



BEACH HOUSE

Cottage Retreat

BY ZEMAN



Models Offered

Coastal Hideaway

Seabreeze Oasis

Castaway Cabana

Seaglass Sanctuary

Beachcomber Bungalow

.... and Many More





WELCOME to *Beach House*

DISCOVER PREMIER FLORIDA LIVING

Enjoy

Our location near the Gulf of Mexico along the beautiful Sun Coast of Florida. Our resort offers easy access to world class beaches, all conveniences needed and a variety of local offerings for your enjoyment.

Explore

The white sands shores and clear waters of Indian Rocks Beach, Clearwater Beach and Honeymoon Island. Pop over to St. Pete Pier or to Tampa's Riverwalk and take a relaxing waterside stroll. For a full day of adventure experience Orlando's Magic of Disney or spend the day with mermaids at Weeki Wachee Springs!!

Play

We invite you to enjoy the parks, cultural facilities and shops that call Largo home. Uncover local favorites, connect with the finest local businesses, and locate the hidden treasures in the heart of Pinellas County.





Coming Soon!

NEW

AMENITIES CENTER

- *Resort Pool & Spa*
- *Billiard Rec. Room*
- *Fitness Center*
- *Plus so much more...*

The clubhouse will feature a lounge area, multipurpose gathering room, coffee bar, electric vehicle charger, and laundry center.

We are located 2 miles to the stunning Gulf Coastline, sprawling biking trails, abundant golf courses, top-notch entertainment, remarkable dining options, charming boutiques, and many local hidden treasures!

There's an abundance of experiences waiting to be discovered!



*Projected completion 2026





The
Barefoot Bliss

448 FT² TOTAL

382 FT² MAIN FLOOR

+ 66 FT² PATIO



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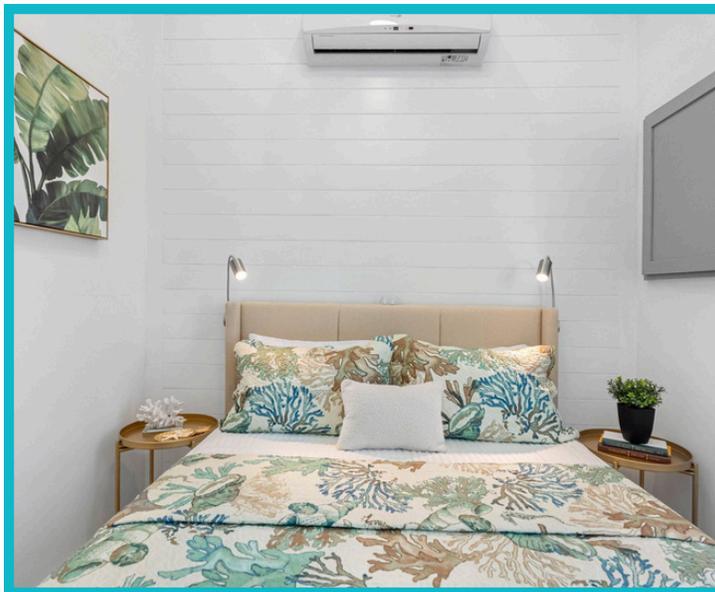
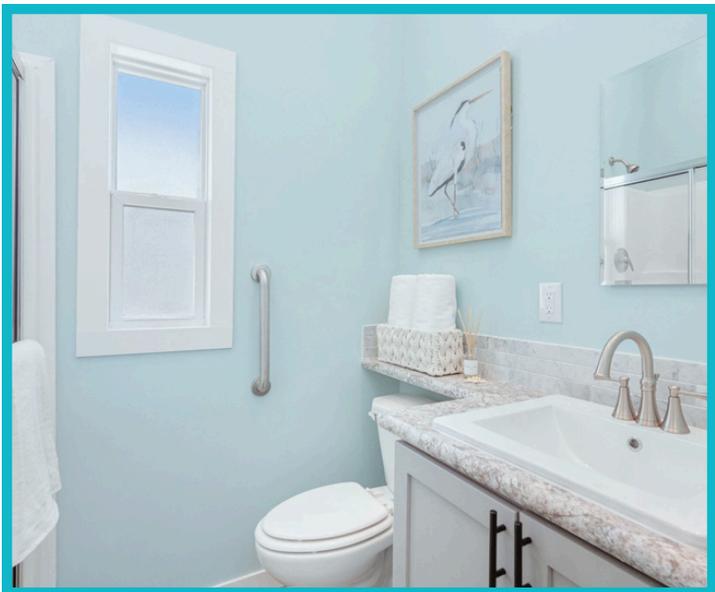
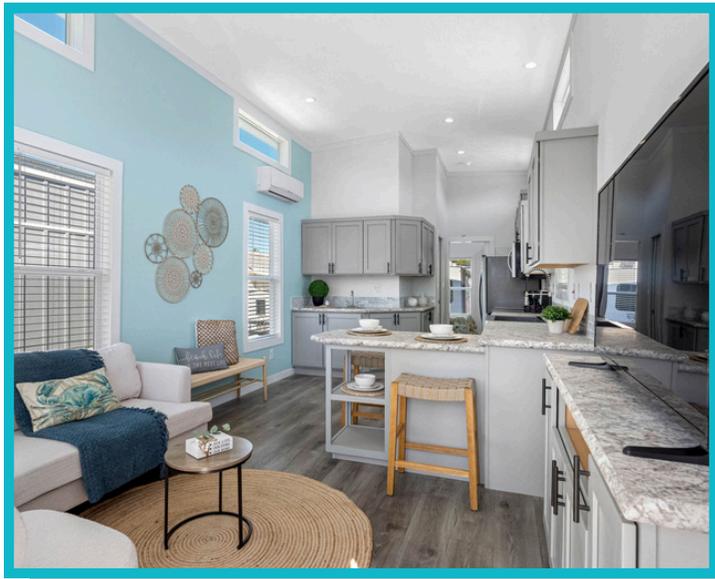
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The
Beachcomber Bungalow

