

EVERSTONE
DEVELOPMENT

SNUG HARBOR
RESIDENCES

Everstone Development by Kelner Homes

Everstone Development, based in Florida, specializes in developing high-end residential properties, hospitality ventures, and niche real estate projects. The company is dedicated to creating bespoke developments that cater to luxury and specialized markets, enhancing property value while elevating community appeal.

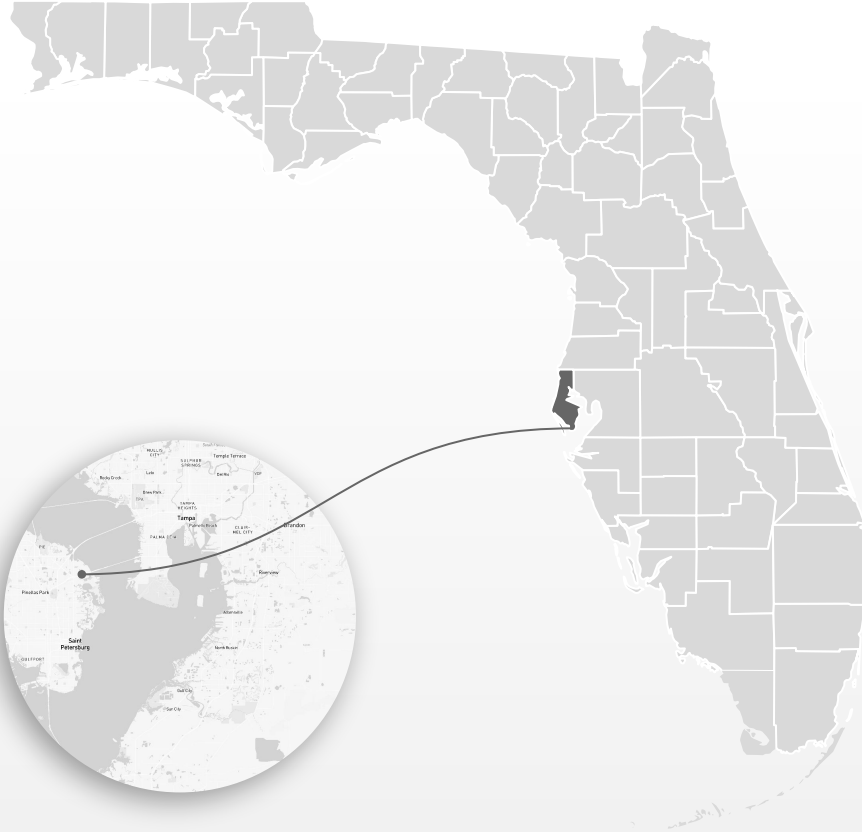


LOCATION

10692 SNUG HARBOR RD NE, ST PETE

DESCRIPTION

This exclusive development, named Snug Harbor Residence, comprises 7 luxury executive homes. Nestled adjacent to a planned marina, waterfront restaurants, and a 400+ unit development, Snug's location is unparalleled. It is located only 10 minutes away from both Downtown Tampa and Downtown St. Petersburg, and a short 25-minute drive to the famous beaches along Florida Gulf Coast.





LOT 1

10692 Snug Harbor Rd NE

DESCRIPTION

The Monaco Model boasts a generous 3,954 sq/ft space, comprising 5 bedrooms, 5 bathrooms, an office, elevator, and a 4-car garage. Its design incorporates an open floor plan, seamlessly integrating a spacious living room with a chef's kitchen and dining room. The master suite is thoughtfully designed, featuring his and her walk-in closets, double vanities, a shower, and an inviting island soaking tub. Enhancing the living experience, the main level includes an expansive 22'X13' covered lanai, providing a delightful outdoor space. Stairs that lead down to the pool and a spacious backyard area complete the appeal of this exceptional home.



