



. OLDE FLORIDA .
MOTORCOACH
RESORT
THE NEW NOSTALGIA

A new era in motorcoach living comes to Florida's Gulf Coast!

Olde Florida Motorcoach Resort opens on October 1, 2024, and will bring Class A and Super C coach owners a lifestyle few resorts of any kind can rival.

- 15,000 +/- square-foot Clubhouse
- Resort pool and whirlpool spa
- Expansive sundeck with poolside cabanas
- Second adults-only "quiet pool"
- Optional Casita mini-homes
- Wellness/fitness center
- 2 Tennis courts
- 8 Pickleball courts
- Regulation basketball court
- Horseshoes
- 4 Bocce courts
- 4 Shuffleboard courts
- Outdoor movie theater
- Food truck park
- Kids play area
- Free high-speed Wi-Fi
- Golf cart rentals
- 2 Dog parks

Olde Florida is going to change the narrative among the growing luxury coach community, which is why we think our story would make a great story for you. Attached you'll find some more information about the resort. You can also visit OFMCR.com.

Better yet, visit us onsite for a first-hand look at all the ways Olde Florida is sure to make headlines. For inquiries and to schedule a property tour, call 833-653-3352.

Thank you for your consideration.

The Olde Florida Team



All prices, renderings and information describing the resort and amenities are preliminary and for conceptual purposes only and are subject to change at the developer's discretion. Prices subject to change without written notice.

OLDE FLORIDA MOTORCOACH RESORT INTRODUCTORY LOT PRICE SHEET

LOT #1	\$275,000	LOT #291	\$325,000	LOT #429	\$225,000
LOT #2	\$325,000	LOT #292	\$375,000	LOT #430	\$225,000
LOT #3	\$325,000	LOT #293	\$350,000	LOT #431	\$225,000
LOT #4	\$300,000	LOT #301	\$375,000	LOT #432	\$225,000
LOT #5	\$225,000	LOT #302	\$375,000	LOT #433	\$225,000
LOT #6	\$225,000	LOT #303	\$350,000	LOT #434	\$225,000
LOT #7	\$250,000	LOT #304	\$300,000	LOT #435	\$250,000
LOT #8	\$275,000	LOT #305	\$300,000	LOT #436	\$350,000
LOT #9	MODEL	LOT #306	\$300,000	LOT #437	\$380,000
LOT #10	MODEL	LOT #307	\$375,000	LOT #438	\$380,000
LOT #11	\$400,000	LOT #425	\$225,000	LOT #439	\$400,000
LOT #12	MODEL	LOT #426	\$225,000	LOT #440	\$400,000
LOT #289	\$275,000	LOT #427	\$225,000	LOT #441	\$400,000
LOT #290	\$300,000	LOT #428	\$225,000		



A NEW ERA IN MOTORCOACH LIVING



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PHASE ONE LOT TYPES: ● PREMIUM WATERFRONT ● LAKE VIEW ● GLADES VIEW ● PRESERVE VIEW ● GARDEN VIEW **PHASE TWO:** □ COMING SOON
 --- WALKING PATHS (3 3/4 MILES) □ MODEL CASITA SITES ● PULL IN SITES ● BACK IN SITES

OLDE FLORIDA 2024 RATES

	PEAK SEASON DAILY JAN 1 - APRIL 30 (2024)	PEAK SEASON WEEKLY JAN 1 - APRIL 30 (2024)	PEAK SEASON MONTHLY JAN 1 - APRIL 30 (2024)	OFF-SEASON DAILY RATE MAY 1 - SEPT 30 (2024)	OFF-SEASON WEEKLY RATE MAY 1 - SEPT 30 (2024)	OFF-SEASON MONTHLY RATE MAY 1 - SEPT 30 (2024)	MID-SEASON DAILY RATE OCT 1 - DEC 31 (2024)	MID-SEASON WEEKLY RATE OCT 1 - DEC 31 (2024)	MID-SEASON MONTHLY RATE OCT 1 - DEC 31 (2024)
PREMIUM WATERFRONT	\$190.00	\$1,263.50	\$5,130.00	\$143.00	\$1,000.95	\$3,861.00	\$175.00	\$1,224.95	\$4,725.00
LAKE VIEW	\$180.00	\$1,197.00	\$4,860.00	\$135.00	\$897.75	\$3,645.00	\$160.00	\$1,064.00	\$4,320.00
GLADES VIEW	\$170.00	\$1,130.50	\$4,590.00	\$124.00	\$824.60	\$3,348.00	\$150.00	\$997.50	\$4,050.00
PRESERVE VIEW	\$150.00	\$997.50	\$4,050.00	\$113.00	\$751.45	\$3,051.00	\$138.00	\$917.70	\$3,726.00
GARDEN VIEW	\$130.00	\$864.50	\$3,510.00	\$97.00	\$645.05	\$2,619.00	\$120.00	\$798.00	\$3,240.00

