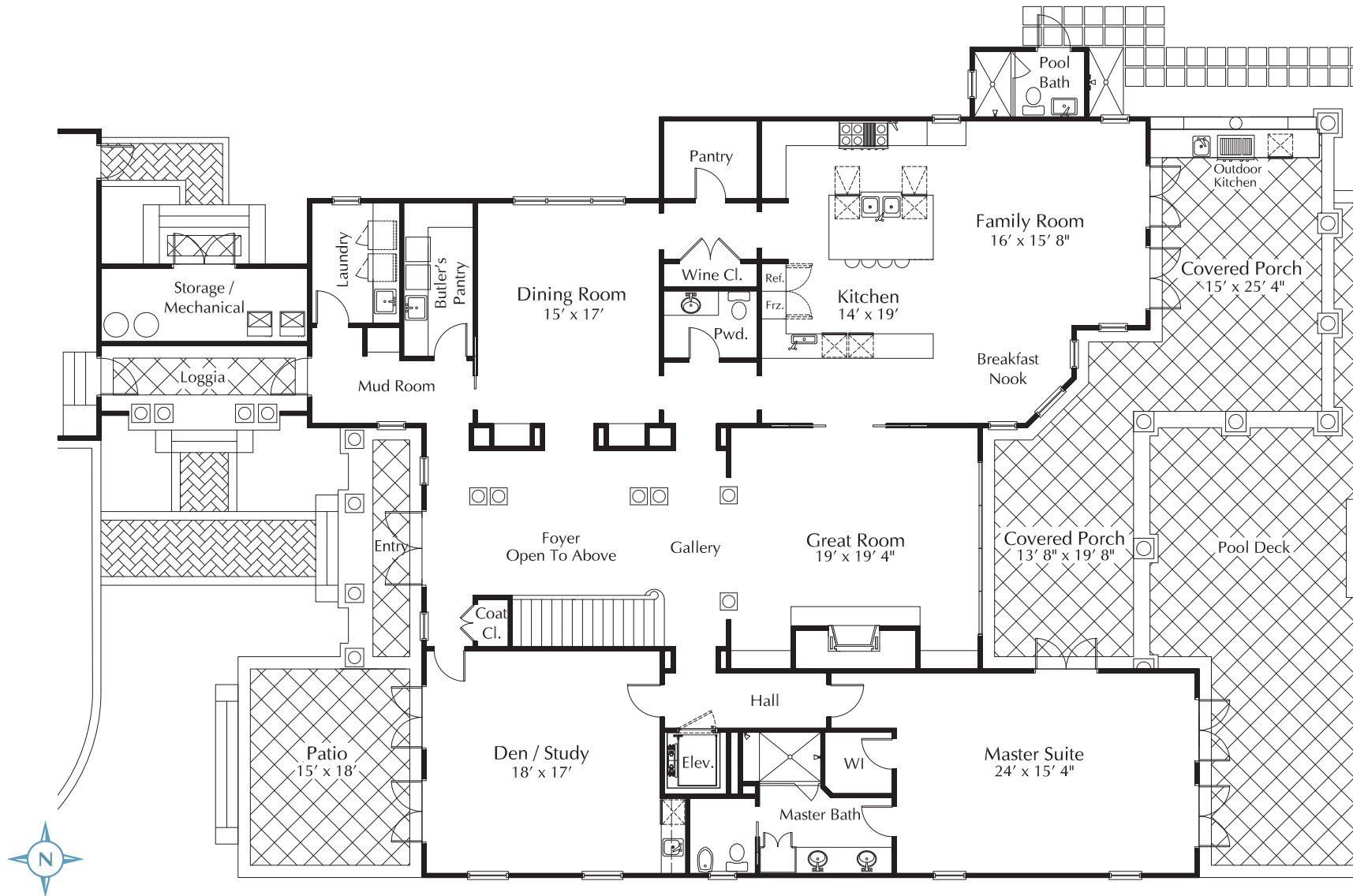
1st Floor		2nd Floor		Total	
Air-Conditioned Living Area	3,525 sq. ft.	Air-Conditioned Living Area	3,160 sq. ft.	Total Air-Conditioned Living Area	6,685 sq. ft.
Covered Porches & Patio	650 sq. ft.	Covered Balconies	950 sq. ft.	Total Covered Porches & Patio	1,600 sq. ft.
Garage & Storage Area	1,125 sq. ft.			Total Garage & Storage Area	1,125 sq. ft.
1st Floor Total Area	5,300 sq. ft.	2nd Floor Total Area	4,110 sq. ft.	Total Gross Square Footage	9,410 sq. ft.



