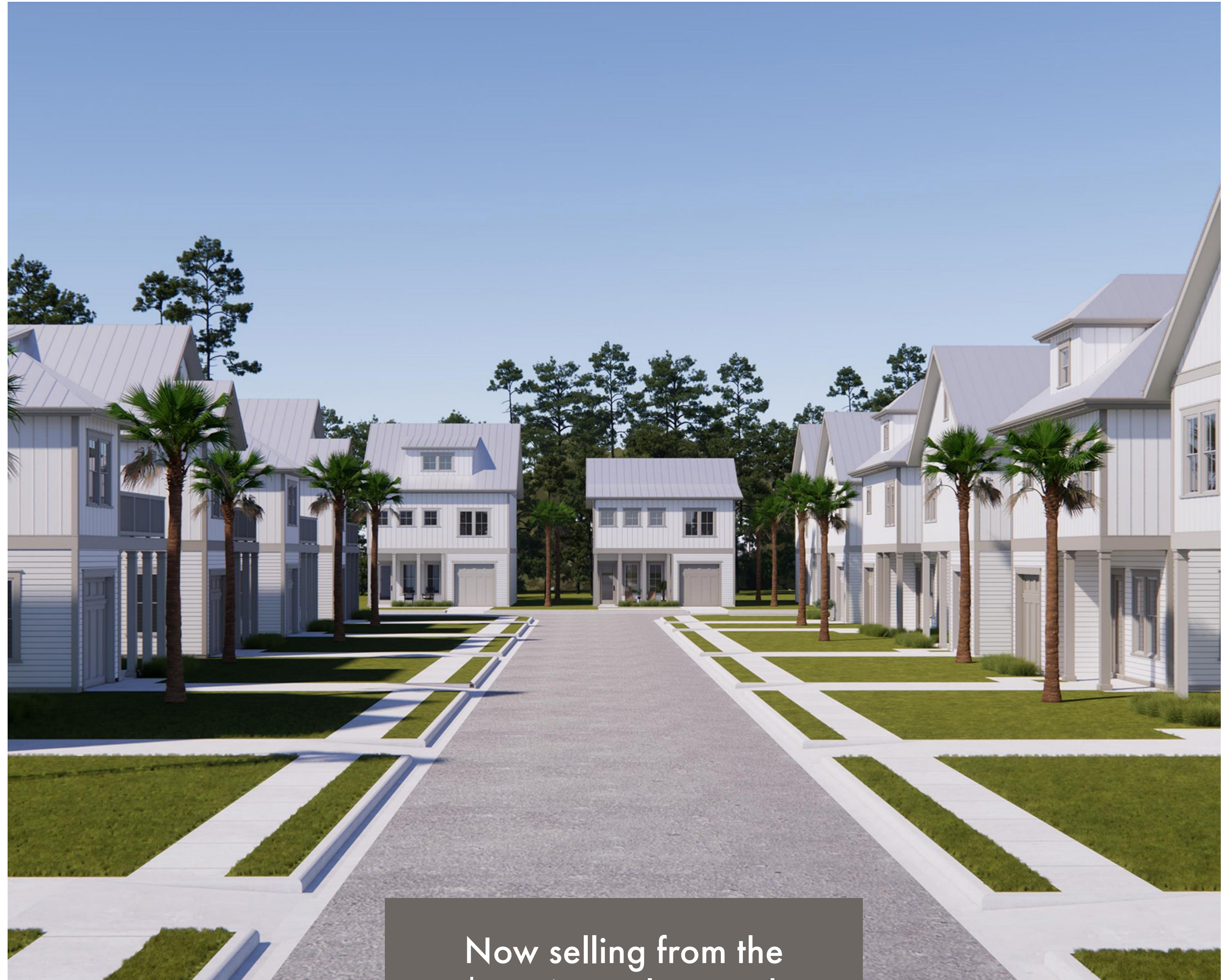


NAUTILUS POINTE

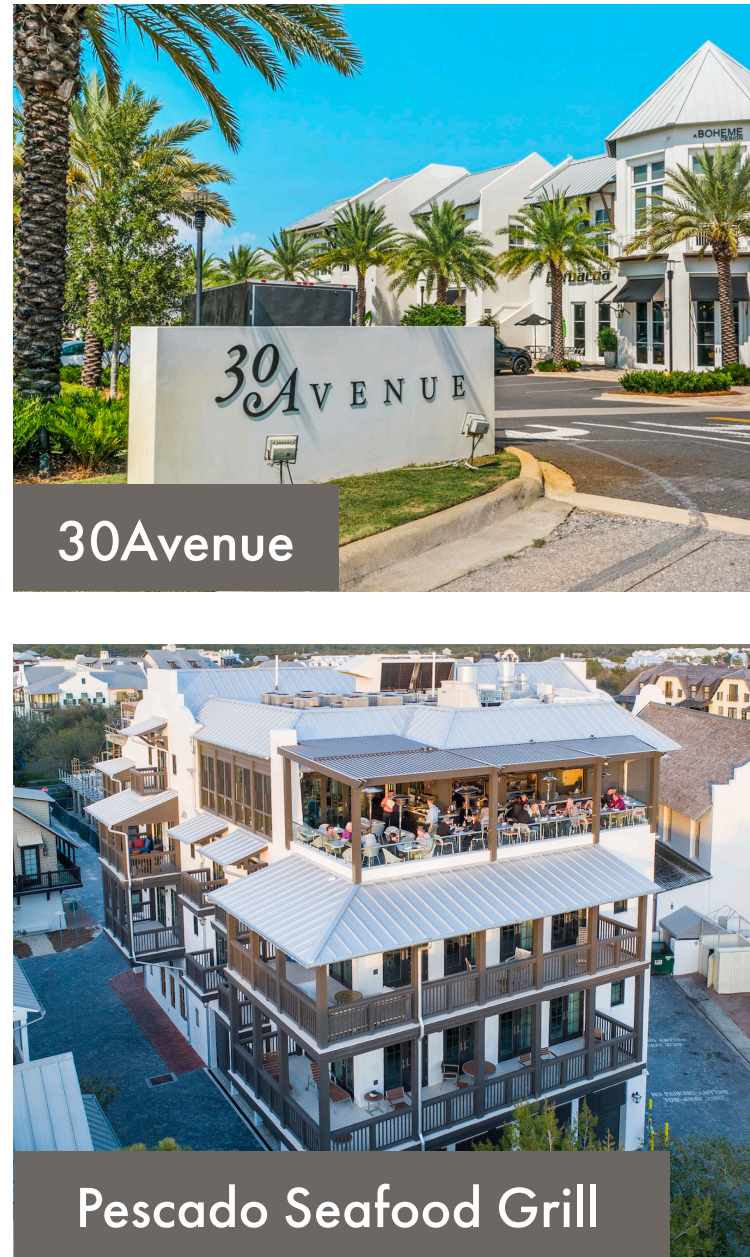
A harmonious blend of upscale living and family-friendly charm in the heart of Inlet Beach.

Experience the serene coastal haven of 30A at Nautilus Pointe, a captivating community where here luxury meets leisure, and every day brings the promise of seaside serenity. You'll never be far from entertainment in Inlet Beach, where surf, sand, shops, dining, and outdoor activities for all are plentiful.

Stepping into our homes, you'll be greeted by inviting living spaces tailored for hosting company. Choose between five distinct floor plan options offering two- and three-stories, three to six bedrooms, and private garage spaces for golf carts, bike, and beach toy storage. Designed with sunroom and patio spaces, stepping outside at Nautilus Pointe feels like a year-long stay at a resort.



Now selling from the
\$800's in Inlet Beach



A sanctuary community nestled in 30A offering unlimited opportunities for excitement.

Nautilus Pointe boasts a pristine location in the heart of bustling 30A, with incredible access to beaches, shopping, excitement, and leisure alike. Set in the coastal haven of Inlet Beach, Nautilus Pointe is just a short drive from 30A's iconic shores, including Rosemary Beach, Alys Beach, Seagrove Beach, and Seaside. Venture further and discover the iconic attractions of Destin and [Panama City Beach](#) where there's endless shopping and entertainment options for the whole family.

Never run out of dining options right outside your door; after a quick cruise on the golf cart, bike ride, or walk, you've arrived in the culinary center of Inlet Beach. Begin your day with breakfast at the celebrated [Donut Hole](#), less than a mile away. Continue your excursion with lunch at [Cowgirl Kitchen](#), a vibrant Southwestern-style spot, or [Pescado Seafood Grill](#) for pristine rooftop views and atmosphere. End your evening at Restaurant Paradis, a country-chic wine room offering innovative takes on regional seafood. The [30Avenue](#) high-end shopping center and [Rosemary Beach](#) town square have everything you need, from clothing boutiques to gift shops, tea rooms, and ice cream shops within walking distance of your home.

