

# HIDDEN HARBOR ESTATES – REALTOR FAQ SHEET

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## GENERAL COMMUNITY

**Q: What is Hidden Harbor Estates?**

A gated waterfront community featuring a mix of **townhomes and single-family homes** along the Eau Gallie River.

**Q: Who is the builder?**

Lifestyle Homes.

**Q: How many homes are in the community?**

- 25 Townhomes
- 9 Single-Family Residences

**Q: Is there future development?**

Yes, there are designated Phase II areas planned for future expansion.

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## AMENITIES

**Q: What amenities are included?**

- Community dock
- Observation deck
- Kayak launch
- Community pool & recreation area
- Covered seating area

**Q: Is the community gated?**

Yes.

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## BOAT SLIPS (IMPORTANT – FREQUENT QUESTIONS)

**Q: Are boat slips included with the homes?**

No. Boat slips are **not automatically included** and must be separately secured.

**Q: How many boat slips are available?**

Currently, **4 slips remain available**.

**Q: Do buyers own the boat slips?**

No. Boat slips are **NOT deeded**. They are a **long-term “Right of Use”** through the HOA.

**Q: What happens to the boat slip when the home is sold?**

The slip **reverts back to the HOA** and may be reassigned to:

- The new buyer
- Another homeowner in the community

**Q: Can a buyer guarantee they will get a slip?**

No. Availability is limited and **not guaranteed**.

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## **BOAT SLIP COSTS**

**Q: What is the cost of a boat slip?**

Estimated pricing:

- Exterior slips: ~\$45,000
- Middle slips: ~\$35,000
- Interior slips: ~\$25,000

**Q: Are there ongoing fees?**

Yes:

- \$500 annual HOA fee
  - \$500 transfer fee at closing
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## **BOAT SLIP RULES**

**Q: How many slips can one owner have?**

Only **one slip per homeowner**.

**Q: Can the slip be rented or transferred?**

- Cannot be freely rented or assigned

- Transfers require **HOA approval**

**Q: Is insurance required?**

Yes. Minimum **\$500,000 marine liability policy** with HOA listed as additional insured.

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## **BOAT LIFTS & ACCESS**

**Q: Are boat lifts allowed?**

Yes, with:

- HOA approval
- Installed at owner's expense

**Q: Are the slips private?**

- Slips are individually assigned
  - Each has **gated access**
  - Gate is shared with adjacent slip owner
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## **PRIVATE DOCKS**

**Q: Can homeowners build private docks?**

Yes, but only on select lots.

**Q: Which lots allow private docks?**

- Lot 2
- Lot 3
- Lot 9

**Q: What is included with those lots?**

Permitting allows for:

- Dock
- Boat slip
- Elevated boardwalk

**Q: Who builds the dock?**

Construction is completed by the homeowner (not included by builder).

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## HOMESITES & PRICING

**Q: What is available for purchase?**

- Individual single-family lots
- Townhome units

**Q: What are lot prices?**

Approximately:

- \$200,000 to \$325,000 depending on location

**Q: What is the buildable footprint?**

Approx. **50 feet wide**

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## POOL & PROPERTY USE

**Q: Can buyers add a pool?**

Yes, **pools are allowed.**

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## IMPORTANT DISCLAIMERS (FOR AGENTS)

- Boat slips are **not real property** and should not be marketed as deeded assets
  - Slip availability is **limited and subject to HOA control**
  - All slip transfers require **HOA approval and fees**
  - Buyers should review the **Boat Slip Use Agreement** for full terms
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## KEY AGENT TALKING POINTS

- Waterfront lifestyle with limited boat access availability
- Only a handful of slips remain—creates urgency
- Private dock lots are a premium opportunity
- Clean, modern new construction in a gated setting
- Strong mix of lifestyle + long-term value