504 FT² TOTAL

400 FT² MAIN FLOOR

+ 104 FT² PATIO



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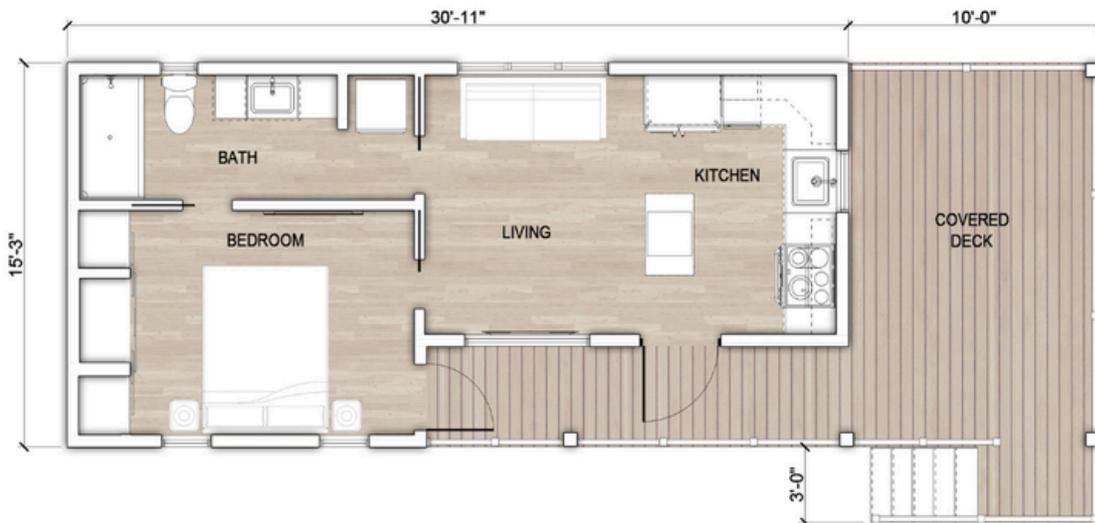


The
Castaway Cabana

584 FT² TOTAL

386 FT² MAIN FLOOR

+ 198 FT² PATIO



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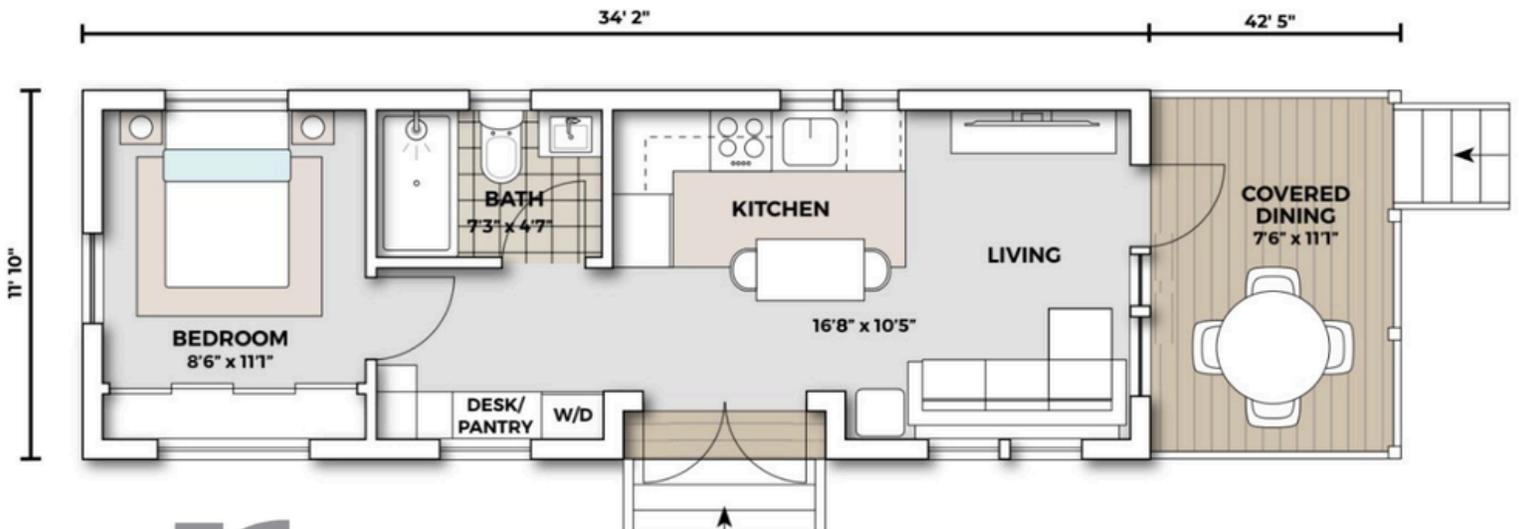


The
Coastal Hideaway

495 FT² TOTAL

399 FT² MAIN FLOOR

+ 96 FT² PATIO



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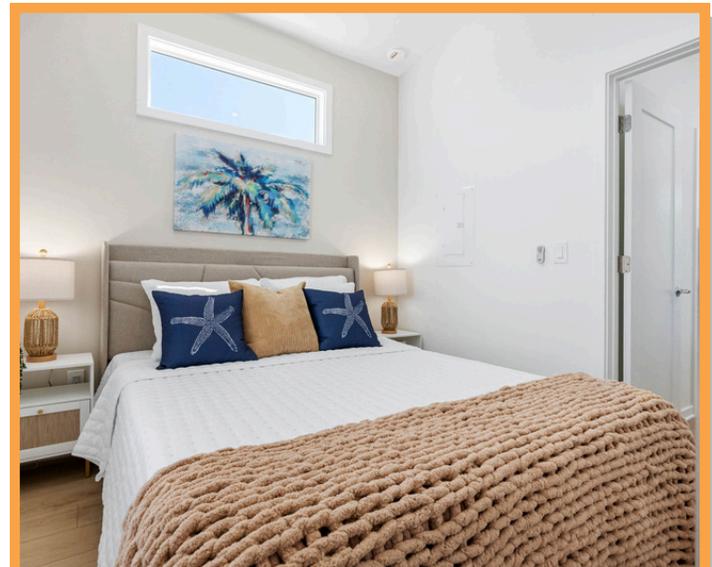
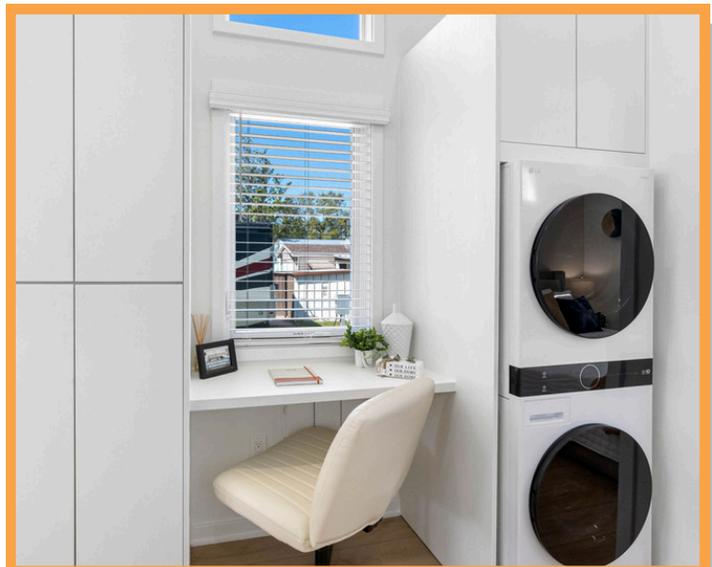
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The
Driftwood Haven

