

# Moss Pointe

## *Townhomes*

Introducing Moss Pointe, an exclusive collection of eleven fee simple residences ideally situated in the heart of Saint Simons Island. Designed for effortless coastal living, this refined new community places you just steps from the island's finest dining, boutiques, and everyday conveniences, with the beach and Village easily accessible by bike or golf cart.

Each thoughtfully crafted residence blends timeless architecture with modern comfort, offering spacious layouts, private balconies, wood flooring, and curated high-end finishes throughout. Select homes feature private elevators and two-car garages, providing both elegance and ease of living.

Residents will enjoy the freedom of no rental restrictions, making Moss Pointe an exceptional opportunity for full-time living, a second home, or investment opportunity. Low monthly association dues includes exterior maintenance and common area care, allowing for a true lock-and-leave lifestyle.

Experience refined island living in the heart of Saint Simons Island!



# Moss Pointe

## BUILDING ONE

Free Standing Unit, Floor Plan D, Lot 1

Approximately 1,950 Square Feet  
Three Bedrooms, Three Full Baths, One Half Bath  
Elevator  
Two Car Garage  
\$739,000

## BUILDING TWO

Middle Building, Lots 2-6

End Units: Floor Plan A, Lots 2 and 6  
Approximately 1,910 Square Feet  
Three Bedrooms, Two Full Baths, Two Half Baths  
Elevator  
Two Car Garage  
\$729,000

Interior Units: Floor Plan C, Lots 3, 4, and 5  
Approximately 2,350 Square Feet  
Three Bedrooms, Three Full Baths, One Half Baths  
Elevator  
Two Car Garage  
\$734,000

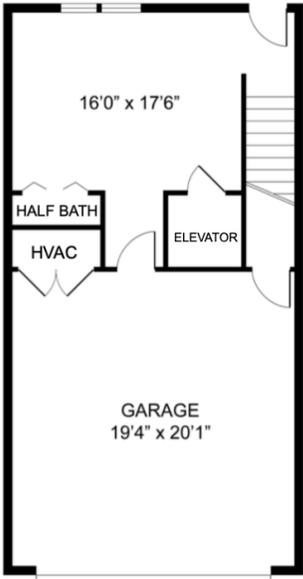
## BUILDING THREE

Marsh-Front Building, Lots 7-11

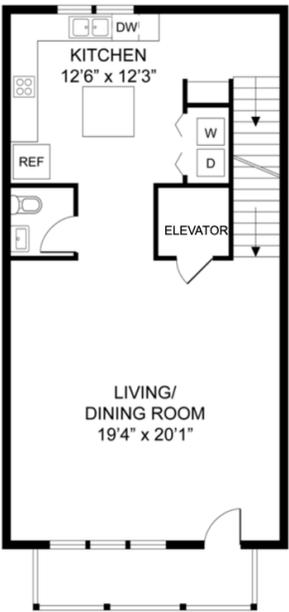
End Units: Floor Plan B, Lots 7 and 11  
Approximately 1,630 Square Feet  
Two Bedrooms, Two Full Baths, Two Half Baths  
One Car Garage  
\$699,000

Interior Units: Floor Plan A, Lots 8,9, and 10  
Approximately 1,910 Square Feet  
Three Bedrooms, Two Full Baths, Two Half Baths  
Elevator  
Two Car Garage  
\$749,000

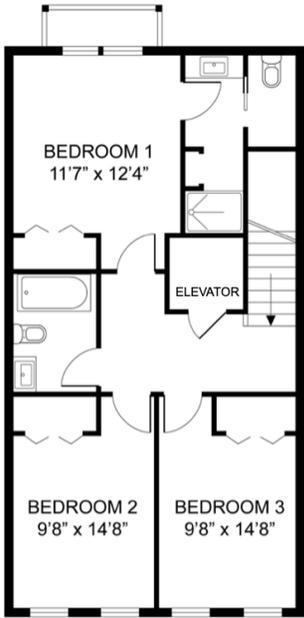
# MOSS POINTE FLOOR PLAN A



THIRD FLOOR



SECOND FLOOR



THIRD FLOOR

*Floor plans, features, and specification are subject to change without notice. All information is deemed reliable but not guaranteed.*

