



## ***Ahoy Mates! Discover the treasures of Pirates Club North. . .***

Pirates Club North is designed with the atmosphere of a Caribbean village. The treasures abound, starting with the wonderful view -- each condo is lake-front on beautiful Grand Lake St. Marys.

### **Facility details.**

- Full service Otis elevator
- Each unit is designed to enhance the many lake views
- 22 Planned units
- Additional sound barrier applications (1" Gyp-Crete) and sound mats, resilient channels and insulation
- All units face south for full year-round exposure
- 4th Floor sun patio in addition to the south porch
- Sprinkler system throughout

### **Condo details.**

- 1,462 to 2,267 square feet includes covered porches
- Five unique floor plans to choose from
- Three bedrooms, two baths
- Screen porch options
- Appliance package included
- High efficiency 400 Series Andersen windows
- Gas forced air 90% efficient, central air
- Ceiling fans for summer breezes
- 50 and 70 Gallon electric water heaters
- All units have a finished garage

### **So easy...**

- Year-round landscape and maintenance services
- Expected common expenses to be \$225 monthly

### **And fun. . .**

- Private docking space for each Sailor & Cap'n alike
- Heated pool for homeowners' private use
- Private pool house
- Common area cabanas for shade and a bit of grog

### **Upgrades included for all units:**

- Cherry, hickory or maple cabinets
- Corian<sup>®</sup> islands or granite, quartz, or Corian<sup>®</sup> kitchen countertops
- Ceramic floors

### **Upgrades included for certain units:**

- Fireplace
- Whirlpool
- Custom shower
- Wood floors
- Hot tub
- Sound

*It is time to come aboard!*