For details visit OFMCR.com





OLDE FLORIDA
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- 15,000 +/- Square-Foot Clubhouse
- Resort Pool and Whirlpool Spa
- Second Pool: Adults Only
- Expansive Sundeck with Poolside Cabanas
- Wellness/Fitness Center
- 2 Tennis Courts
- 8 Pickleball Courts
- Regulation Basketball Court
- Horseshoes
- 4 Bocce Courts
- 4 Shuffleboard Courts
- Outdoor Movie Theater
- Food Truck Park
- Kids Play Area
- Free High-Speed Wi-Fi
- Golf Cart Rentals
- 2 Dog Parks



- PREMIUM WATERFRONT
- LAKE VIEW
- GLADES VIEW
- PRESERVE VIEW
- GARDEN VIEW
- PHASE TWO (COMING SOON)
- WALKING PATH (4.9 MILES)
- MODEL CASITA SITES
- SITES FOR SALE
- ◆ PI PULL IN SITES
- BI BACK IN SITES



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Boat & Trailer Storage
(Phase II)
Available at additional Charge



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CASITA PRICING



THE PALM



BASE PRICE	COVERED PORCH	OUTDOOR DINING	GOLF CART GARAGE	+/- A/C SQ.FT.
\$451,552	\$55,000	\$52,000	\$33,000	535

THE CALICO



BASE PRICE	COVERED PORCH	OUTDOOR DINING	GOLF CART GARAGE	+/- A/C SQ.FT.
\$563,864	\$55,000	\$53,000	\$33,000	733



THE SAND DOLLAR



BASE PRICE	COVERED PORCH	OUTDOOR DINING	GOLF CART GARAGE	+/- A/C SQ.FT.
\$591,752	\$62,000	\$53,000	\$32,000	800

THE COQUINA



BASE PRICE	COVERED PORCH	OUTDOOR DINING	GOLF CART GARAGE	+/- A/C SQ.FT.
\$593,403	\$53,000	\$41,000	\$41,000	795

CASITA PRICING



PALM



CALICO



SAND DOLLAR



COQUINA

OPTIONAL CASITA UPGRADES

(ALL MODELS)

LOFT BEDROOM	WOOD FLOORS, LADDER, BASEBOARD	\$31,250
COVERED FRONT ENTRY	SAND SET 12" X 24" SHELLOCK BY KEYSTONE	\$ 1,875
GENERATOR	22.5KW GENERAC NATURAL GAS	\$24,375
EXTRA TV OUTLETS	PRICED PER OUTLET	\$ 125
SECURITY SYSTEM		\$ 3,094
UPGRADED LANDSCAPING		\$15,000

OPTIONAL OUTDOOR LIVING SPACE UPGRADES

(ALL MODELS)

ROLL DOWN SCREENS		\$20,600
DECK	SAND SET 12" X 24" SHELLOCK BY KEYSTONE	\$ 1,875
FIREPLACE	GSS 46", TILE TO MANTEL, STUCCO SAND FINISH TO CEILING, ELECTRICAL FOR TV AND FIREPLACE	\$14,500
STANDARD EXTERIOR CABINETS	EITHER SIDE OF FIREPLACE	\$ 6,875
WHITE OAK FLOATING SHELVES	8 STAIN-GRADE SHELVES BY MVC EITHER SIDE OF FIREPLACE	\$ 9,375

OPTIONAL OUTDOOR DINING ROOM UPGRADES

(ALL MODELS)

DECK	SAND SET 12" X 24" SHELLOCK BY KEYSTONE	\$ 1,250
ROLL DOWN SCREENS		\$ 4,250

OPTIONAL GOLF CART GARAGE UPGRADE

(ALL MODELS)

EPOXY FLOORING		\$ 591
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Prices and availability are subject to change without notice. Renderings and information describing the Casitas are preliminary and are subject to change at the developer's discretion.

