



Log photo by JENNIFER SCHAEFER

**SPRUNG FROM A CAMPGROUND:** The Villages of Crystal Beach are in the former location of the Destin RV Park. When complete, the development will have 119 two-and-three story homes.

# CRYSTAL BEACH'S

'OVER-THE-TOP'

# VILLAGE



## Legendary-managed community offers unheard-of amenities

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The Villages of Crystal Beach will have its grand opening this spring and a few units are available for rent or sale.

Walking down the streets in The Villages of Crystal Beach one can see how the cohesiveness of the homes' designs give it an actual village atmosphere. Homes are closely spaced together, but that seems to be part of the plan at this mostly rental

community.

The project's developer is Lagniappe Development, which is made up of partners Mike Hewitt, Scotty Lewis and Vince Gambarella. They bought the Destin RV Park, which is where the development is located, in 2003 and broke ground on The Villages in January 2006.

Three different village designs are incorporated at The Villages of Crystal Beach — Mediterranean (with concrete barrel tile roofs),



Log photo by JENNIFER SCHAEFER

**'THE POOL':** The Villages' pool area is about 35,000 square feet and will have food and beverage service. It will also be furnished with teak furniture.

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# VILLAGE

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Polynesian (with roofs which appear to be made of black slate, but are actually concrete) and Key West (with metal roofs).

currently ready to rent. "It's all coming together very fast — just in time for spring break," Hewitt said. "It will be something to see this summer."

Renters can choose from home sizes ranging from

A 119-unit rental community in the location of the former Destin RV Park is undergoing finishing touches on about half of its units. About six units are

currently ready to rent. "It's all coming together very fast — just in time for spring break," Hewitt said. "It will be something to see this summer."

Renters can choose from home sizes ranging from

## Real Estate

### Simply The Best

#### Condominiums

##### FORT WALTON BEACH

CEDARS CONDO - 2BR/1BA, Great for rental or home.....	\$109,900
FINISTERRA CONDO - Waterfront - 1BR/1BA.....	\$175,000
HERMITAGE - 2BR/2BA, perfect 2 <sup>nd</sup> home of great rental.....	REDUCED \$249,900
VENUS - Great Price - REDUCED - 1BR/1BA, short walk to the beach.....	Starting at \$265,000
VERANDA - Very nice 1BR/1BA, Gulf front.....	\$360,000
BREAKERS OF FWB - Great rental, 1BR/1.5BA.....	\$373,000
PELICAN ISLE - Beautiful 1BR/2BA.....	Starting at \$399,900
SEA OATS - Very nice 2BR/2BA, 1040 sq ft.....	\$399,900
DESTIN WEST - Gulf front - 1BR/2BA.....	\$449,000
SUMMERLIN - Small complex, beautiful, 2BR/2BA.....	Starting at \$499,000
GULF DUNES - 1BR/1.5BA, Gulf front.....	Starting at \$539,900
SUMMER PLACE - 2BR/2BA, 4th floor with bunks.....	\$599,000
WATERS EDGE - 3BR/3BA, 2 <sup>nd</sup> floor, great rental.....	REDUCED \$550,000
AZURE - Newest on Island, 3BR/3BA Sideview.....	\$514,900; 3BR/3BA Gulf front, furnished.....\$725,000
DESTIN WEST - Penthouse, What a view! 2BR/2BA with bunks.....	\$899,000
BELLA RIVA - Unit 406, Under Construction - 1977 SF, 3BR/3BA.....	\$1,649,900

#### DESTIN

LEGION DR. TOWNHOME - Great vacation & price - 2BR/2BA.....	REDUCED \$165,000
CENTURY PARK WEST - Fantastic place to live! 2BR/2BA.....	\$309,900
SUNDESTIN - 1BR/1.5BA Gulf front - 16 <sup>th</sup> floor.....	\$320,000
ELLIS RD - Beautiful townhome - 2BR/2.5BA, walk to beach.....	\$349,900
CARIBBEAN DUNES - 2BR/2BA.....	\$429,000
DOLPHIN PT - 32' Boat slip with 2BR/2BA condo. Great Buy!.....	\$625,000
ARIEL DUNES - 2BR/2BA, New Complex.....	Starting at \$429,000

#### PANAMA CITY

TIDEWATER - Under construction, to close soon! Large 1BR/2BA.....	\$250,000
SHORES OF PANAMA - Large 1BR/2BA.....	\$520,000

#### Lots & Homes

FETTING AVE - 1982 Mobile home on 67' x 87' fenced lot.....	\$79,900
GARDNER DR - Nice Starter Home - 3BR/1.5BA.....	\$170,000
CUPRESSUS LANE - Great Location - 3BR/2BA.....	\$197,000



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Lyne Carter  
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NAYARRÉ

Legendary Resorts will manage the properties from a "hospitality house" at the community's entrance.

The house will be a one-stop shop location for the rental and sales operations of The Villages of Crystal Beach, said Craul.

The developer and Legend's qualitative assets are what Craul said drew them together to form a business deal.

"Everything we do is over the top and everything Mike and his team does is over the top," he said.

Renters and residents will have access to a 35,000 square foot pool area with "the largest permitted pool in Destin," besides Big

three to six bedrooms and 1,800 to 3,000 square feet. Prices range from \$1,350 to about \$3,900 weekly depending on the number of bedrooms and time of year. The sales price ranges from \$700,000 to \$900,000.

"Renters can come with neighbors and all fit in one house," said Bruce Craul, chief operating officer of Legendary Inc. "That makes the cost per person less than at a hotel."

With a bathroom in most rooms, Craul said, it's easier for families to get ready to go out for the evening.

"With on premises maintenance, housekeeping and management it's just like a hotel," he said.

Kahunas. The pool area will have teak furniture and a bar area serving food and beverages.

The zero-entry, freeform pool has waterfalls designed with Tennessee boulders.

A renovated trolley from San Francisco will be available to take residents to the beach, which is two blocks south or to Destin Commons. The trolley will run every 30 minutes.

Renters and owners will also receive a Legendary discount card, which is good at all Legendary properties such as charter boats, restaurants and golf.

"The level of services is unique to anything in the Crystal Beach area," said Ed McMullen, executive vice president of Legendary Realty.

The amenities and talents Legendary Inc. has acquired allow for customers to have use of a private chef to cook for them in their home or at the pool area if they want, McMullen said.

Security and Legend's professional staff are another reason McMullen thinks The Villages will attract investors.

"So many people in Destin are absentee owners," he said. "The Villages of Crystal Beach has a secure, onsite management presence."

"It's a product that offers a unique campus where you can send your friends," he said.

## NOW RENTING

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