Venture to the thrilling Watersound development, just a short drive from Inlet Beach, and discover the one-of-a-kind destination of The Big Chill. This buzzing hangout features a variety of food and drink stands, live bands, sports viewing parties, and an open-air atmosphere that's perfect for enjoying the panhandle sunshine.

Known for its bleach-white sandy beaches and remarkably clear ocean waters, Florida's Emerald Coast is host to countless attractions that highlight its natural beauty. Hike through the stunning nature trails of [Camp Helen State Park](#), a 180-acre historical site that's perfect for swimming and fishing as well. Discover the charming beach towns of Seaside and Grayton Beach, offering countless sights to see within a short drive of your home.



Surrounding Locations

The growing community of 30A surrounding Nautilus Pointe has so much to offer - get to know everything in and around the neighborhood.

POINTS OF INTEREST

Inlet Beach Access	0.5 miles
Rosemary Beach	1.1 miles
Camp Helen State Park	1.2 mile
Northwest Florida Beaches International Airport	1.9 miles
Origins Golf Club	2.6 miles
Yolo Park	3.4 miles
Lake Powell Park	3.7 miles
Seaside	14.9 miles
Panama City	21 miles
Destin	32.2 miles





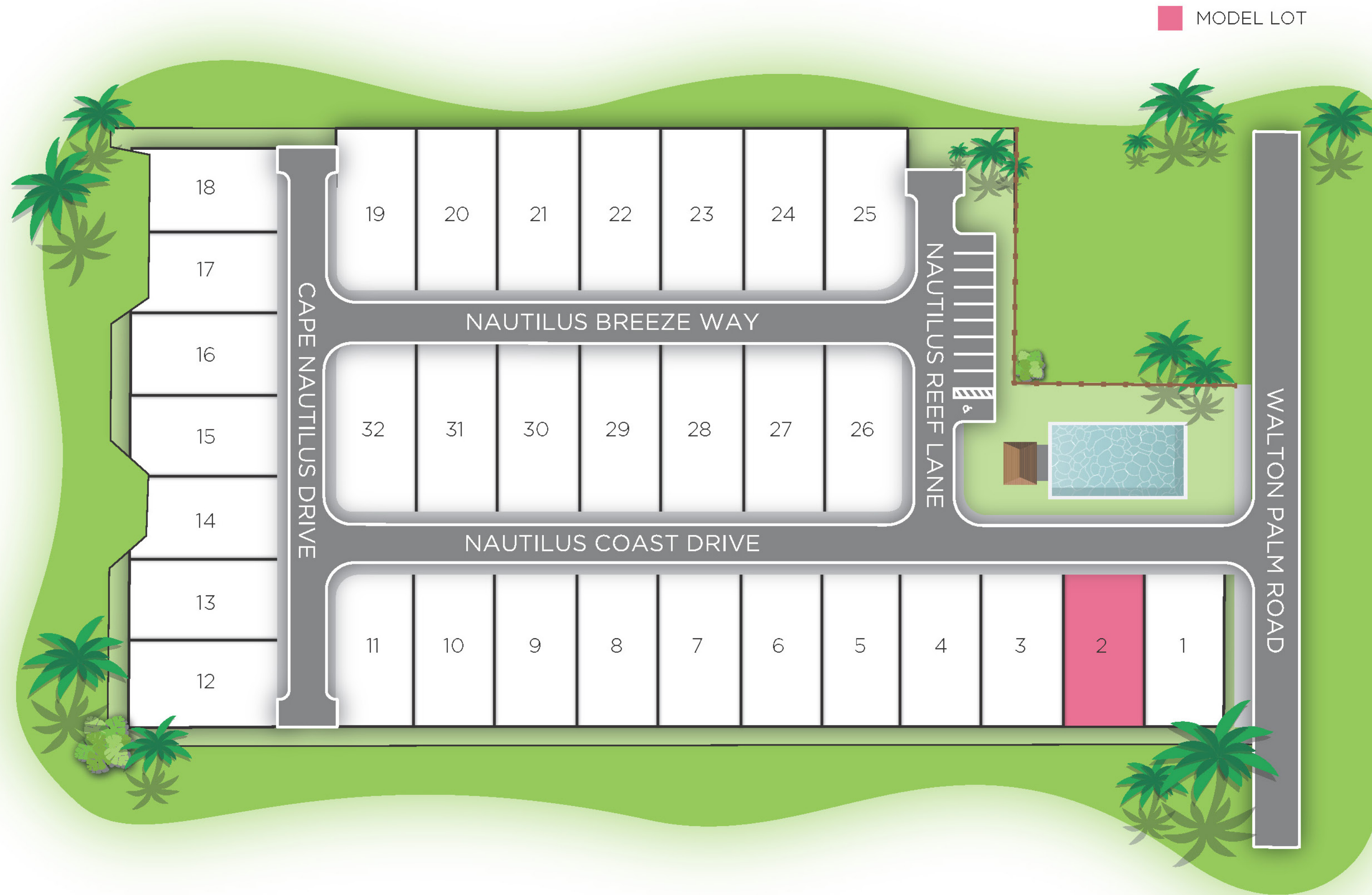
Neighborhood Attractions

Experience the best of 30A with quick access to top-notch shopping, dining, and entertainment, all within a few miles of Nautilus Pointe.

ADDITIONAL POINTS OF INTEREST
(many more points of interest not listed)

Category	Name	Distance	
Grocery and Shopping	Crossings at Inlet Beach	.6 mile	
	Market 30A	.6 mile	
	Publix	2.2 miles	
Restaurants	Donut Hole	.7 mile	
	Shades Bar & Grill	.8 mile	
	Summer Kitchen Café	1.2 miles	
	Restaurant Paradis	1.3 miles	
	Amavida Coffee and Tea	1.3 miles	
	Pescado Seafood Grill and Rooftop	1.3 miles	