3/24

**LIE OUT. WORK OUT.
CHILL OUT. DINE OUT.**
(WE PROMISE YOU'LL NEVER STRESS OUT)



**FIVE-STAR
MOTORCOACH LIVING**

- 15,000 +/- SQ. FT. CLUBHOUSE
- RESORT POOL, CABANAS, AND BAR
- 2ND ADULTS-ONLY QUIET POOL
- FITNESS CENTER
- FOOD TRUCK PARK
- OUTDOOR MOVIE THEATER
- 8 PICKLEBALL COURTS
- 2 TENNIS COURTS
- BOCCIE, SHUFFLEBOARD, HORSESHOES
- 2000 PARKS



WELCOME TO YOUR 15,000 SQUARE-FOOT PLAYGROUND

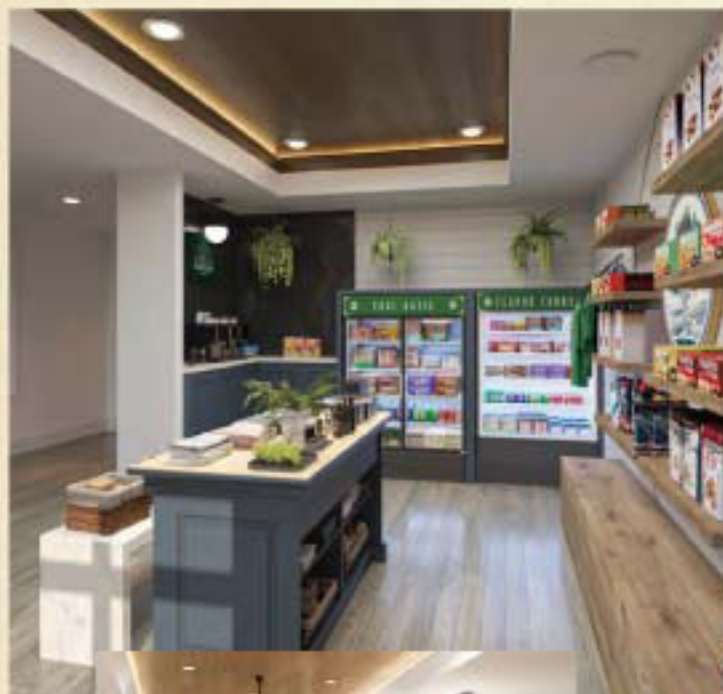
Now this is how you do a Clubhouse! It's world-class through and through with a pool that'll take your breath away; a poolside bar that you can sidle up to in flip flops; a jacuzzi where you can unwind under the stars; and views of our main lake that are simply spectacular.

VISIT OFMCR.COM OR CALL 833.653.3352



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YOUR GO-TO SOURCE FOR SWAG AND SUNDRIES