3,954 sq ft



5 Beds



5 Bath



1 Pool

LOT 1 PLANS

10692 Snug Harbor Rd NE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



3,954 sq ft



5 Beds



5 Bath



3 Stories



4 Garages



1 Pool



LOT 2

10632 Snug Harbor Rd NE St.Petersburg, FL

DESCRIPTION

Experience unmatched sophistication in this 3-story Monaco model home. With 5 spacious bedrooms, 5 luxurious baths, and 3,954 square feet, this home is designed to impress. Highlights include a chef-inspired kitchen, a bright, open living area, and a serene primary suite. The 4-car garage and well-designed outdoor space make this home perfect for families or entertainers.



3,954 sq ft



5 Beds



5 Bath



1 Pool

LOT 2 PLANS

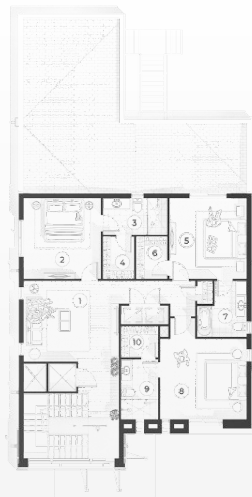
10632 Snug Harbor Rd NE St.Petersburg, FL



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



3,954 sq ft



5 Beds



5 Bath



3 Stories



4 Garages



1 Pool



LOT 3

10680 Snug Harbor Rd NE

DESCRIPTION

The San Martin model combines style and functionality in a spacious 3-story layout. Featuring 4 bedrooms, 4.5 baths, and 3,378 square feet, this home offers a well-equipped kitchen, a cozy dining area, and a relaxing living room. The 4-car garage and outdoor space are perfect for modern lifestyles.



3,378 sq ft



4 Beds



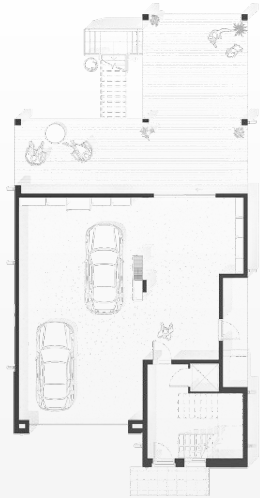
4.5 Bath



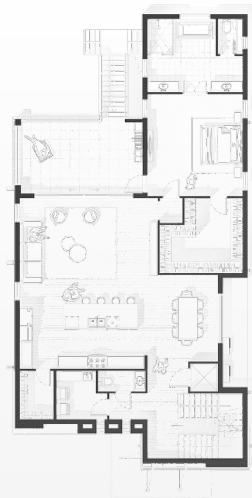
1 Pool

LOT 3 PLANS

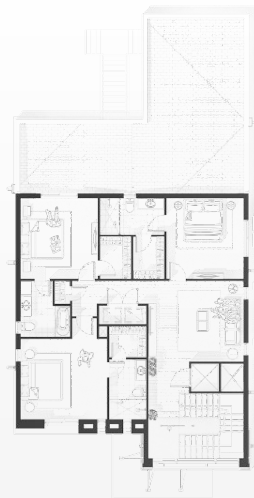
10680 Snug Harbor Rd NE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



3,378 sq ft



4 Beds



4.5 Bath



3 Stories



4 Garages



1 Pool



LOT 4

10674 Snug Harbor Rd NE

DESCRIPTION

Step into elegance with this 3-story San Martin model. With 4 bedrooms, 4.5 baths, and 3,378 square feet, it's designed for comfort and convenience. Highlights include a stylish kitchen, a sunlit living room, and a private primary suite. The 4-car garage provides ample space for vehicles and storage.



3,378 sq ft



4 Beds



4.5 Bath



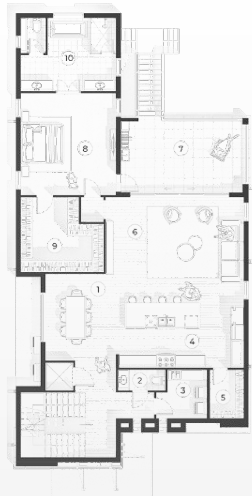
1 Pool

LOT 4 PLANS

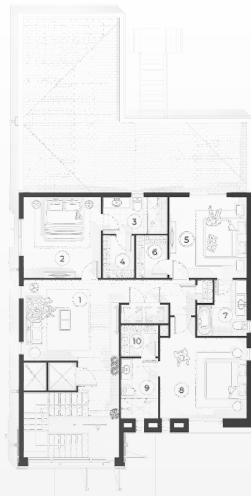
10674 Snug Harbor Rd NE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