	The Pearl	1.3 miles	
	Beach & Brew	1.3 miles	
	Starbucks	1.4 miles	
	Pizza by the Sea	1.5 miles	
The Citizen	1.3 miles		
Hotels	The Pearl	1.3 miles	
	Medical	Emerald Coast Urgent Care	.4 mile
		Ascension Medical Group	.8 mile
Coastal Family Practice		1.8 miles	
Schools	Dune Lakes Elementary	6.9 miles	
	Emerald Coast Middle	9.7 miles	
	South Walton High	14.3 miles	
Parks	Camp Helen State Park	1.2 miles	
	Yolo Park	3.4 miles	
	Lake Powell Park	3.7 miles	
Golf	Origins Golf Club	2.6 miles	
Other Points of Interest	Beach Access	.5 mile	
	Rosemary Beach Fitness Center and Racquet Club	1.1 mile	





Community Map

Relax around our private community pool, perfect for entertaining friends, family, and new neighbors.



Community Amenities



Community Pool

Take a quick dip, or lounge and face the sun in our private community pool area.



Public Fishing Dock

The county park at N. Walton Lakeshore Drive allows kayaking, fishing, and bird-watching.



Beach Access

Quiet Inlet Beach access, via a safe, underground pedestrian passway, is a 5-minute walk with access to miles of warm, white sand and crystal clear waters.



Design Features & Finishes

Luxurious, Family-Friendly Living

Nautilus Pointe is a captivating coastal community blending style and serenity.

Our two and three-story single-family home floor plans feature patio and porch options for seamless outdoor entertaining in any conditions. Inside, homeowners enjoy inviting modern floor plans with up to six private bedrooms, including an oversized primary retreat with a semi-frameless shower enclosure for a serene experience. 9' ceilings and luxe design finishes throughout the main floor create an open plan for hosting friends and family from the living room, dining room, and chef's kitchen. The first level features an enclosed garage, perfect for storing a golf cart and bike.