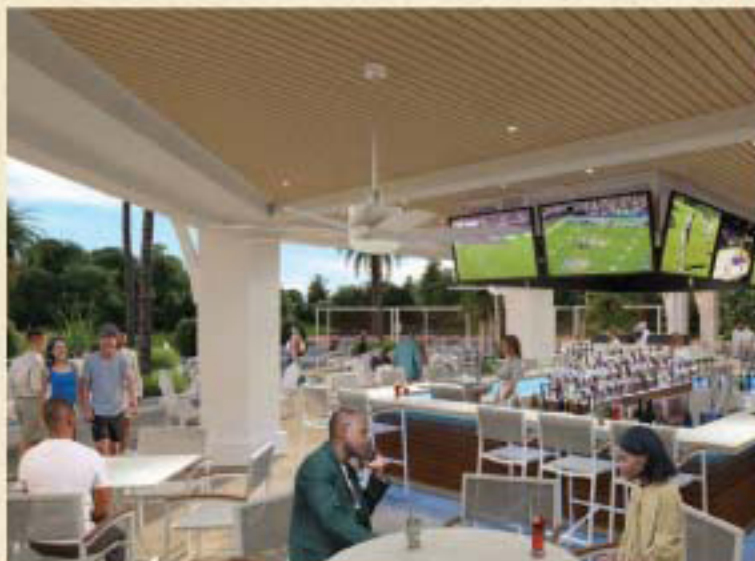
Whether it's time to re-stock your fridge, pick up a few necessities, or grab the latest Olde Florida swag, the Sundries Shop has you covered. Located inside the Welcome Center, we keep it stocked with travel treats and motorcoach must-haves, so you never have to go far to find those important items that make life on the road a whole lot more convenient.

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CHEERS TO SUNNY DAYS AND STARRY NIGHTS!



Welcome to the Olde Florida poolside bar, the perfect place to grab an ice-cold beer, refreshing cocktail, or a sunny glass of your favorite Chardonnay. Think of it as a tropical oasis meets a sports bar meets a neighborhood watering hole where old friends gather, and new ones can always be found. Steps from the pool and adjacent to the Olde Florida Clubhouse, we invite you to raise a glass to the good life.

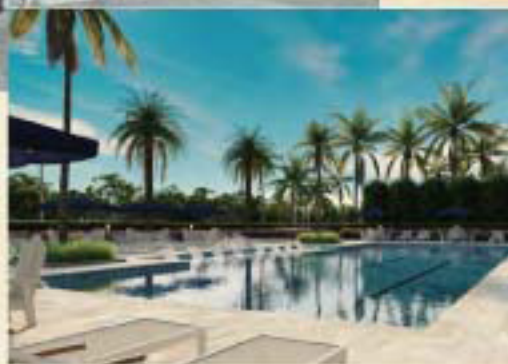
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LAPS OR LAZY? YOU'RE AN ADULT, YOU DECIDE.



Sometimes, grown-ups just want to be grown-ups. On those days, the Adults-Only "Quiet" Pool is the perfect escape. A kid-free zone where you can swim laps or just appreciate the silence, this beautiful pool and sundeck are nicely tucked away from the Clubhouse and Sports Complex. Whenever you need a little peace and quiet; a few hours of me time; or a or a brisk swim, this is your go-to oasis.

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PALM A

Indoor Living Room, Kitchen, Optional Outdoor Living Room, Optional Golf Cart Garage, 831 Total Sq. Ft.



Palm A

Air-Conditioned Space:	535 Sq. Ft.
Outdoor Living Space ² :	213 Sq. Ft.
Golf Cart Garage ³ :	83 Sq. Ft.
<hr/>	
Total Under Roof:	831 Sq. Ft.

Looking for just a touch more air-conditioned comfort? The cost-smart Palm is designed for you.

Indoors, enjoy a luxurious living room that unites seamlessly with an open kitchen and dining concept, featuring gas appliances and a spacious island. There's also a full bath and a discreet laundry area with stackable washer/dryer.

Outdoors, create the perfect Florida living area with options like a wide-screen television, open-air kitchen, and gas fireplace. You're also welcome to add a golf cart garage to store your Olde Florida wheels.

The Palm may be small, but it's made for living large.



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PALM B

Bedroom, Kitchen, Optional Outdoor Living Room, Optional Golf Cart Garage, 831 Total Sq. Ft.



Palm B

Air-Conditioned Space:	535 Sq. Ft.
Outdoor Living Space:	213 Sq. Ft.
Golf Cart Garage:	83 Sq. Ft.
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Total Under Roof:	831 Sq. Ft.

Sleep soundly with an air-conditioned bedroom suite and a whole lot more.

The Grove is an affordable Casita option that adds an extra air-conditioned bedroom to your Olde Florida home. But that's not all. This tiny charmer also includes a full kitchen, spacious bath, and your own laundry room.