486 FT² TOTAL

395 FT² MAIN FLOOR

+ 91 FT² PATIO



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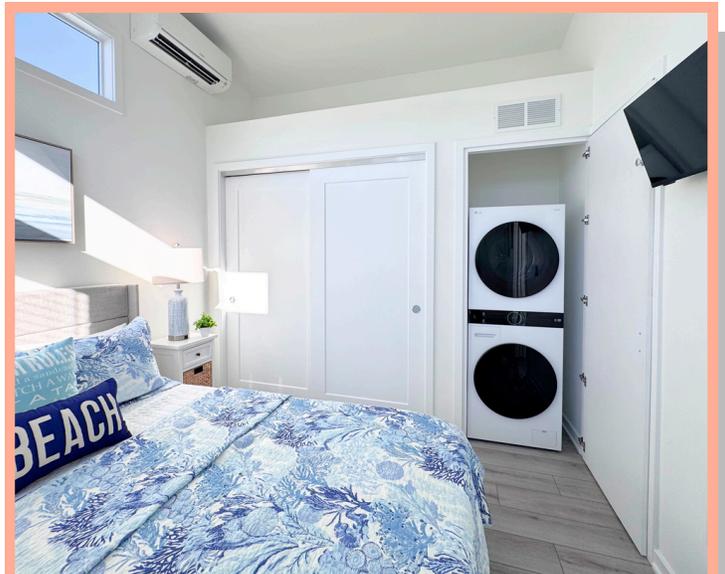
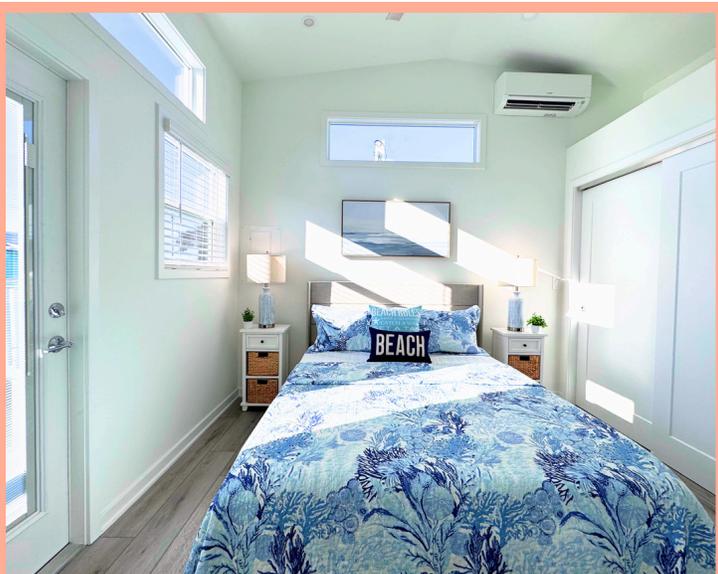
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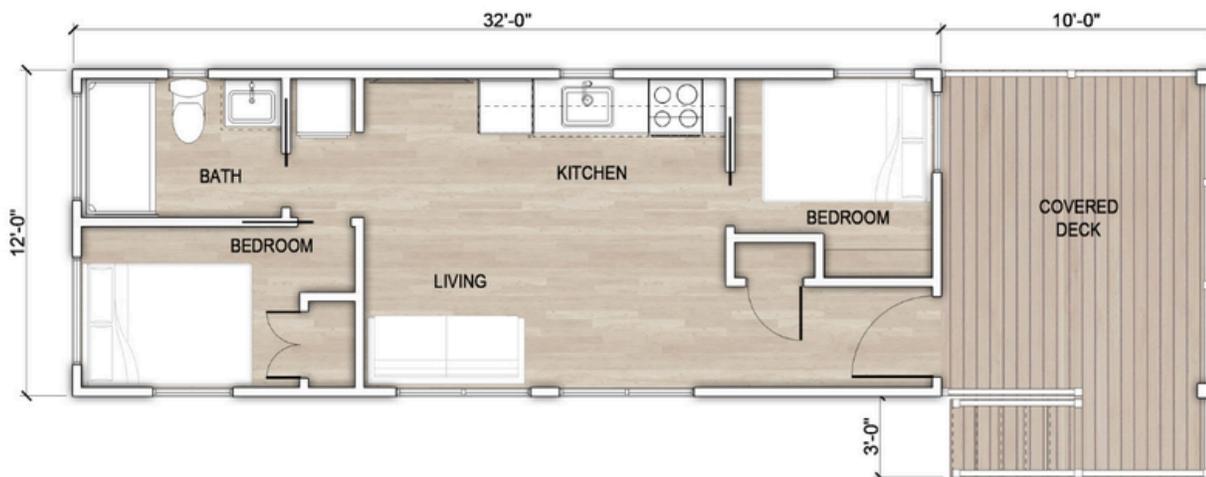


