

# Marsh Harbor

## Frequently Asked Questions

### GENERAL NEIGHBORHOOD

#### **Where is the entrance to Marsh Harbor?**

The Marsh Harbor Clubhouse is located at 105 Marsh View Haven Dr., Ponte Vedra Beach, FL 32081. View the location by clicking [HERE](#).

#### **Does Marsh Harbor have secured access?**

Yes, Marsh Harbor features a secured, gated entry with a modern access control system that allows for convenient guest entry.

#### **Is there a neighborhood amenity or a centralized park area?**

Yes, the neighborhood includes a family-friendly swimming pool, a neighborhood dock along the Intracoastal for enjoying the water, and a fun playground for the kids.

#### **Is the neighborhood golf cart friendly?**

Yes, the Marsh Harbor neighborhood is both golf cart and electric-vehicle friendly.

#### **What are the Homeowners Association Fees for Marsh Harbor?**

For the year 2025, the HOA fees are \$641.99 paid quarterly, totaling \$2,567.96 a year. There is also a one-time capital contribution fee of \$3,851.94, which is due at closing.

#### **What is the school zoning for Marsh Harbor students?**

Marsh Harbor students are in the St. Johns County School District. Marsh Harbor students are currently zoned for Ocean Palms Elementary School (K-5th), Alice B. Landrum Middle School (6th-8th) and Ponte Vedra High School (9th-12th). All school zonings are subject to change by the St. Johns County School District.

#### **What internet providers serve the neighborhood?**

AT&T (1-855-975-0078) and Xfinity/Comcast (1-800-934-6489). For specific service needs, please contact the provider directly.

#### **What is the zip code for Marsh Harbor?**

The neighborhood is located in Ponte Vedra, Florida and the zip/postal code is 32081.

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## **Can I build a private dock on my waterfront homesite?**

Waterfront homesite owners have the ability to apply for an individual dock permit through the proper regulatory authorities.

## **Is Marsh Harbor part of Nocatee?**

Marsh Harbor is not a part of Nocatee and is not part of Nocatee's Community Development District.

## **PRE-QUALIFICATION**

### **Is pre-qualification required to submit an Offer?**

Yes. All buyers that submit an **Offer** will be required to provide either a Pre-Approval letter from a reputable lender (for those financing their purchase) or a Funds Verification Letter (for those planning to pay cash). The Pre-Approval Letter must be dated within the last 90 days. Buyers must be pre-approved for at least **\$3.75 million**.

### **What is a pre-qualification Letter?**

A pre-qualification Letter is a letter from a reputable lender stating that you qualify for the necessary financing for the homesite and home. The letter must be written on the lender's letterhead and include the contact information for the lender's representative, your name, and the amount that you will be qualified to finance.

### **What is a Verification of Funds Letter?**

A Verification of Funds Letter is a letter from a reputable bank, brokerage house or investment management firm stating your ability to pay cash for the homesite and home. The letter must be written on the institution's letterhead and include the contact information of their representative, your name, and a verification that funds necessary to purchase the homesite and home are available. Buyers must receive funds verification for at least \$3.75 million.

### **What banking institutions are experienced in providing Pre-Approval Letters and financing for custom homes?**

While Pre-Approval Letters by any reputable lender will be considered, [click here](#) for a list of lenders experienced in financing the purchase of homesites and the construction of custom homes.

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## HOMESITE SALES PROCESS

### **Am I able to meet with a sales agent to answer questions and tour the homesites?**

The Waterfront Homesite Specialist will be conducting tours for prospective buyers. The number of available appointments may be limited, and will be scheduled on a first-come-first-served basis. Please contact Kristan Malin at 904-530-2750 to schedule an appointment.

## HOMESITE CONTRACT TERMS

### **Will a deposit be required, and will it be refundable?**

A \$50,000 binder deposit is due within 1 day of an executed contract. The deposit is fully refundable during the “Inspection Period”, which will be forty-five (45) days after signing. After that time, the deposit will be non-refundable and will be credited at closing.

### **What information will be made available to me for inspection?**

The homesite site plan, the recorded plat and approved engineering plans, and the neighborhood's Covenant and Restrictions will be available on the website.

### **When will I be able to close on a purchase of a homesite?**

Upon signing a contract, a forty-five (45) day inspection period will begin. Closing will occur fifteen (15) days after the expiration of the inspection period.

### **Can I re-sell my homesite before starting construction on a home?**

Buyers will be asked to represent that they intend to build a home on the homesite and that it is not being purchased as an investment. Accordingly, the deed of the homesite will prohibit selling the homesite for 30 months after closing unless the buyer has first commenced construction of a home on the homesite.

### **Can I assign my contract to another buyer?**

Agreements for the purchase of a homesite will not be assignable.

## NEW HOME CONSTRUCTION

### **Will I be able to select my own builder?**

Yes, but all builders must be approved by the Architectural Review Board. A list of pre-approved builders can be found [HERE](#).

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## **Will there be architectural requirements for my custom home?**

The architectural vision for Marsh Harbor is designed to create a community with timeless character. This will be achieved by incorporating a variety of classic and regional 'Coastal Living' styles, enhanced by authentic architectural details and high-quality materials. **The Marsh Harbor ARB Guidelines can be found [HERE](#).**

## **Is there a minimum size for the homes in Marsh Harbor?**

Homes must be a minimum of 3,500 square feet.

## **Is the neighborhood subject to Covenants and Restrictions?**

Yes, covenants establish procedures for architectural approvals and construction, and general neighborhood restrictions. For example, fencing, screen enclosures and swimming pools are allowed so long as they comply with the Architectural Review Board standards, but the covenants also include other provisions such as a prohibition on basketball courts, trampolines, and vehicles parking in the street overnight. There will also be a restriction on the ability to rent a home. **See Covenants and Restrictions [HERE](#).**

## **What building materials are approved for construction?**

The ARB permits both concrete block and wood frame construction with approved exterior finishes including stucco, stone, and fiber-cement lap siding.

## **Who should I contact for information or assistance with soil borings?**

We recommend working with our trusted partner, **ECS Florida, LLC**, for all soil boring inquiries and services once you are under contract.

**Primary Contact:** Chris Egan

**Phone:** (904) 880-0960

**Website:** [ecslimited.com](http://ecslimited.com)