Building Two End Units  
Building Three Interior Units

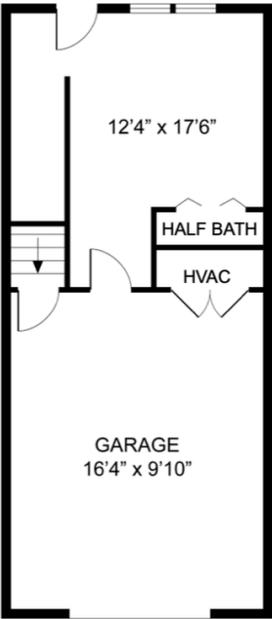
Approximately 1,910 Square Feet

Three Bedrooms, Two Full Baths, Two Half Baths

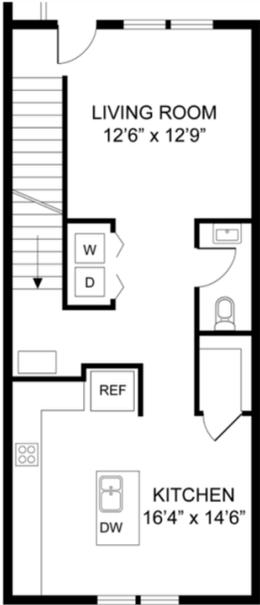
Elevator

Two Car Garage

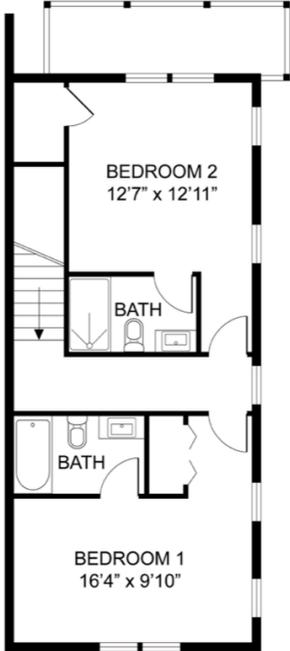
# MOSS POINTE FLOOR PLAN B



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

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Building Three End Units

Approximately 1,630 Square Feet

Two Bedrooms, Two Full Baths, Two Half Baths

One Car Garage

## MOSS POINTE FLOOR PLAN C



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Building Two Interior Units

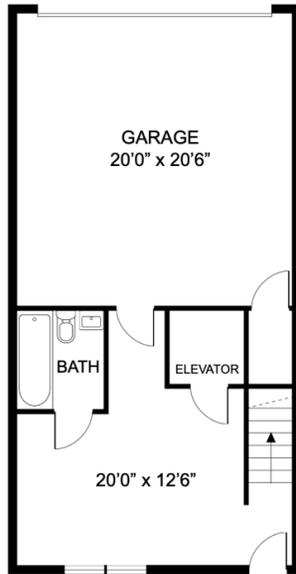
Approximately 2,350 Square Feet

Three Bedrooms, Three Full Baths, One Half Bath

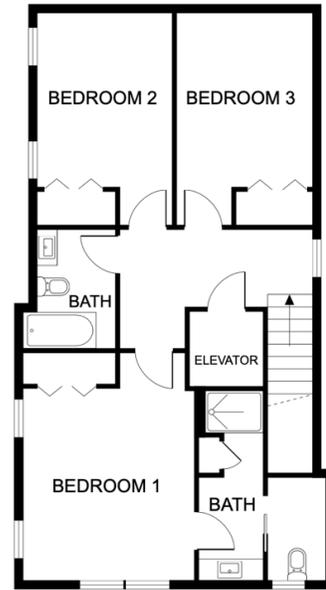
Elevator

Two Car Garage

## MOSS POINTE FLOOR PLAN D



GROUND FLOOR



THIRD FLOOR

*Floor plans, features, and specification are subject to change without notice. All information is deemed reliable but not guaranteed.*