The
Double Dunes Escape

544 FT² TOTAL

394 FT² MAIN FLOOR

+ 150 FT² PATIO



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The
Nautical Nook

590 FT² TOTAL

393 FT² MAIN FLOOR

+ 197 FT² PATIO



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The
Paradise Pointe

589 FT² TOTAL

399 FT² MAIN FLOOR

+ 77 FT² PATIO + 114 FT² LOFT



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The
Pier Pleasure

497 FT² TOTAL

388 FT² MAIN FLOOR

+ 109 FT² PATIO



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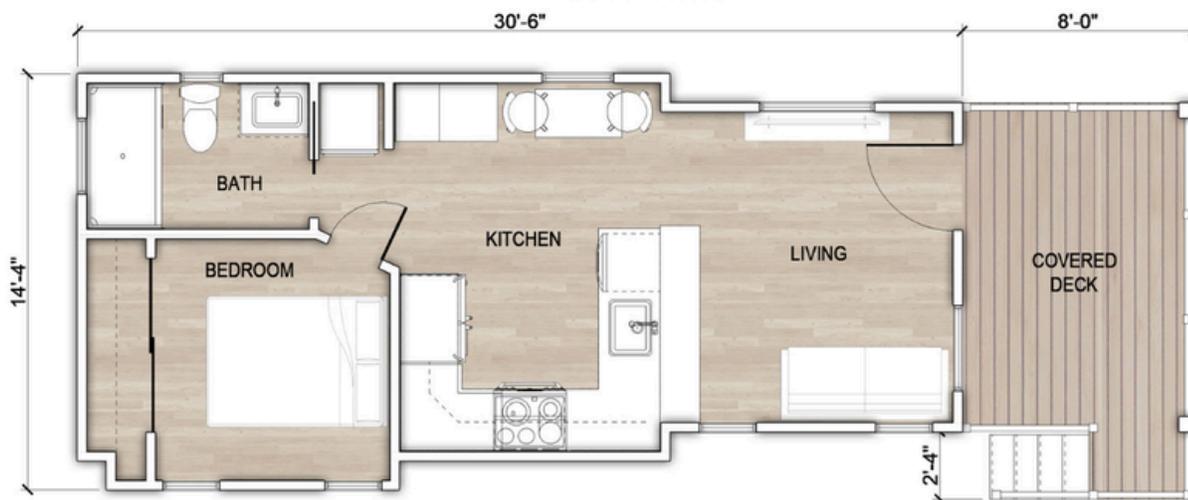


The *Seabreeze Oasis*

488 FT² TOTAL

399 FT² MAIN FLOOR

+ 89 FT² PATIO



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The

Seaglass Sanctuary

492 FT² TOTAL

399 FT² MAIN FLOOR

+ 93 FT² PATIO

29'-11 3/4"

7'-5 1/2"



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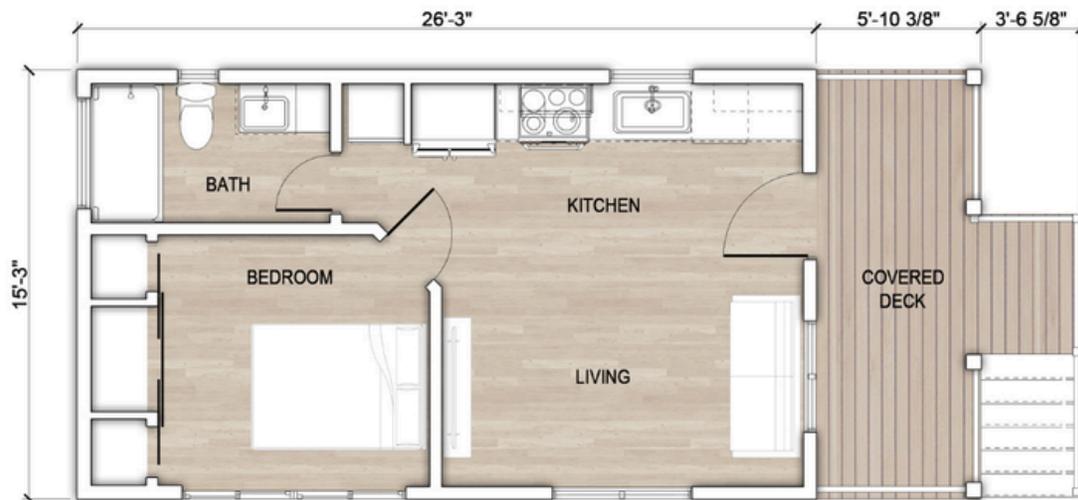