Outdoors, create a private oasis with options like a wide-screen television, open-air kitchen, and gas fireplace. You're also welcome to add a perfectly-sized golf cart garage to your Grove Casita.

Sometimes it's the little things that make the biggest difference.



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CALICO

Golf Cart Garage, Outdoor Living Room, Outdoor Dining Room, Bedroom, Porch, Laundry, 1,263 Total Sq. Ft.



Calico

Air-Conditioned Space:	733 Sq. Ft.
Outdoor Living Space:	309 Sq. Ft.
Outdoor Dining Space:	114 Sq. Ft.
Covered Entry:	56 Sq. Ft.
Golf Cart Garage:	86 Sq. Ft.
Total Under Roof:	1,263 Sq. Ft.

The Sand Dollar is highlighted by a spacious master suite perfectly capable of accommodating your California King. Guests and kids can sleep in the rig while you enjoy sweet dreams in the privacy of your Olde Florida residence.

Indoors, a modern cottage motif marries bright, sunny hues with tropical hardwoods and trims. The movement is open and seamless between the kitchen and living room. Gas appliances make entertaining a breeze, and a full bath and laundry are nicely removed from the traffic areas.

Step through your sliders and the ambiance continues with expansive outdoor living and dining areas, highlighted by options including open-air kitchen, gas fireplace, panoramic flat-screen television, and spa. You're also welcome to add a golf cart garage to the front or rear of your Olde Florida home.

The Calico is ideal for those who desire an inviting sense of home beyond their motorcoach.



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CALICO GRANDE

Golf Cart Garage, Outdoor Living Room, Outdoor Dining Room, Bedroom, Loft, Porch, Laundry, 1,424 Total Sq. Ft.



Calico Grande

Air-Conditioned Space:	800 Sq. Ft.
Outdoor Living Space:	309 Sq. Ft.
Outdoor Dining Space:	114 Sq. Ft.
Covered Entry:	56 Sq. Ft.
Golf Cart Garage:	86 Sq. Ft.
Total Under Roof:	1,424 Sq. Ft.

A little extra space makes the Calico Grande a lofty addition to your Olde Florida site.

The Calico Grande includes a few minor tweaks on our Calico floorplan to bring you a bedroom loft that accommodates a king-size bed.

The main living area is bright and inviting with beautiful tropical hardwoods and trims. This home may be mini, but it feels nice and open with seamless access between the kitchen and living room. Foodies will love the gas appliances and a full bath and laundry are nicely removed from the traffic areas.

Step outdoors to find living and dining areas that are customizable with options including an open-air kitchen, gas fireplace, flat-screen television, and spa. You're also welcome to add a golf cart garage to the front or rear of your Olde Florida home.

The Calico Grande – it's time to live large and sleep like a baby



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SAND DOLLAR

Golf Cart Garage, Outdoor Living Room, Outdoor Dining Room, Bedroom, Porch, Laundry, 1,279 Total Sq. Ft.



Sand Dollar

Air-Conditioned Space:	764 Sq. Ft.
Outdoor Living Space:	274 Sq. Ft.
Outdoor Dining Space:	113 Sq. Ft.
Covered Entry:	46 Sq. Ft.
Golf Cart Garage:	86 Sq. Ft.
Total Under Roof:	1,279 Sq. Ft.

The Sand Dollar is highlighted by a spacious master suite perfectly capable of accommodating your California King. Guests and kids can sleep in the rig while you enjoy sweet dreams in the privacy of your Olde Florida residence.

This bright and airy masterpiece makes wonderful use of space with a full bath off the master suite, walk-in closets, kitchen with premium gas appliances, and a spacious living room.

The outdoors can be transformed into an oasis with options, including a kitchen and dining room, outdoor living room with gas fireplace, and a spa. You can also add a golf cart garage to the front or rear of your Casita.

The Sand Dollar turns your motorcoach site into a true home away from home.



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SAND DOLLAR GRANDE

Golf Cart Garage, Outdoor Living Room, Outdoor Dining Room, Bedroom, Loft, Porch, Laundry, 1,279 Total Sq. Ft.