3,378 sq ft



4 Beds



4.5 Bath



3 Stories



4 Garages



1 Pool



LOT 5

10668 Snug Harbor Rd NE

DESCRIPTION

This San Martin model offers a perfect balance of space and luxury with 4 bedrooms, 4.5 baths, and 3,378 square feet across 3 stories. The open floor plan includes a modern kitchen, a spacious family room, and a luxurious primary suite. A 4-car garage and outdoor living space complete this beautiful home.



3,378 sq ft



4 Beds



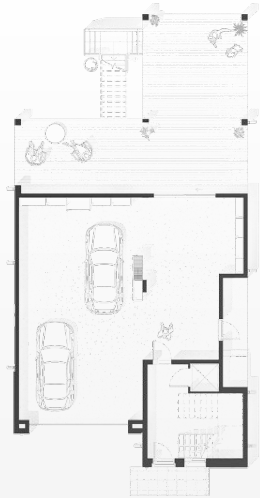
4.5 Bath



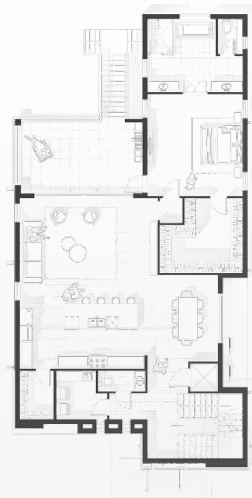
1 Pool

LOT 5 PLANS

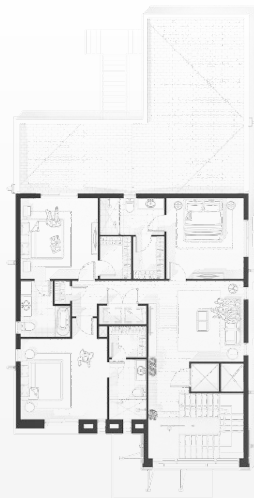
10668 Snug Harbor Rd NE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



3,378 sq ft



4 Beds



4.5 Bath



3 Stories



4 Garages



1 Pool



LOT 6

10656 Snug Harbor Rd NE St. Petersburg, FL

DESCRIPTION

Discover the charm of the 3-story San Martin model with 4 bedrooms, 4.5 baths, and 3,378 square feet. The home features a gourmet kitchen, a comfortable living area, and a peaceful primary suite. A 4-car garage and versatile outdoor space make it a great choice for any lifestyle.



3,378 sq ft



4 Beds



4.5 Bath



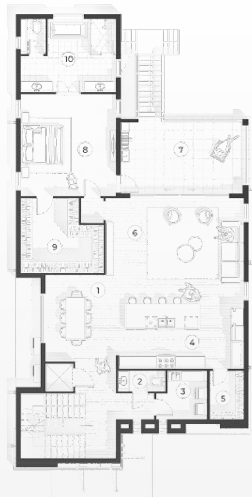
1 Pool

LOT 6 PLANS

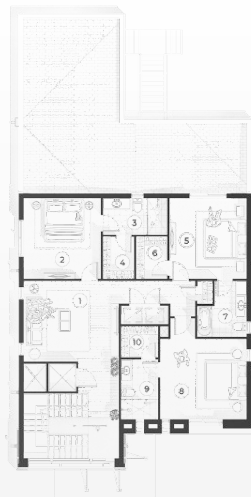
10656 Snug Harbor Rd NE St. Petersburg, FL



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



3,378 sq ft



4 Beds



4.5 Bath



3 Stories



4 Garages



1 Pool



LOT 7

10644 Snug Harbor Rd NE St. Petersburg, FL

DESCRIPTION

This 3-story San Martin model is designed for modern living with 4 bedrooms, 4.5 baths, and 3,378 square feet. It includes a sleek kitchen, a spacious living area, and a tranquil primary suite. The 4-car garage and outdoor space provide room for all your needs.