The
Seashell Delight

540 FT² TOTAL

390 FT² MAIN FLOOR

+ 150 FT² PATIO



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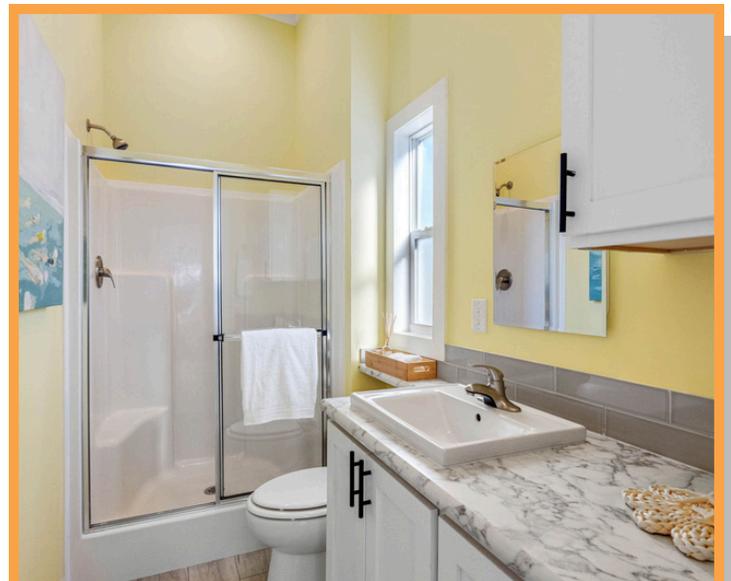
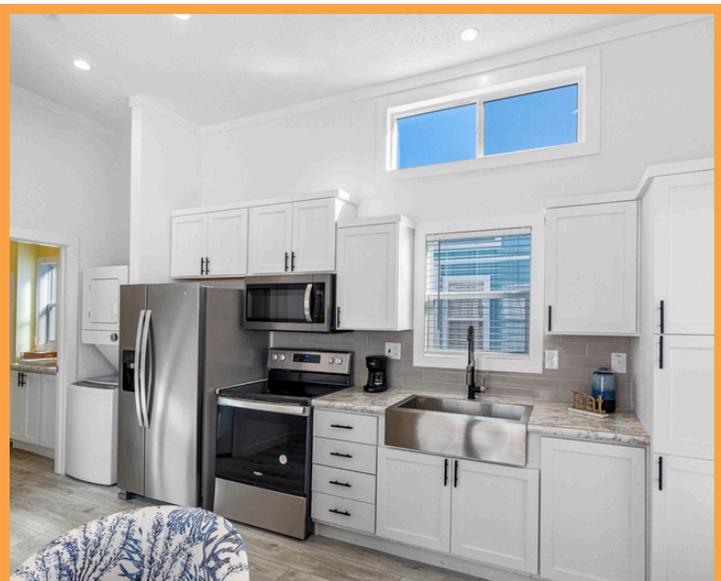
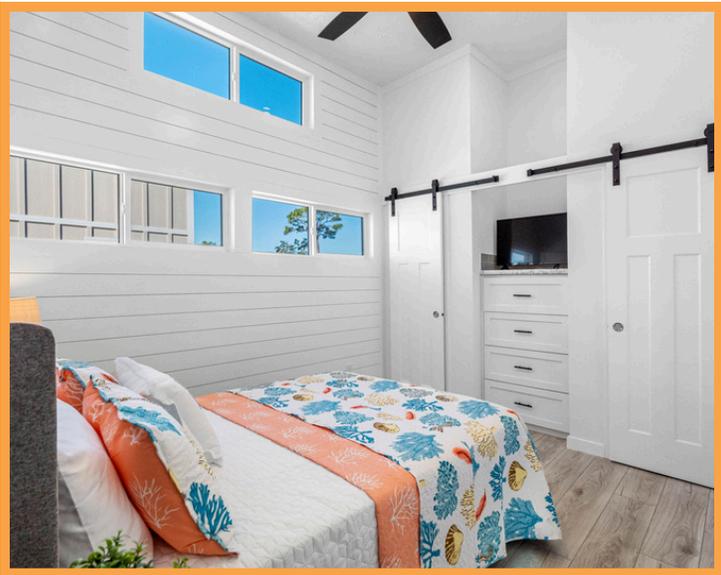
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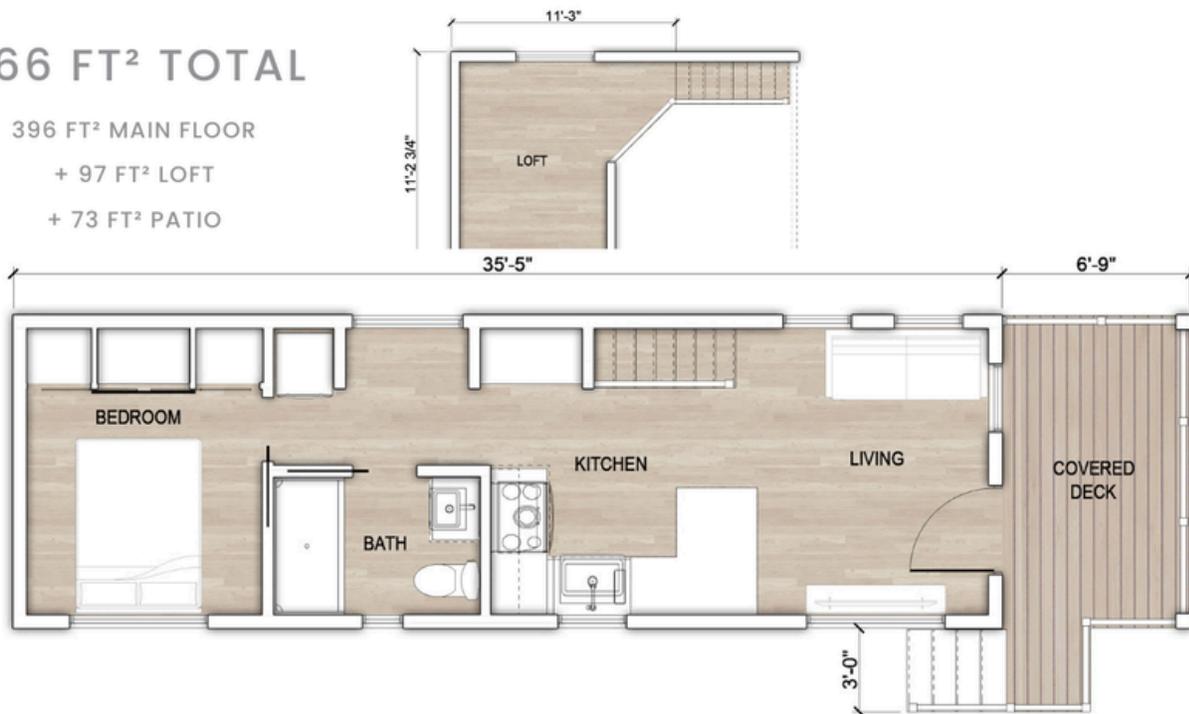
The
Seaside Serenity

566 FT² TOTAL

396 FT² MAIN FLOOR

+ 97 FT² LOFT

+ 73 FT² PATIO



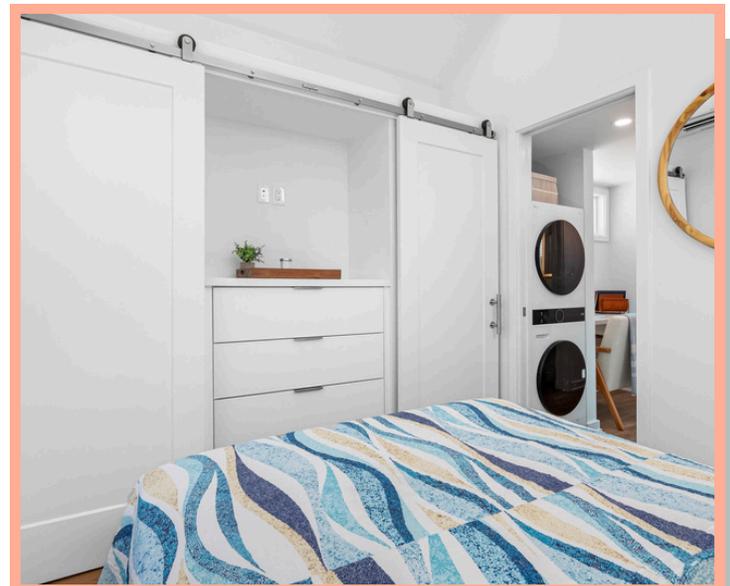
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The
Shoreline Solace