Building One

Approximately 1,950 Square Feet

Three Bedrooms, Three Full Baths, One Half Bath

Elevator

Two Car Garage

# Moss Pointe

## *Finishes*

KITCHEN

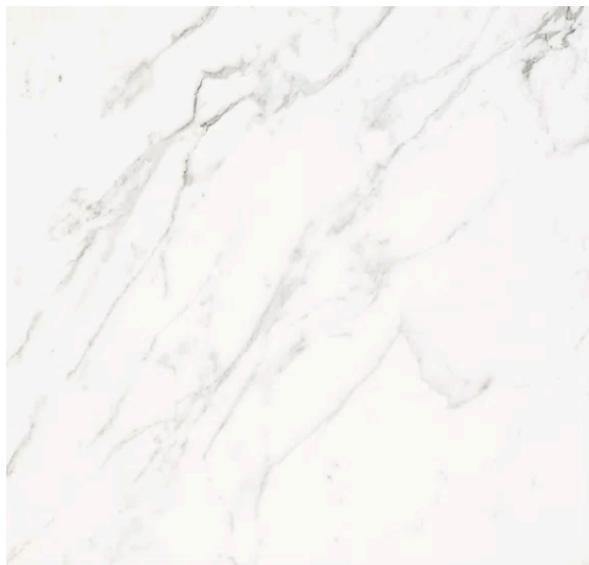
Kichler  
Winslow 4" Wide Mini Pendant  
Model: 44032NBR  
Natural Brass



Kitchen Backsplash



Veined White Quartz



# Moss Pointe

## *Finishes*

DINING ROOM

Progress Lighting  
Model: P400297-109  
Brushed Bronze



# Moss Pointe

## *Finishes*

### PRIMARY BATHROOM

Capital Lighting  
3 Light 10-1/2' Tall Bathroom Vanity Light  
with Clear Seedy Glass Shades  
Model: 139132AD-496  
Aged Brass



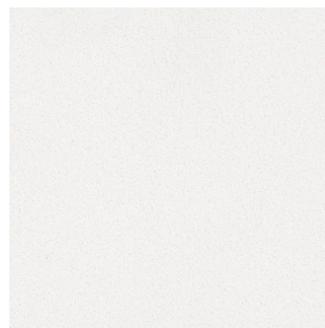
Shower Floor



Shower Walls



Bathroom Floor



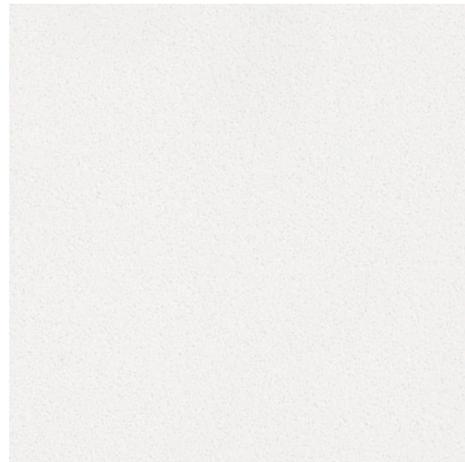
White Quartz Countertop

# Moss Pointe

## *Finishes*

### SECONDARY BATHROOMS

Tub/Shower Surround



White Quartz Countertop

Capital Lighting  
2 Light 15-1/4" Wide Bathroom Vanity  
Light with Clear Seedy Glass Shade  
Model: 139122BN-496  
Brushed Nickel



Bathroom Floor



# Moss Pointe

## *Finishes*

BEDROOMS

MikaAire  
Roto 52" 3 Blade Indoor Ceiling Fan  
Wall Control Included  
Model: F524-WHF  
Flat White



# Moss Pointe

## *Finishes*

POWDER ROOM

Capital Lighting  
2 Light 15-1/4" Wide Bathroom Vanity  
Light with Clear Seedy Glass Shades  
Model: 139122AD-496  
Aged Brass



# Moss Pointe

## *Finishes*

STAIRWELL

Bellevue  
20" Tall Wall Sconce  
Model: SH90057PN  
Polished Nickel



# Moss Pointe

## *Finishes*

EXTERIOR

Hinkley Lighting  
Republic 1 Light 12" Tall Coastal Elements  
Outdoor Wall Sconce with Seedy Glass Shade  
Model: 1000BK  
Black