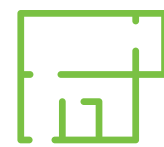
Community Key Features



3-6 bedrooms



2.5-4 baths



2,600+ SF floorplans



Garage with bike & golf cart storage



Patio



2 and 3-story homes



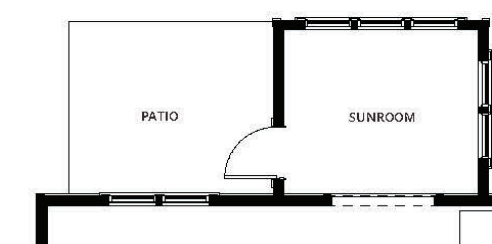
Maren



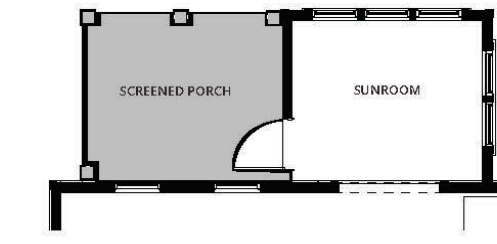
FIRST FLOOR



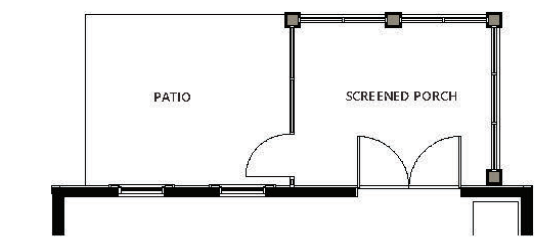
SECOND FLOOR



OPT. SUNROOM AND PATIO



OPT. SCREENED PORCH AND SUNROOM



OPT. SCREENED PORCH AND PATIO

Floor Plan



3 bedrooms



2.5 baths



1,772+ sqft



2 stories



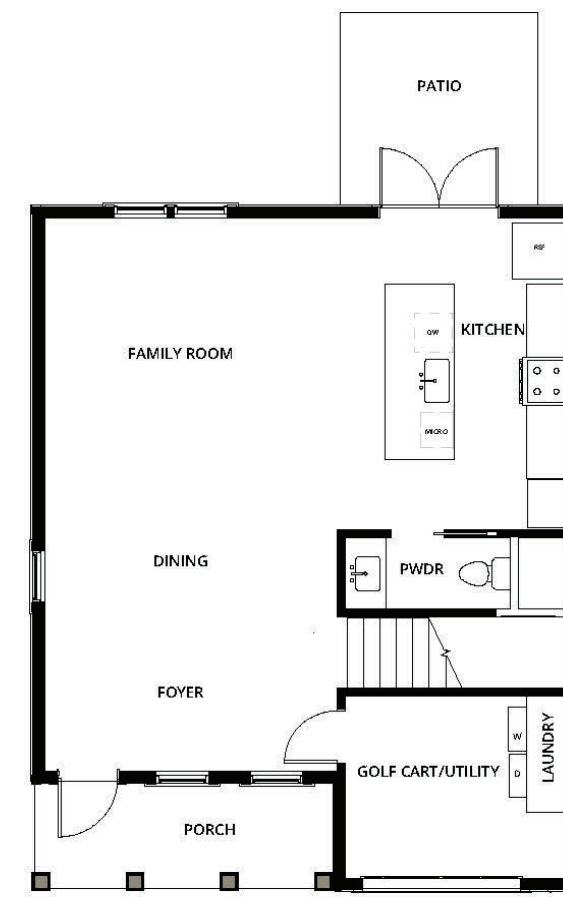
Patio



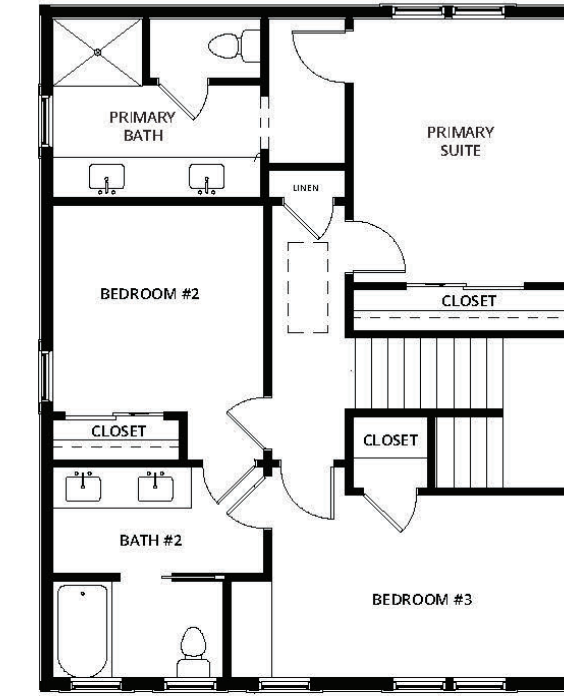
Opt. Sunroom or Screened Porch



Marino



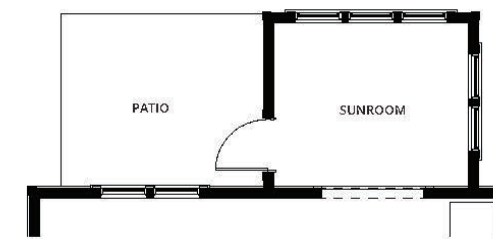
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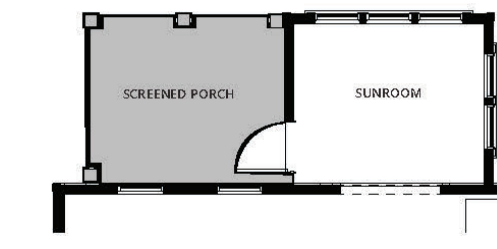
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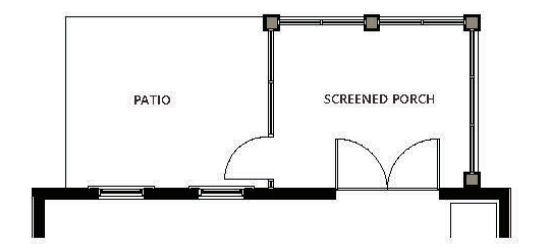
THIRD FLOOR