580 FT² TOTAL

400 FT² MAIN FLOOR

+ 180 FT² PATIO



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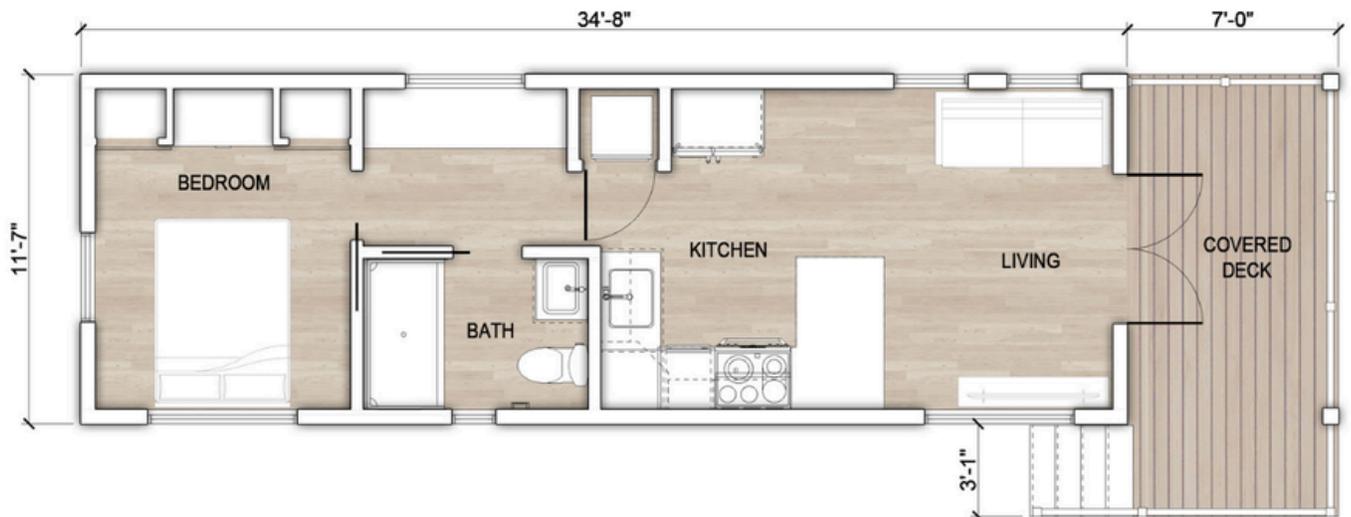


The
Tidewater Tranquility

498 FT² TOTAL

396 FT² MAIN FLOOR

+ 102 FT² PATIO



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Beach House Standard Features

Exterior Features

JELD-WEN Builders Vinyl Single Hung Windows - White
 Hardy Siding
 Trex Decking and Railings
 Zip System 7/16" OSB with Vapor Barrier
 2x4 Sidewall Studs 16" O.C.
 Metal Strapping Connecting Sidewalls to Floor
 Low-E Fiberglass Front Door
 Insulated Windows and Doors - Spray Foam
 Fiberglass Insulation: R-13

Roof

Engineered Truss System - 24" O.C.
 2x6 Gable & Eave Fascia Overhangs
 1/2" Zip System OSB Roof Sheathing
 Spray Foam Insulation
 Steel Roof

Floor System

10" Steel I-Beam Chassis Frame
 Metal Tie Down Straps
 2x6 Floor Joists 24" O.C.
 Woven Poly Underbelly
 Fiberglass Insulation: R-19
 Removable Hitch
 Advantech 23/32 in. T&G OSB Subfloor Underlayment

Electrical

Exterior GFI Weatherproof Outlet
 LED Light Fixtures
 Exterior Coach Lights
 50 Amp Electrical with Conduit for Future Underground Service
 Ceiling Fans with Light and Remote
 Smoke & CO2 Detector

Plumbing

Uponor PEX Water Line System
 Shut Off Valves on All Fixtures
 PVC Drain, Waste, and Vent Systems
 Tankless Water Heater
 Exterior Hose Bib

Interior Features

Sherwin Williams Zero VOC Paint
 COREtec Luxury Plank Flooring Throughout
 Baseboard and Window Casing Throughout
 Level 4 Drywall Finish - 1/2" Drywall
 Faux Wood Cordless 2" Blinds
 Schlage Door Hardware
 Cable Jack and CAT6 in Living Room and Bedroom
 Fire Extinguisher
 LG Stacked Ventless Washer and Dryer

Kitchen Features

Quartz Countertops
 Modern White Flat Panel Custom Cabinetry
 with Soft Close Hinges and Drawers
 Summit Refrigerator with Freezer and Ice Maker— SS
 Summit 4 Burner Smooth Top Electric Range — SS
 Summit Microwave — Stainless Steel/Black
 Summit Dishwasher - SS
 Moen Pull Down Spray Kitchen Faucet
 Stainless Steel 16 Gauge Undermount Kitchen Sink
 Full Height Tiled Backsplash - Florida Tile
 Built in Desk and Pantry (Select Models)
 Pull Out Spice Rack (Select Models)

Bathroom Features

Delta Acrylic Shower Surround Walls
 Delta Acrylic Shower Pan
 Delta Shower Door
 Moen Faucet and Shower Trim
 Quartz Countertop
 Moen Bathroom Accessories
 TOTO Drake Elongated Toilet
 White Porcelain Undermounted Sink

Heating/Cooling

Trane/Mitsubishi Split System with 2 Heads
 Cooper Lines

Certification

RVIA - ANSI 119.5
 TRA Green Certified
 Built to Florida Wind Zone 3
 Extended Warranty





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Beach House Upgrade Options



Exterior Features

- Additional Pavers
- Extended or Additional Decking
- Gutters and Downspouts
- Stone Look Skirting
- Whole Home Filtration System
- Screen-In Patios
- Hardwired Blink Doorbell
- Prefabricated Shed Options
- Walking Ramp



Interior Features

- 42" Cabinets
- Full size appliances
- Tiled Shower Walls w/ Niche
- LED Medicine Cabinet Mirror
- Cabinet above Washer/Dryer
- Cabinet above Toilet
- Storage Cabinet above closet (select models only)
- Garbage Cabinet Pull Out
- Garbage Disposal
- Dimmer Switches
- Wire Shelf Coverings
- Crown Molding
- USB outlets (1 in LR, 2 in BR)
- Full Interior Paint (2 colors)
- Acrylic Bathtub Insert
- Full Interior Staging - (separate service provided by Tampa Bay Home Staging & Design)



