



YOU'LL  LIVING HERE!

COASTAL INSPIRED HOMES FROM 1,388 - 4,400 SQUARE FEET • PRICED FROM THE \$200s

BeaconLake.com

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

mattamyHOMES


DREAM FINDERS HOMES
HOMES BUILT TO FIT YOUR LIFESTYLE

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 offers today's most sought after lifestyle amenities and architecturally distinctive homes – in a prime location with top-ranked St. Johns County public schools and easy access to business centers, shopping, beaches and more.

AN INTIMATE COMMUNITY WITH “BIG COMMUNITY” AMENITIES

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

There are 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

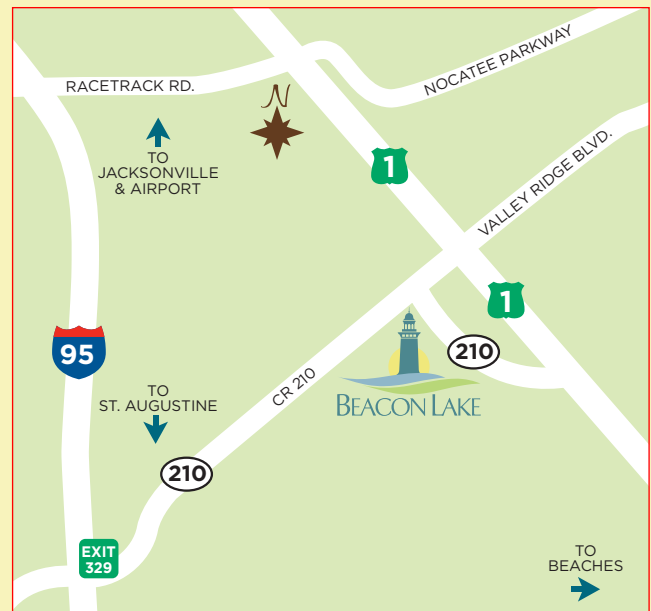
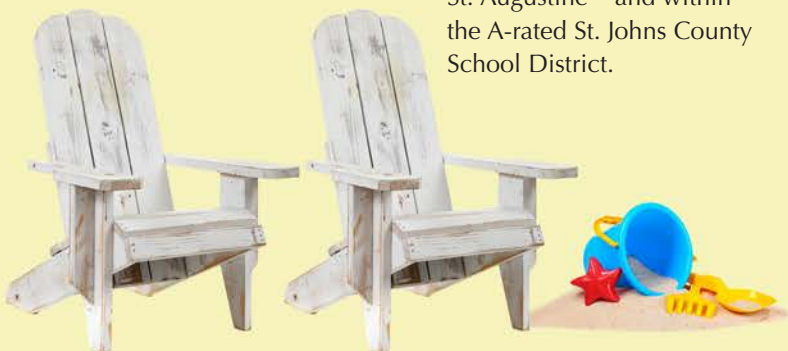
Situated between I-95 and US 1 on County Road 210, Beacon Lake is an easy commute to Jacksonville and St. Augustine – and within the A-rated St. Johns County School District.

RESORT STYLE AMENITY + FITNESS CENTER

The 8,200 square-foot Lake House Amenity and Fitness Center is 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 kayak or canoe and paddle to your heart's content.
- Workout, or take a virtual spin class in the state-of-the-art fitness center.
- Cook up something new in the culinary studio and demonstration kitchen.

And, so much more!