OPT. SUNROOM AND PATIO



OPT. SCREENED PORCH AND SUNROOM



OPT. SCREENED PORCH AND PATIO

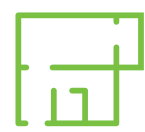
Floor Plan



4 bedrooms



3.5 baths



2,165+ sqft



3 stories



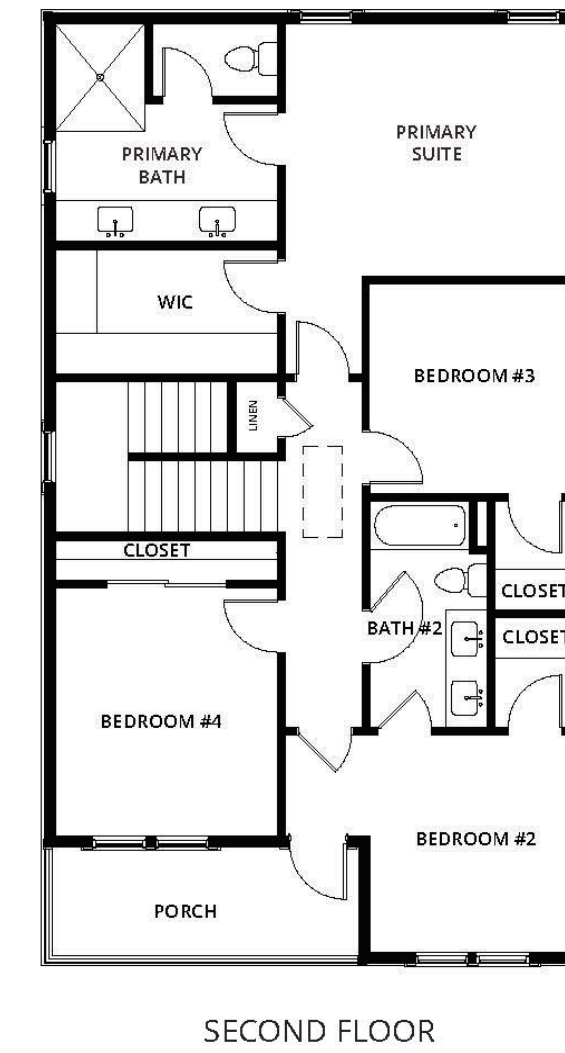
Patio



Opt. Sunroom
or Screened
Porch



Piper



Floor Plan



5 bedrooms



3 baths



2,109 sqft



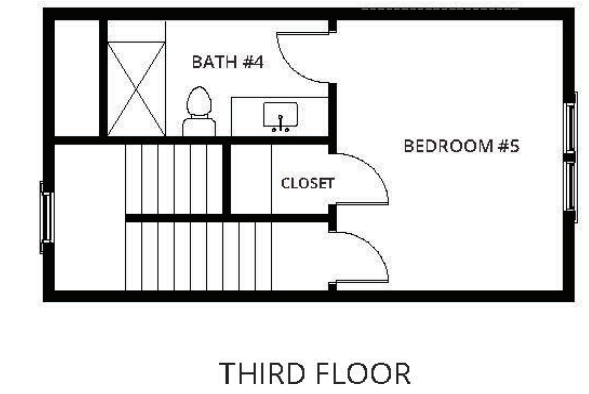
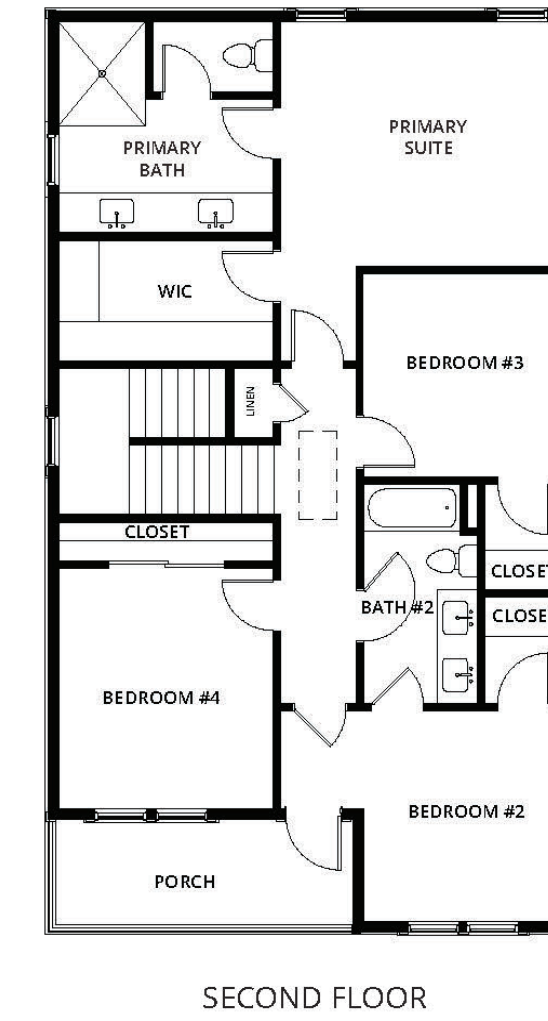
2 stories