3,378 sq ft



4 Beds



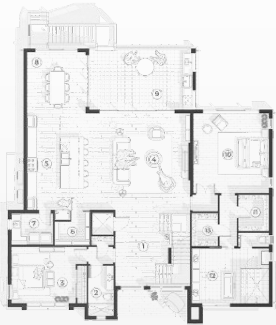
4.5 Bath



1 Pool

LOT 7 PLANS

10644 Snug Harbor Rd NE St. Petersburg, FL



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



3,378 sq ft



4 Beds



4.5 Bath



3 Stories

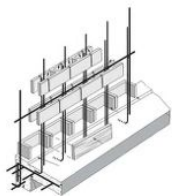


4 Garages

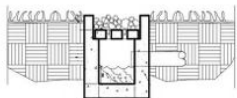


1 Pool

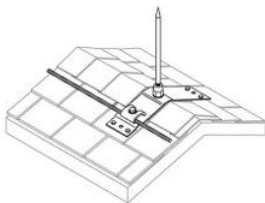
DURABLE BLOCK WALLS



EFFECTIVE DRAINAGE



LIGHTNING PROTECTION



EVERSTONE
DEVELOPMENT

HURRICANE PROOF

10692 SNUG HARBOR RD NE, ST PETE

DURABLE BLOCK WALLS

Our homes feature reinforced block walls, providing superior strength and resilience against hurricane winds and flooding. Constructed with solid concrete blocks, these walls are designed to withstand extreme pressures, making them a vital component of our hurricane-resistant design. Block walls also offer excellent thermal insulation, contributing to energy efficiency and comfort. With proper waterproofing, they help prevent water intrusion, enhancing the home's durability during severe weather.

EFFECTIVE DRAINAGE

Our innovative drainage solution is crucial for minimizing flooding risks during hurricanes and heavy storms. By directing water away from the foundation, our systems help maintain structural integrity and prevent water damage.

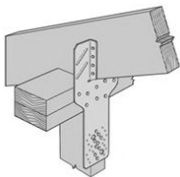
LIGHTNING PROTECTION

Advanced lightning rod system effectively redirects lightning strikes away from the structure, minimizing the risk of fire and damage during severe storms. By providing a reliable safeguard against electrical surges, our lightning rods enhance the overall resilience of our homes, ensuring peace of mind during hurricanes and other inclement weather.

HURRICANE IMPACT-RESISTANT WINDOWS



STRONGER ROOFING



FIRST FLOOR ELEVATION



EVERSTONE
DEVELOPMENT

HURRICANE PROOF

10692 SNUG HARBOR RD NE, ST PETE

HURRICANE IMPACT-RESISTANT WINDOWS

PGT's hurricane-resistant windows are engineered to endure repeated impacts and withstand hurricane-force winds, offering exceptional protection for homes and buildings. These windows provide reliable defense against potential damage, ensuring peace of mind during severe weather events. Notably, PGT windows are tested to withstand "Large Missile Impact," meeting Miami-Dade County ratings based on the ASTM E1996 standard. This rigorous test involves firing a 9-pound, 2x4 wooden stud at 50 feet per second (34 mph) to simulate the impact of a large missile.

FIRST FLOOR ELEVATION

By elevating the first floor to a height of 10 feet, we significantly enhance our homes' ability to withstand hurricanes while complying with FEMA standards. This elevation reduces the risk of flood damage, as structures built above the Base Flood Elevation (BFE) are less likely to experience flooding. Homes built 1 foot below BFE may face insurance premiums of \$2,000 to \$4,000+ per year, while those built 1 foot above BFE often enjoy premiums of \$500 to \$1,000, demonstrating savings of 50% to 75%.

Additionally, elevated homes offer increased safety during flood events, protecting utilities and personal belongings from damage. This design feature enhances airflow and drainage, crucial during severe storms, as seen with the Helena Hurricane, which caused a record surge of 7 feet 6 inches in Tampa Bay.