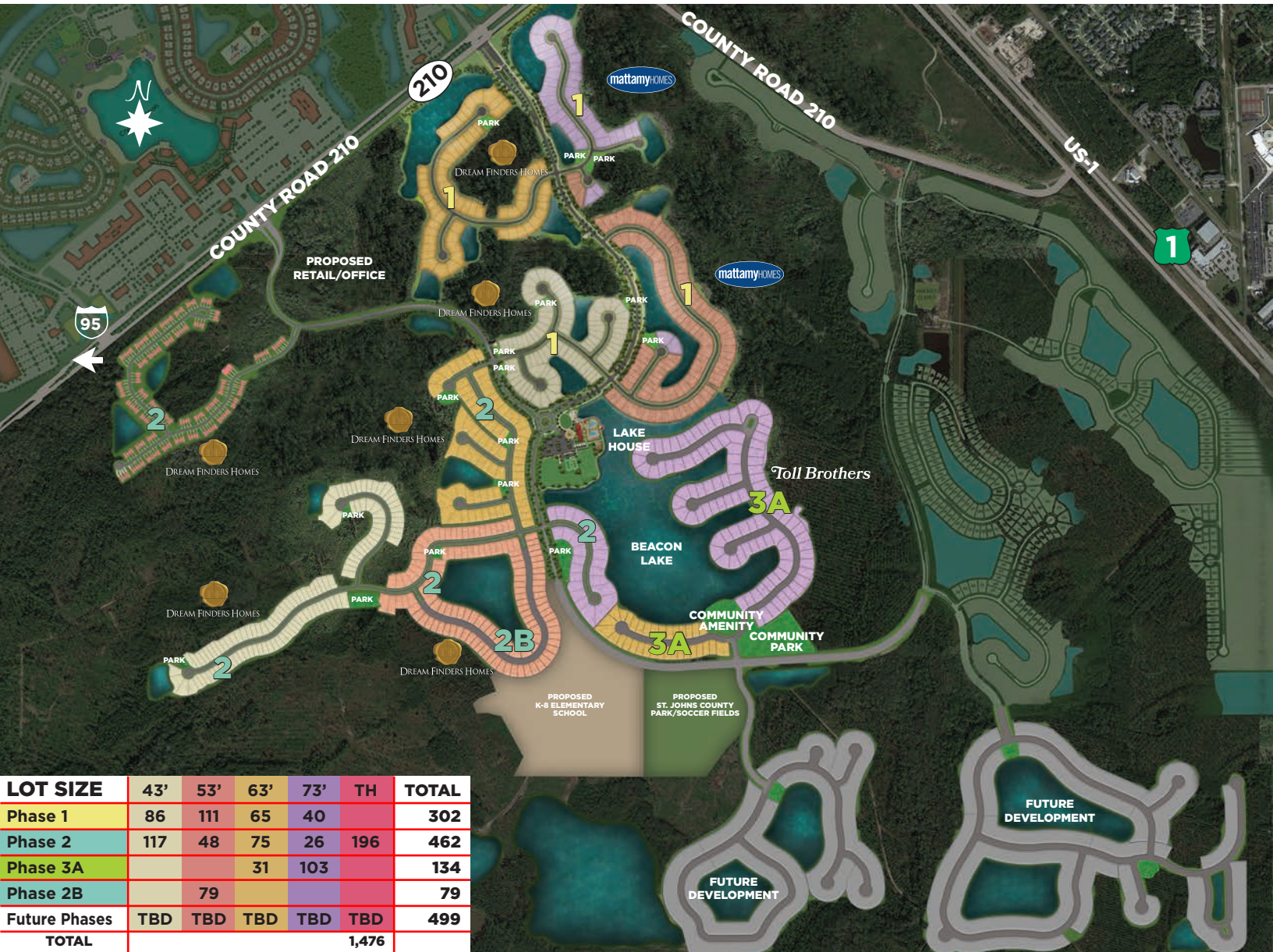
YOU'LL ♡ LIVING HERE!

NOW OPEN!

- 43 ACRE LAKE • LAKE HOUSE AMENITY & FITNESS CENTER: WATER SPORT LAUNCH & CREW HOUSE FOR KAYAK & CANOE RENTALS •
- 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 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 - CBC1257579, Mattamy Jacksonville LLC - CBC1261993 and CBC1260748 - Toll Brothers - CGC1510225