Sand Dollar Grande

Air-Conditioned Space:	800 Sq. Ft.
Outdoor Living Space:	274 Sq. Ft.
Outdoor Dining Space:	113 Sq. Ft.
Covered Entry:	46 Sq. Ft.
Golf Cart Garage:	86 Sq. Ft.
Total Under Roof:	1,279 Sq. Ft.

The Sand Dollar Grande adds a bedroom loft to make your Olde Florida dreams even sweeter.

The Sand Dollar Grande features two bedrooms, a master suite for you and a large bedroom loft that's perfect for kids, grandkids or your very own Olde Florida office.

Downstairs, a bright and airy tropical cottage makes wonderful use of space with a full bath off the master suite, large walk-in closets, and a kitchen equipped with premium gas appliances that opens into a very spacious living room.

The outdoors can be transformed into a private oasis with options, including a kitchen and dining room, outdoor living room with gas fireplace and flat-screen television, and an optional spa. You can also add a golf cart garage to the front or rear of your Casita.

The Sand Dollar Grande is an amazingly beautiful and perfectly practical way to call Olde Florida home.



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COQUINA

Golf Cart Garage, Outdoor Living Room, Outdoor Dining Room, Bedroom, Porch, Laundry, 1,214 Total Sq. Ft.



COQUINA

Air-Conditioned Space:	678 Sq. Ft.
Outdoor Living Space:	388 Sq. Ft.
Outdoor Dining Space:	113 Sq. Ft.
Covered Entry:	46 Sq. Ft.
Golf Cart Garage:	86 Sq. Ft.
Total Under Roof:	1,214 Sq. Ft.

The Coquina is an ideal addition to any of our pie-shaped sites at Olde Florida, maximizing space while providing you with plenty of air-conditioned comfort and outdoor enjoyment.

Inside, the ambiance is "casual cottage" done with Florida living in mind. Brilliant whites and natural woods combine with an open floor-plan uniting the kitchen and living areas. Foodies will love the premium gas appliances. A full bath and laundry room with oversized sink are nicely removed for added peace and privacy.

Step outside and the possibilities are equally bright. An optional outdoor living room features a Neapolitan fireplace crowned by a flat-screen television, while an optional dining area adds a 42-inch gas grill and refrigerator to those sunny days and starry nights. You're also welcome to add a golf cart garage to the front or rear of your Olde Florida home.

The Coquina adds the perfect amount of luxury and convenience to your Olde Florida home.



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COQUINA GRANDE

Golf Cart Garage, Outdoor Living Room, Outdoor Dining Room, Bedroom, Loft, Porch, Laundry, 1,368 Total Sq. Ft.



Coquina Grande

Air-Conditioned Space:	795 Sq. Ft.
Outdoor Living Space:	304 Sq. Ft.
Outdoor Dining Space:	113 Sq. Ft.
Covered Entry:	65 Sq. Ft.
Golf Cart Garage:	86 Sq. Ft.
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Total Under Roof:	1,368 Sq. Ft.

You might say we've taken our Coquina floorplan to new heights. How? By adding a bedroom loft, of course.

The Coquina Grande adopts the footprint of our Coquina castles and makes a few minor adjustments to bring you a large upstairs loft that can easily accommodate a king-size bed.

A chef's kitchen featuring gas appliances is ideal for foodie fanatics. The seamless interior/exterior flow can be customized with options such as an outdoor living room with grand Neapolitan fireplace and flat screen television, outdoor dining area with 42-inch gas grill and refrigerator, a spa, and a golf cart garage to the front or rear of your Olde Florida home.

Plus, now you've added an extra bedroom to your motorcoach lifestyle - great for guests, kids, grandkids, or just making life a little more comfortable.