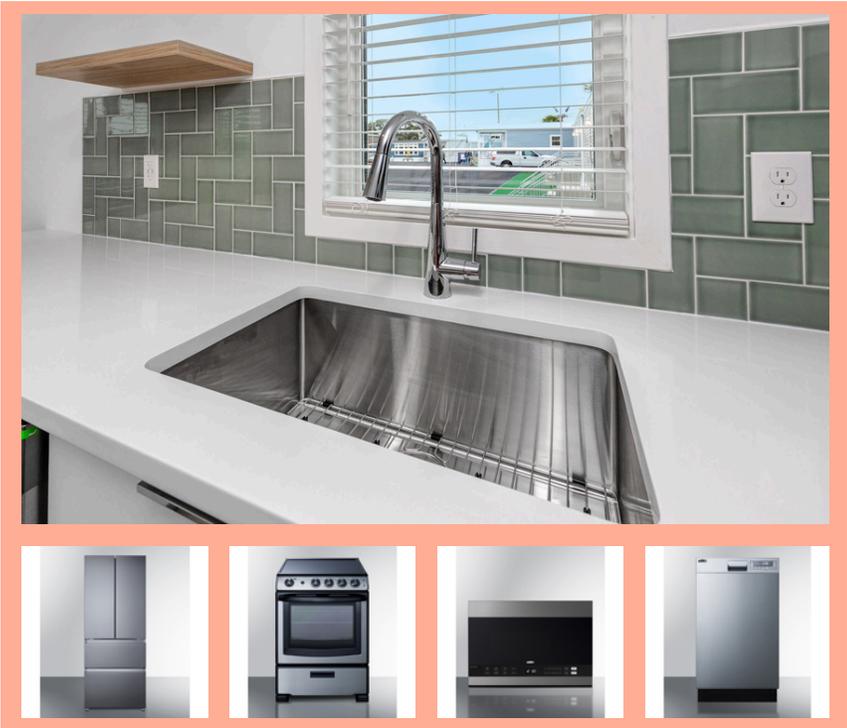
JELD-WEN WINDOWS & DOORS | Trex | floridatile | MOEN | SUMMIT | TOTO | ZIPsystem | LP SmartSide | SHERWIN WILLIAMS | COREtec the Original | DELTA | SCHLAGE



Design Features

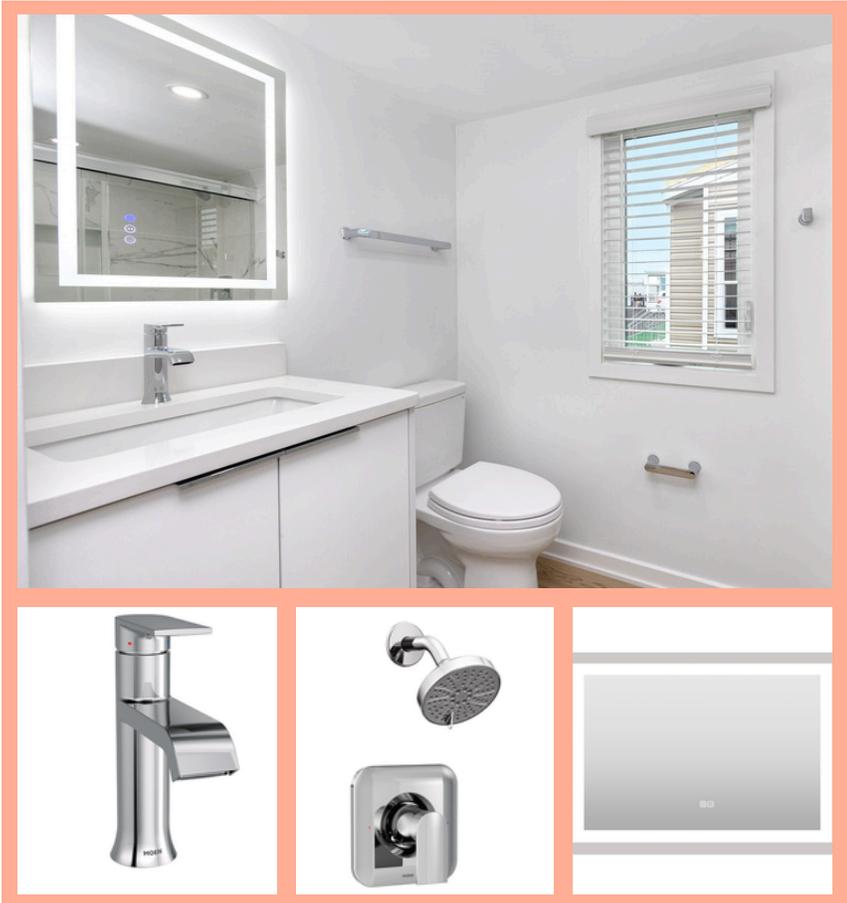
Kitchen Features

- Quartz Countertops
- Moen Faucet
- Modern Custom Cabinets
- Soft Close Drawers/Cabinets
- Summit Appliances



Bathroom Features

- Quartz Countertops
- Moen Faucet / Shower Trim
- Toto Toilet
- LED Lighted Mirror
- Delta Shower Surround
- Glass Shower Door



Design Features

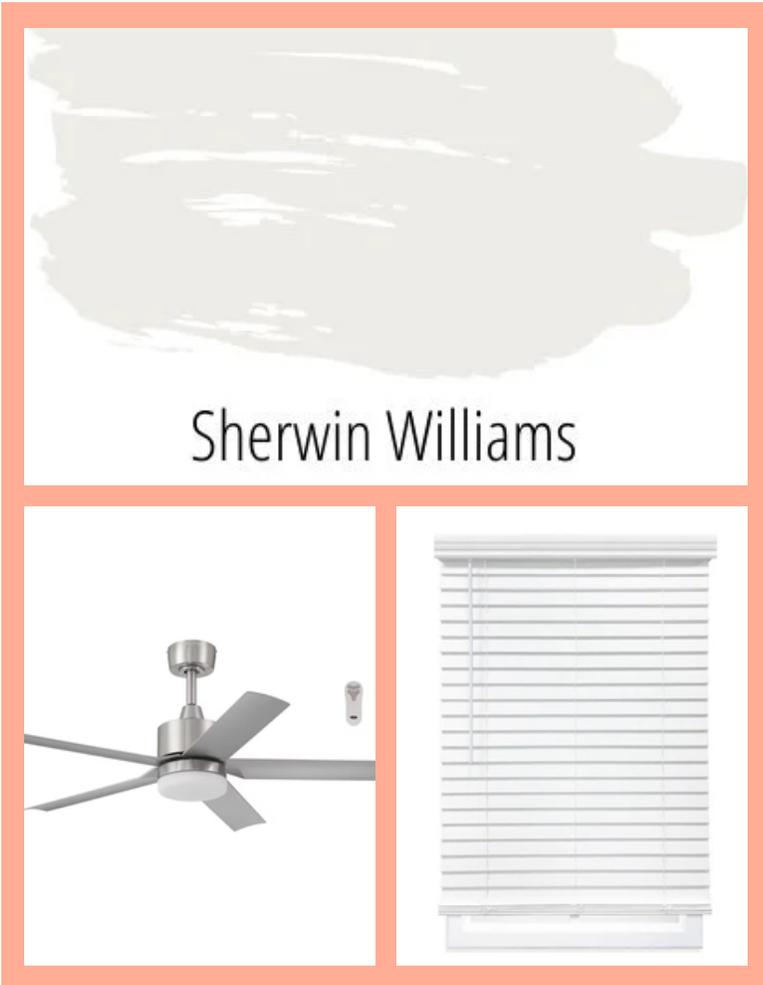
Exterior Features

- Trex Decking and Railings
- Modern Coach Lights
- Jeld-Wen Windows
- Metal Roof - Silver
- Hardy Siding



