



YOU'LL  LIVING HERE!

COASTAL INSPIRED HOMES FROM 1,600 - 4,400 SQUARE FEET
PRICED FROM THE MID \$200s



www.BeaconLake.com



DREAM FINDERS HOMES

LOCATION...LIFESTYLE...LAKE... AND MORE



WELCOME HOME TO BEACON LAKE

Anchored by a paddle-friendly 43-acre lake and nestled within 358 acres of nature preserve, Beacon Lake will offer today's most sought after lifestyle amenities and architecturally distinctive homes – in a prime location with easy access to business centers, schools, shopping, beaches and more.

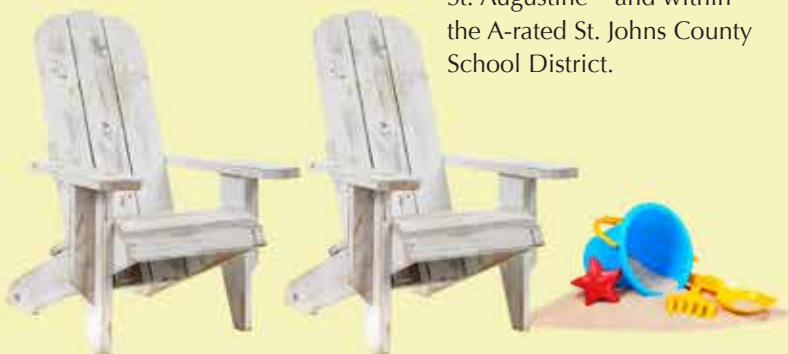
AN INTIMATE COMMUNITY WITH "BIG COMMUNITY" AMENITIES

Beacon Lake was thoughtfully designed to feel intimate and friendly – while still offering the "big-community" amenities your family desires.

There will be pocket parks, sidewalks throughout, "stop-a-whiles" – some with fire pits, swings and benches – and a bark park, making it easy to spend time outdoors with your family and get to know your neighbors.

EASY ACCESS + GREAT SCHOOLS

Situated between I-95 and US 1 on County Road 210, Beacon Lake is an easy commute to Jacksonville and St. Augustine – and within the A-rated St. Johns County School District.

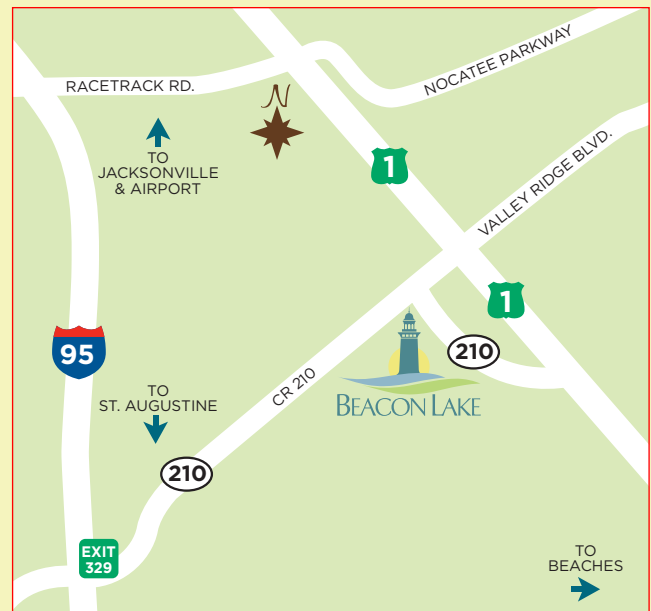


RESORT STYLE AMENITY + FITNESS CENTER

Coming in 2018, the community's 8,200 sq. ft. Lake House Amenity and Fitness Center will be home to indoor and outdoor activities for every member of your family:

- Cool off at the Splash Park and fun pool, junior Olympic swimming pool or lakeside sand beach.
- Launch your paddleboard, kayak or canoe and paddle to your heart's content.
- Exercise or take a spin class in the 3,000 sq.ft., state-of-the-art fitness center.
- Cook something new in the culinary studio and demonstration kitchen.

And, there'll be so much more!



YOU'LL ♡ LIVING HERE!

COMING IN 2018

- 43 ACRE LAKE • LAKE HOUSE AMENITY & FITNESS CENTER: WATER SPORT LAUNCH & CREW HOUSE AREA FOR KAYAK, CANOE, PADDLE BOARD •
- SPLASH PARK & FUN POOL • JUNIOR OLYMPIC POOL • SAND BEACH • FITNESS CENTER • TENNIS COURTS • EVENT LAWN •
- MULTIPURPOSE PLAY FIELD • BARK PARK • BIKE RACKS • PLAYGROUND • CULINARY STUDIO • DEMONSTRATION KITCHEN •
- FIRE PIT • BOARDWALK • MULTIPURPOSE PATHS •
- PRIVATE MEETING ROOM • SOCIAL ROOM...