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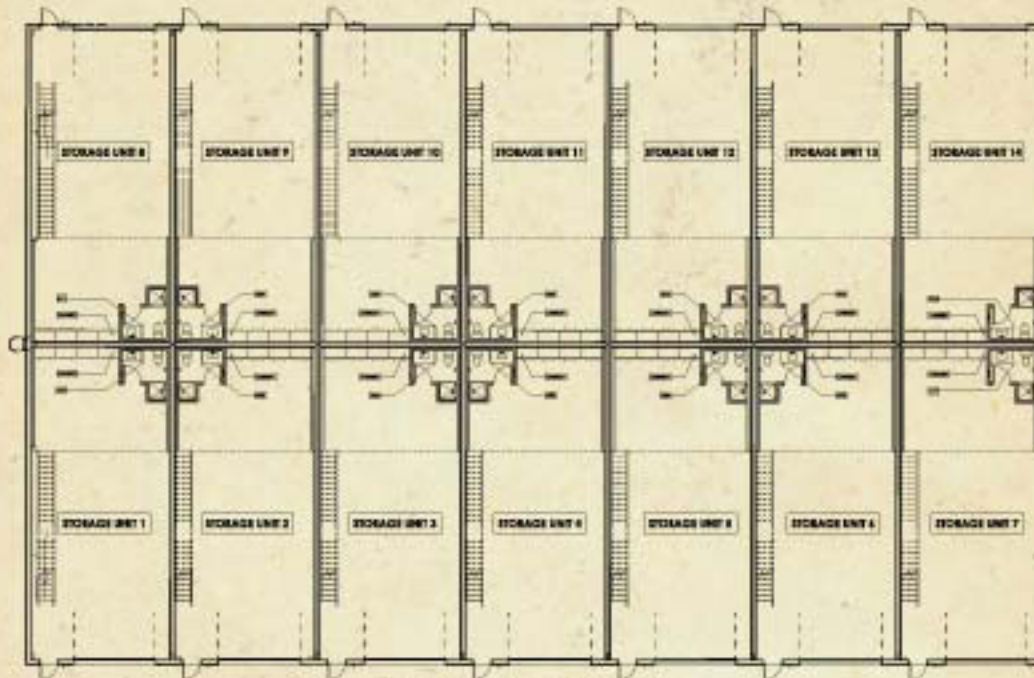
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GOT TONS OF TOYS? GET TONS OF SPACE!

THE ULTIMATE CLIMATE-CONTROLLED STORAGE SOLUTION



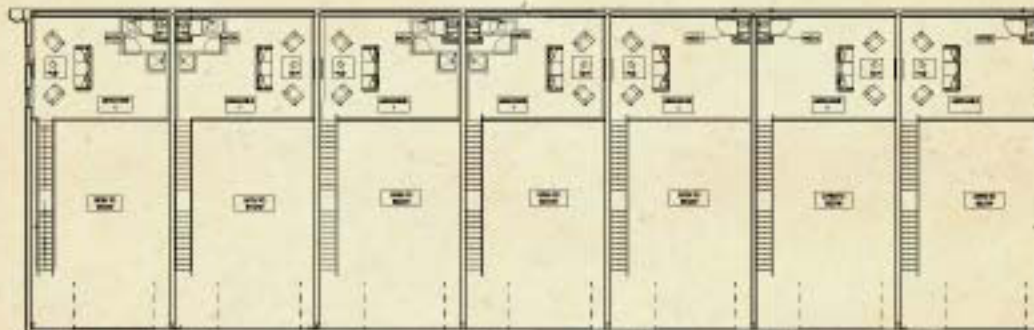
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MAIN FLOOR DIMENSIONS

SINGLE UNIT: 54' X 24' X 21'

There is a 14' ceiling height underneath the mezzanine, right outside the cabinetry/optional bathroom.



OPTIONAL MEZZANINE DIMENSIONS

SINGLE UNIT: 18' X 24' X 12'/15'

The height is measured from top of mezzanine floor to bottom of sloped roof, the 12' is the low ceiling point and the 15' is the high ceiling point.



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Floorplans are provided for graphic depiction purposes only and may not be to scale. All measurements, including, but not limited to, room dimensions and ceiling and wall heights are approximate and may vary from those shown in renderings or as specs or models as a result of, among other things, construction materials, construction practices, field conditions and the thickness of flooring and other finishes. Square footages are approximate, provided for convenience only, and are measured from the outside of exterior walls to the centerline of interior walls. Landscaping, hardscape, and any other exterior improvements depicted are not to scale and may vary as to type, maturity, color, location, and quantity.