Floor plans, drawings and artistic renderings are conceptual only and are for the convenience of reference; they should not be relied upon as representation, express or implied, of final detail. The Developer expressly reserves the right to modify, revise or change plans, specifications and features which it deems desirable in its sole and absolute discretion. Pricing and availability of options subject to change without prior notice. Square footages and measurements are approximations provided by the architect using standards common to the profession. © 2012 Coastmark Companies, LLC – All Rights Reserved.

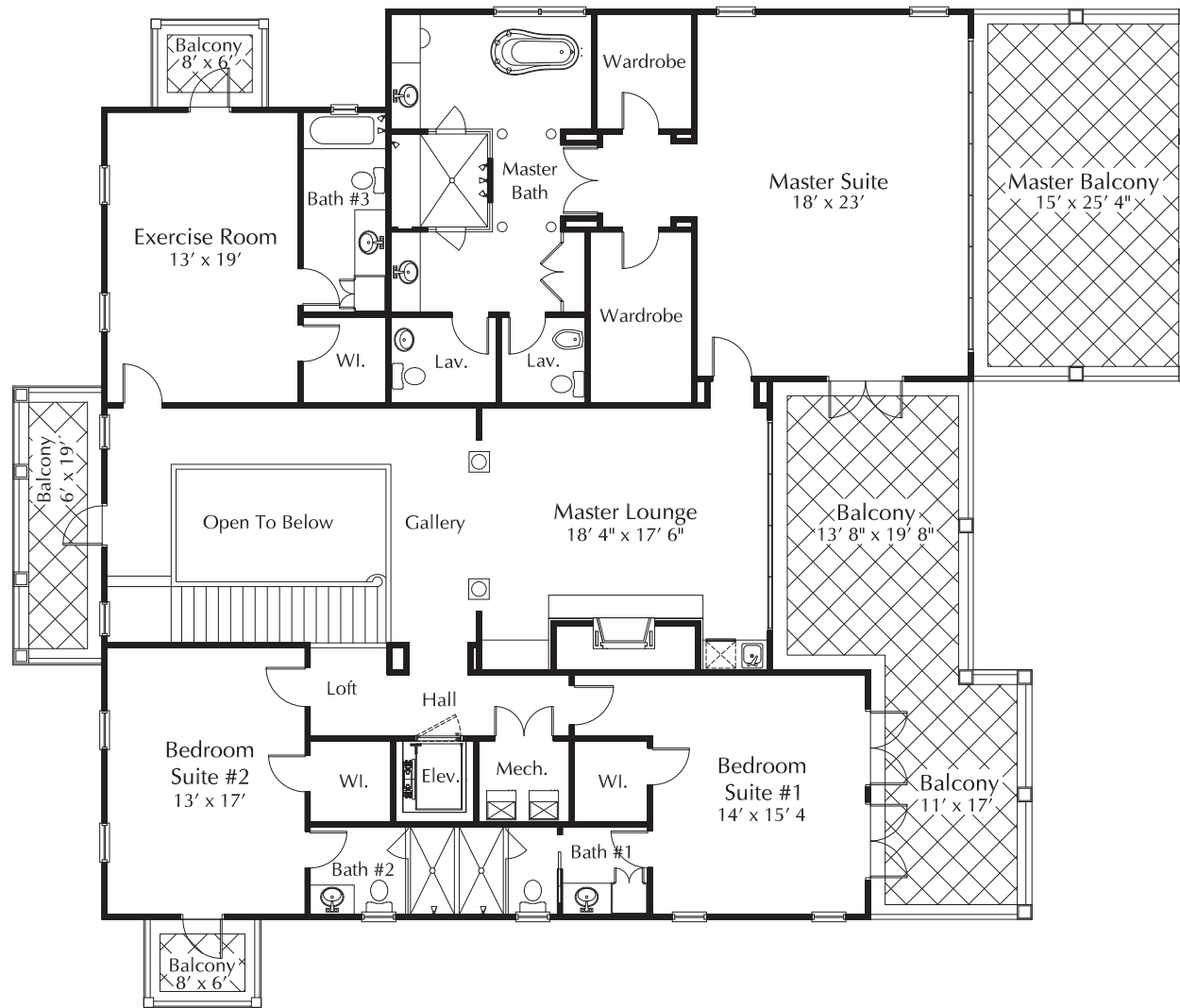
North Shore

First Floor – Enlarged Plan



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North Shore Second Floor Plan