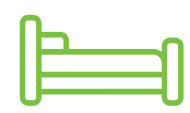
Patio



Pearl



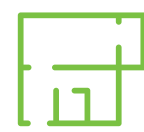
Floor Plan



6 bedrooms



3 baths



2,418 sqft



3 stories



Patio



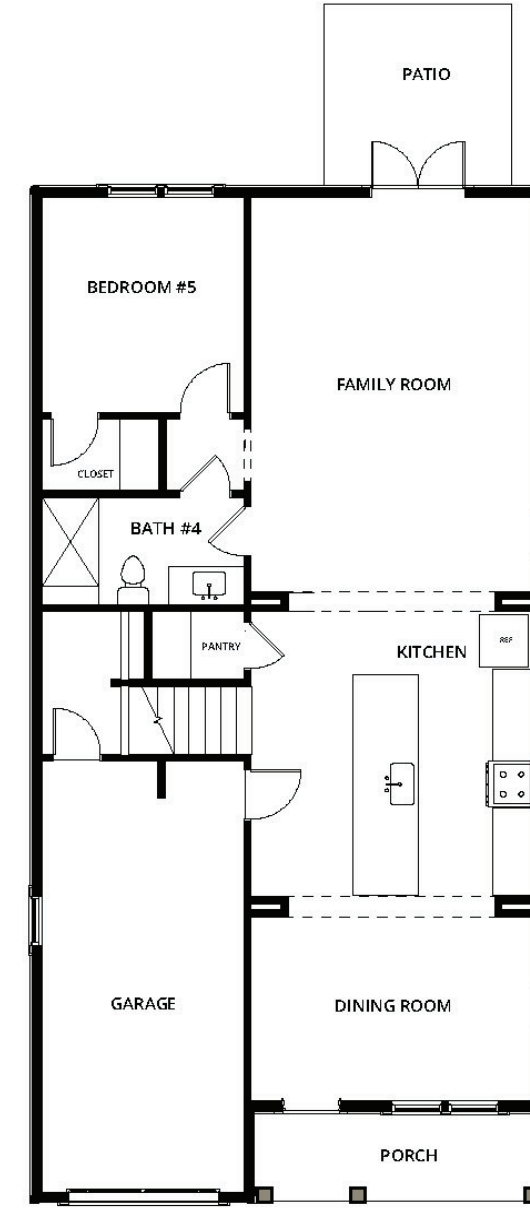
Isla



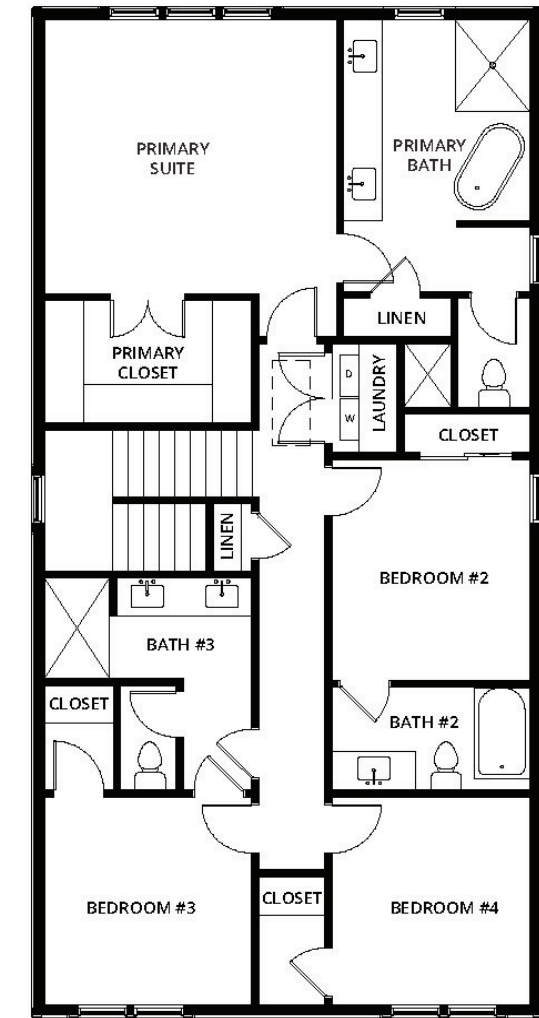
Elevation 10



Elevation 20



FIRST FLOOR



SECOND FLOOR

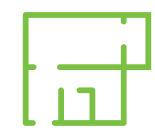
Floor Plan



5 bedrooms



4 baths



2,654 sqft



2 stories



Patio



Standard Features & Finishes

Uncompromising Exterior Quality

- Fiber cement siding and trim*
- White vinyl impact-resistant windows and front doors with glass accent*
- Garage doors with remote openers
- Exterior electrical outlets and two hose bibs (front and back)
- Secure deadbolt locks on all exterior doors, keyless deadbolt on front door
- Standing seam metal roof

Exceptional Interior Finishes

- 9' main floor and 9' upper floors
- Ceiling fans included in living room and primary suite, pre-wire and bracing for ceiling fans in all secondary bedrooms
- CAT-5e and cable outlet in family room and all bedrooms with dual USB outlet in Kitchen
- 2 panel 8' interior doors on all levels
- 1x6 base moulding on all levels and 1x4 cased window openings on all levels
- LVP flooring in all locations, excluding bathrooms and laundry
- LVP stair treads with metal balusters (where applicable)

Gourmet Kitchen

- 42" stained maple cabinetry with crown molding, soft-close drawers and doors, quartz countertops with under-mount stainless steel sink
- Kitchen Aid® stainless steel appliance package with 30" range with undercounter microwave
- 1/3 HP garbage disposal
- Moen Align stainless steel faucet

Luxury Primary Suite

- Raised height maple vanity with soft close drawers and doors
- Quartz countertop with rectangle undermount sinks, full width mirror and 8" faucet spreads
- Semi-frameless shower enclosure