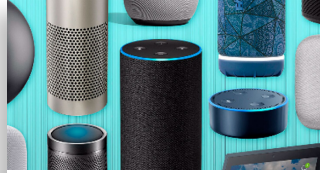
In summary, constructing above the BFE provides financial, safety, and regulatory advantages that reduce long-term risks and costs associated with flooding, making our homes a resilient choice for homeowners.

STRONGER ROOFING

Our roofs are made from high-quality, hurricane-resistant materials designed to withstand fierce storms. Engineered for high winds and heavy rain, they feature advanced elements that enhance structural integrity. A flat roof design eliminates loose elements that could be dislodged during high winds, further enhancing safety. Passing ASTM's toughest wind tests—110 mph and 150 mph—ensures reliable performance even in extreme conditions.



HOME AUTOMATION



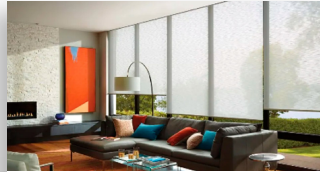
AUDIO / VIDEO



LIGHTING



HOME SECURITY & SURVEILLANCE



WINDOWS TREATMENTS



NETWORKING

SMART SOLUTIONS

HIVE

HOME AUTOMATION

Experience the power of smart home automation and effortlessly control your living from one remote or app.

AUDIO / VIDEO

Elevate your entertainment experience with Hive's unrivaled audio/video installation services, bringing cinematic immersion and crystal-clear sound to your home.

LIGHTING

Create custom ambiance inside your home with smart lighting, or highlight your home's architecture with landscape lighting.

HOME SECURITY & SURVEILLANCE

Unleash the power of music in every corner of your home with Hive's multi-room music solutions, allowing you to effortlessly stream your favorite tunes to any room, creating the perfect ambiance for every occasion.

WINDOWS TREATMENTS

Add style and convenience to your home with custom window treatments, all while saving money on your energy bills.

NETWORKING

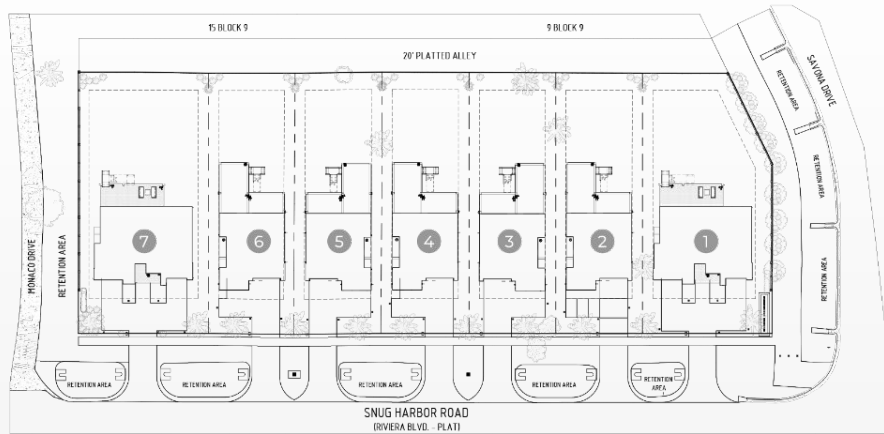
Never struggle with a spotty or weak wifi signal again. Hive can ensure that your wifi signal is strong enough to support your lifestyle.

SITE PLAN

10692 SNUG HARBOR RD NE, ST PETE

DESCRIPTION

The site plan of Snug Isles presents a refined layout of seven residences positioned for both privacy and functionality. Oriented along a quiet waterfront street, each home features clear front access and private rear entry via a plated alley. The configuration ensures optimal use of space, allowing for landscaped front areas and defined backyards. The arrangement enhances neighborhood cohesiveness while maintaining individual lot distinction, creating a well-balanced and livable residential setting.





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These visuals should not be considered as exact representations of the final product, but rather as artistic illustrations intended to convey the general appearance and design of the product.