

Location & Development

Where is Sandpiper Villas located?

- Shorecrest Circle in The Shores, West Bay. You can find a detailed map in our brochure.

Who is developing Sandpiper Villas?

- Heritage Holdings Ltd. has developed exclusive projects such as Diamond's Edge Development, a luxurious waterfront community near Laliq Point and Salt Air Townhomes, located in The Shores. These projects reflect Heritage Holdings' dedication to creating high-quality residential properties, offering both upscale waterfront living and spacious townhomes in prime locations.

Who is building Sandpiper Villas?

- SureBuilt Construction Ltd. has built a strong reputation by delivering residential projects like Plymouth Clipper Bay, Shorecrest Villas, Shorecrest Circle and Sunset Point.

How do Heritage Holdings and SureBuilt Construction work together?

- Heritage Holdings Ltd. and SureBuilt Construction Ltd. are owned by the Burke brothers, continuing the legacy of their father, Mr. John Burke, who founded Invicta Construction. The Shores, where they still live and maintain today, was first developed by their father in 1988.
- Heritage Holdings handles property development, while SureBuilt manages construction. Together, they uphold the family's high standards across all projects, including Salt Air Townhomes and Sandpiper Villas, both located in The Shores. This partnership reflects their ongoing commitment to the community and their father's vision.

Property Details & Features

How many villas are available in Phase 1 and Phase 2 of Sandpiper Villas?

- Phases 1 and 2 have two duplexes, providing four villas in each phase.

What are the bedroom details?

- Each duplex offers two floor plans, Lantana and Allamanda, featuring 4 bedrooms and 4.5 bathrooms.

What are the dimensions of the pool and deck?

- Phase 1:
 - Deck area: 745 sq ft
 - Covered outdoor area: 304 sq ft
 - Pool: 21 feet (length) x 10 feet (width), with a shallow end of 3 feet and a deep end of 5 feet
- Phase 2:
 - Deck area: 519 sq ft
 - Covered outdoor area: 295 sq ft
 - Pool: 21 feet (length) x 10 feet (width), with a shallow end of 3 feet and a deep end of 5 feet

What is the ceiling height throughout the villas?

- Living room: 10 feet above unfinished floor level.
- Kitchen: 9 feet 4 inches above unfinished floor level.
- Bedrooms: Tray ceiling heights of 10 feet and 9 feet 4 inches.

How elevated is the property above sea level?

- The garage is 7 feet 6 inches above sea level, while the ground floor is 8 feet above sea level. (All measurements refer to unfinished floor levels.)

What outdoor features does each villa include?

- Private fenced-in yards for added privacy and security.
- Surrounded by designated LPP (Land for Public Purposes) areas, preserving the natural beauty and tranquillity of the community.
- Adjacent to a sanctuary of wildlife, offering peaceful lake views and opportunities to observe local flora and fauna.
- French drain system in Phase 1, designed for effective water drainage.
- Sustainable development approach, fostering a tranquil environment where residents can enjoy outdoor living and connection with nature.

What landscaping does the property include?

- The villas have fully landscaped gardens featuring a mix of natural grass, synthetic turf, and gravel, with an enclosed fence area for privacy.

What are the hurricane specifications?

- All windows and external doors are Miami Dade Hurricane-rated.

Parking & Amenities

How many parking spaces are available?

- Phase 1 (Villas 1–4):
 - Each villa has 3 driveway parking spaces and a single-car garage.
- Phase 2:
 - Villas 5 and 6: 4 driveway parking spaces and a single-car garage each.
 - Villa 7: 3 driveway parking spaces and a single-car garage.
 - Villa 8: 2 driveway parking spaces and a single-car garage.

What community amenities are available at Sandpiper Villas?

- Residents can enjoy pickleball and tennis courts within The Shores, accessible with a membership. The Shores is full of lush landscaped areas with walking paths ideal for cycling, running, or leisurely strolls. Additionally, Sandpiper Villas is a short distance from Barkers Beach and other attractions in West Bay.

Is boat parking or storage available?

- Yes, optional boat parking and storage are available. Please contact our team for more details on availability and costs.

Security & Community Rules

What security measures are in place at Sandpiper Villas?

- Sandpiper Villas is located in The Shores, a private gated community with 24/7 security at the entrance gate.

Is there a homeowners association, and what are its fees?

- Sandpiper Villas Phases 1 and 2 will be separate stratified communities with shared property management and garbage collection. Residents will also be members of The Shores Homeowners Association (SHOA), with access to SHOA amenities.

Are pets allowed in the community?

- Yes, pets are allowed at Sandpiper Villas.

Is there a rental policy at Sandpiper Villas?

- Short-term rentals are not permitted. Long-term rentals, defined as 90 days or more, are allowed per the community by-laws.

Energy Efficiency & Customisation

Are there energy-saving appliances included?

- Yes, all villas come with energy-efficient BOSCH appliances and Samsung washer and dryers.

What is the warranty on the appliances?

- We provide a 12-month warranty for all appliances.

What are the sustainable and energy-efficient features included?

- The villas have propane appliances, energy-saving linear AC grills and an EV charging outlet in the garage.

Can early buyers customise any specifications?

- Early buyers can choose from two design packages, allowing for personalised touches. Limited additional customisation options potentially available upon request.

Costs & Fees

What are the Strata fees?

- This information will be confirmed soon.

What is the insurance cost?

- Insurance costs are included in the Strata fees. However, at the time of purchase, buyers will be assessed their portion of the first year's insurance fees, in addition to one month's strata fees. The insurance cost is based on the current insurance rate and the development's valuation.

Nearby Facilities

How close is the nearest hospital?

- Health City Camana Bay Clinic: 14-minute drive

Where can I shop for groceries or essentials?

- Foster's Supermarket: 8-minute drive
- Camana Bay: 14-minute drive

What nearby attractions or activities are there?

- Barkers National Park: 8-minute drive
- Boggy Sands Beach: 9-minute drive
- Seven Mile Beach: 11-minute drive

Disclaimer

All features, specifications, and amenities are subject to change at the developer's discretion. Images and descriptions are for illustrative purposes only. Please contact our sales team for the latest information.