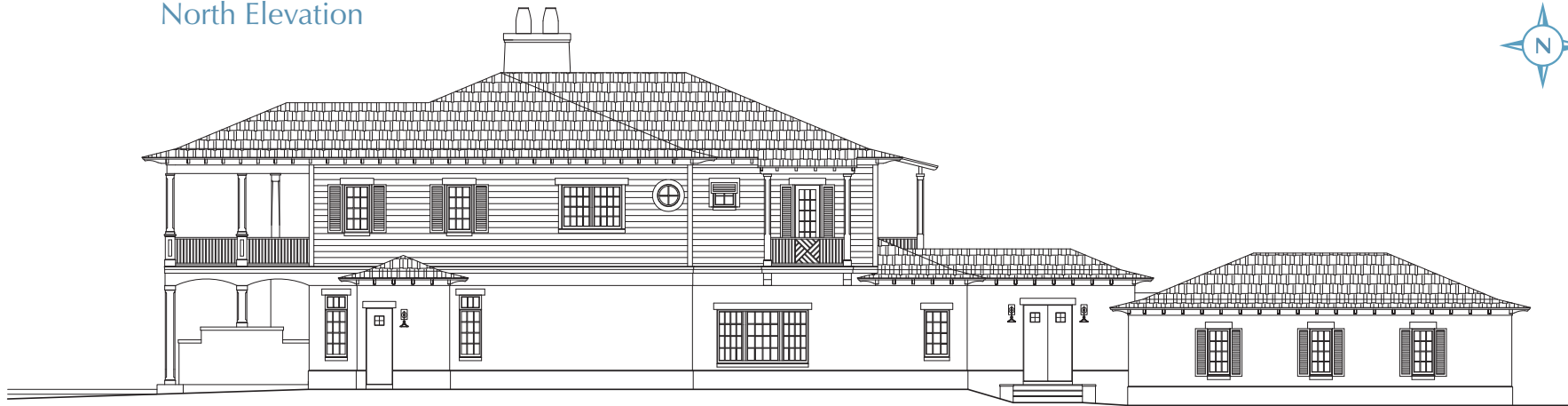
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North Shore

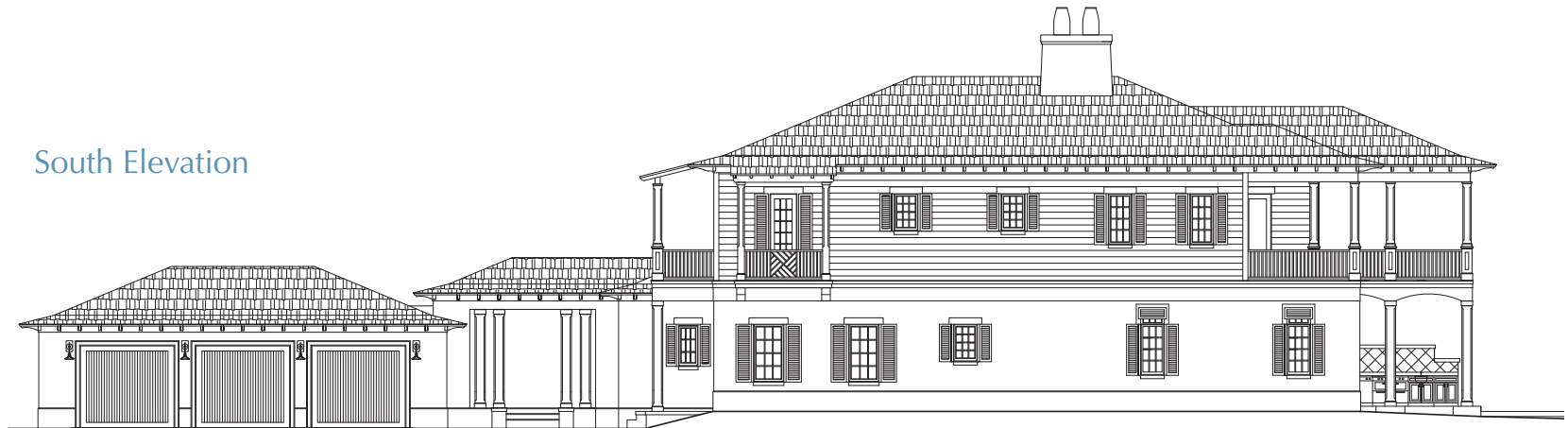
Elevations – North & South



North Elevation



South Elevation



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North Shore Elevations – East & West



West Elevation



East Elevation



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