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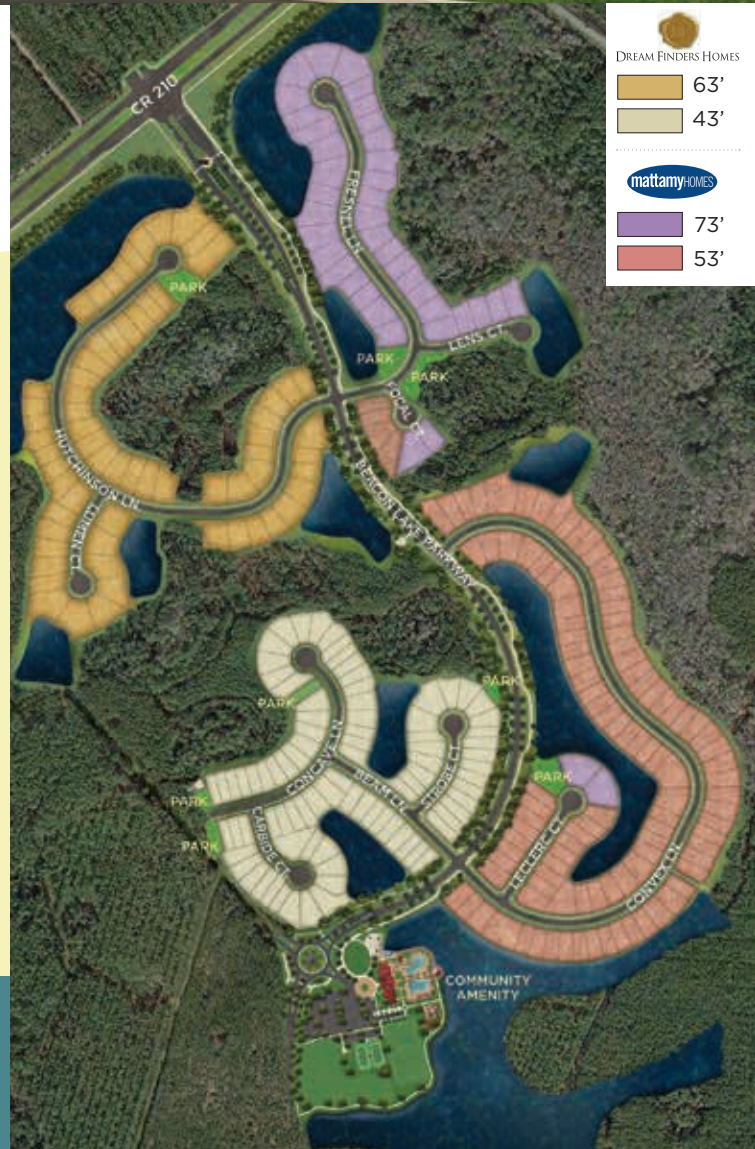


BEACON LAKE FAST FACTS

- 630 total acres; 358 of which are nature preserve
- 1,280 Single Family Homes
- 43, 53, 63, and 73 foot-wide lots
- Most lots have water or nature preserve views
- 196 Townhomes
- Expandable 8,200 sq. ft. Amenity Lake House and Fitness Center
- 43-Acre Beacon Lake

BE IN THE KNOW!

Visit www.BeaconLake.com and JOIN THE VIP LIST for updates and builder announcements.



BEACON LAKE IS A MASTER-PLANNED COMMUNITY FROM BBX CAPITAL REAL ESTATE



All maps, (including concept plans and floor plans) and all other renderings and drawings, home and property specifications and prices, special offers and promotional incentives, timeline, amenity listings and descriptions and other data and information are based on current expectations and are furnished to provide general information about Beacon Lake, and are subject to change without notice. The inclusion or presentation of this information does not constitute a representation or warranty, express or implied, by BBX Capital Real Estate, Beacon Lake or any of their affiliates, and may not be relied upon by any person or entity. Nothing contained or referenced in this brochure constitutes an offer or solicitation of any kind to residents in any jurisdiction where prior registration is required, including, but not limited to, New York, New Jersey and Connecticut.

No federal, state or local government agency has judged the merits or value, if any, of any property within Beacon Lake. Dream Finders Homes - CGCI521832, Mattamy Jacksonville LLC - CBCI261993 and CBCI260748