



Bayside



GET TO KNOW BAYSIDE!

What amenities and memberships are offered?

Bayside is a resort style community known for its variety of amenities, including: 18-Hole Jack Nicklaus Signature Golf Course; The Health and Aquatic Club, a 19,000 sqft indoor recreation facility including an indoor pool, fitness center, hot tub, saunas, aerobics room, and juice bar café; 4 outdoor pools with kids' splash zone, 2 outdoor hot tubs, 7 tennis courts, basketball court, nature trails, community pier, and pavilion; 2 restaurants, including the outdoor, bay-front restaurant, 38 Degrees. Along with a 23,000 sqft clubhouse featuring a restaurant, banquet space, golf simulator, and indoor/outdoor bar. Bayside offers two levels of membership to cater to your lifestyle: The Sports membership and the Premier membership. Contact the Membership Director, Kellie Pitts, at kpitts@troon.com for more information.

How many homes are in the community?

Once completed, there will be approximately 1,400 homes including single-family, twin homes, and townhomes.

What type of floor plans are offered at Bayside?

Bayside offers a variety of floor plans including two-story, three-story, and twin homes that range from 2,281 to over 6,000 sq. ft. Many of these floor plans offer first floor primary suites and first floor living.

What's included in the HOA benefits & what are the fees?

Bayside's HOA fee includes lawn maintenance, common area maintenance, irrigation services including water and repairs, trash removal, pond maintenance, security, beach shuttle and snow removal on streets.

Single Family HOA = \$1,432/Quarter (\$358/month)
Twin = \$982/Quarter (\$338/month)

Required Sports Membership annual dues are \$3,234/year and a One-Time membership fee of \$7,500.

What type of heat/energy source will be in the homes?

This is a propane gas community metered into the homes individually. Propane provided by Sharp Energy.

Who are the utility companies?

Public Water - Tidewater Utilities
Electric - Delaware Electric Co-Op
Cable - Verizon
Phone - Comcast or Verizon
Sewer - Central Community Sewer System

How much are the property taxes?

Property taxes typically range from \$2,000 - \$3,500 per year . . . not per month. . . per year. Yes, we know that seems too low to be true ;). Delaware also has no sales tax and consistently ranks in the top 5 for the most tax-friendly states.

How close is the beach?

At Bayside, homeowners can take advantage of the private beach area at The Point, or utilize the daily beach shuttle to Fenwick Island State Park which is approximately 10 minutes away.

In what school district is Bayside located?

This community is in Indian River School District. The schools that service Bayside are Phillip C. Showell Elementary, Selbyville Middle School, and Indian River High School.



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Elevation A-B

The Hatteras

Beds: 3 - 5 | Baths: 2.5 - 5 |
Heated Sqft: 2,281 - 4,732 | Total Sqft: 3,216 - 5,781

**Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization and subject to ARC approval.*



FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A



HOMESITE PREMIUMS

- Twin Homes
- #768 \$5,000
- #769 \$0
- #770 \$0
- #773 \$0
- #774 \$0
- #776 \$20,000







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- Steven & Michelle



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