Interior Features

- 2" Faux Wood Blinds
- Ceiling Fans with Remote
- Level 4 Drywall
- Sherwin Williams Interior Paint



Design Options

Standard Quartz Options

Valley White



Valley Sand



Valley Frost



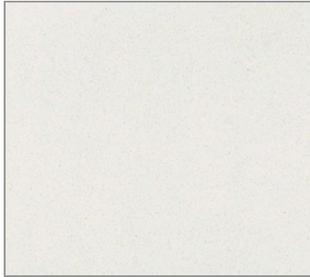
Starlet



Pure White



Beach White



Valley Stream



Standard Cabinet Options

White



Sandstone



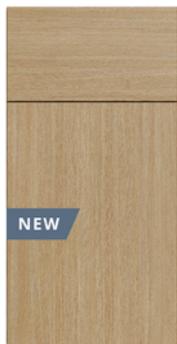
Gray



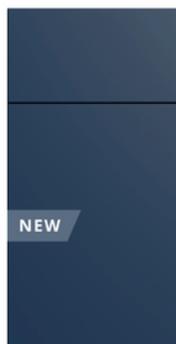
Slate



Vanguard Oak



Vessel Blue



Valley Gray



Vivid White



Verdant Green



Design Options

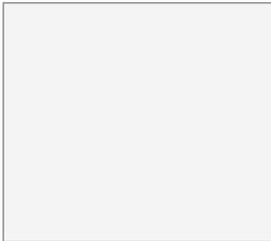
Standard Backsplash Options

3x6 or 3x12

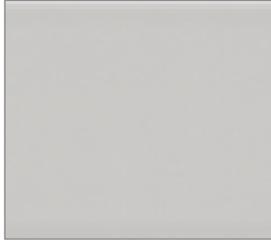
Envy Green



True White



Coy Gray



Gratitude Gray



Triumphant Taupe



Bashful Beige



Pride Blue



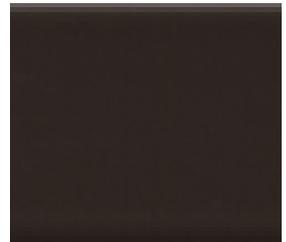
Mischievous Red



Stoic Brown

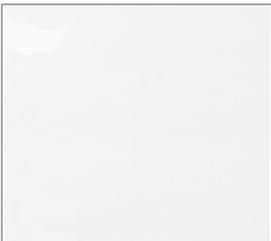


Bravado Black



5x5 or 3x12

Whistling White



Quill Grey



Natural Down



Nest Beige



Plumage Dark Pink



Birds Eye Blue



Nocturnal Navy



Perched Pink



Gliding Green



Feathered Dark Green



Design Options

Standard Flooring Options

Woodbury Maple



Deep Lake Oak



Lyric Oak



Porcester Oak



Standard Trex Decking Options

Foggy



Honey Grove



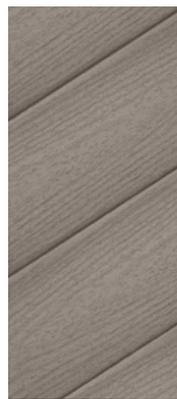
Saddle



Rocky Harbor



Tidepool



Clam Shell

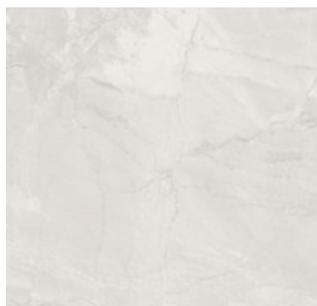


Upgraded Shower Tile Options

Precious Calacatta
Matte - 12x24



Breccia Mist
Gloss - 12x24



Emperador Beige
Gloss - 12x24



Zebrino Taupe
Gloss - 12x24



Design Options

Exterior Paint Options

Body & Door Options – Trim is SW7006 Extra White



This selection features approved Sherwin-Williams colors. Requests for colors outside of this palette will be considered a custom upgrade, subject to approval and additional costs.



Certifications, Upgrades, Warranty

Each Gulf Atlantic Park Model is built to meet and surpass ANSI 119.5 Standards. Our Park Models are certified by RVIA, TRA Green, and meets Wind Zone 3 standards, a testament to its quality and craftsmanship.

Standard customizable options, upgrade options and a variety of different models, cater to the needs of every owner.

Enjoy the confidence of a one-year manufacturer's warranty, backed by an extended warranty. Our product ensures peace of mind and assurance for your investment.

Contact us for more information. We're committed to assisting you in finding the perfect option that aligns with your lifestyle and preferences.

Products and options are subject to change based on availability



Gulf Atlantic Cottages, LLC
3001 N. 36th Street
Tampa, FL 33605
813-494-6101





Building the Difference

At Gulf Atlantic Cottages, we're dedicated to crafting park model homes that redefine comfort and style. As a new and visionary company in the industry, we offer a fresh take on park model living.

Our focus on quality craftsmanship and materials, sustainability, and customer satisfaction is setting new standards.

In our pursuit of excellence, sustainability is not an afterthought but a cornerstone of our design philosophy. Our Green Built Park Model RVs are a testament to this commitment. By integrating eco-friendly technologies and practices, we're not only reducing our environmental footprint but also offering you a home that contributes to a healthier planet.

Our dedication doesn't end with the completion of your home. At Gulf Atlantic Cottages, we prioritize customer satisfaction above all else. Our team is here to support you every step of the way.

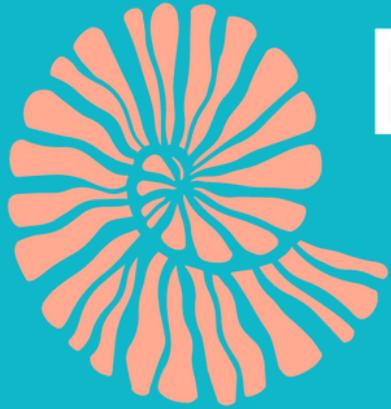
Welcome to Gulf Atlantic Cottages, where visionary design meets a legacy of excellence.

Products and options are subject to change based on availability



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