- Chrome plumbing fixture
- Ceramic tile on floor, shower wall, shower floor, and shower niche*
- Spacious walk-in closet with ventilated shelving

Secondary Bathrooms

- Raised height maple vanity with soft close doors and drawers*
- Quartz vanity top with rectangle under-mount sinks and 8" Faucet Spread
- Chrome plumbing fixtures
- Ceramic tile floor
- Steel tub with ceramic tile surround

Other Features

- LED flush mount lighting
- Smoke and CO2 detectors
- Engineered roof and floor system and engineered beams and headers*
- Ceramic tile floor in laundry room
- 1 year termite bond
- Tankless water heater
- 15 SEER AC and heat pump with digital thermostats

Customer Assurance

- Construction Kick Off Meeting**
- Weekly communication with New Home Consultant and Project Manager
- Onsite blower door and duct testing for increased energy efficiency
- Customer Orientation and Final Walk-Through
- 1 year Limited Builders Warranty
- 10 year Limited Structural Warranty

*PER PLAN
**DEPENDING ON STAGE OF CONSTRUCTION
FEATURES ARE SUBJECT TO CHANGE AT ANY
TIME AND WITHOUT NOTICE.
UPDATE JANUARY 24, 2024





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Phone: 850-741-1011

Interested in learning more?

[Get in touch with our team.](#)

Our team is here to assist you on your home-buying journey. After nearly four decades of experience building new construction homes, we're confident in our ability to deliver high-quality service for our homebuyers.

Our team is committed to the Brock Built promise—to help cultivate a sense of belonging, in desirable, convenient communities, with personalized finishing touches and innovation in our materials and craftsmanship. To prove it, every home we build comes with a [one-year Limited Warranty](#) and multiple touchpoints throughout the home building process.

[SEND US A MESSAGE](#)

Be sure to follow for more.

