

stones throw cottages

ST. SIMONS ISLAND, GEORGIA



St. Simons Island

St. Simons Island, one of Georgia's renowned Golden Isles, is known for its world famous beaches, golfing, fishing, and entertainment. Settled over 4000 years ago by Native American fisherman, this tiny island gem burst with natural beauty and rich history. Much of the area remains untouched, leaving miles of sandy beaches, marshes, and woodlands peppered with historical sites and old ruins to explore.

In the early 20th century, the area was developed into a resort area for some of America's wealthiest. Modern day St. Simons remains a favorite getaway spot for many. St Simons has something for everyone— quaint shops and world class restaurants, lazy beach living, or sports and recreation, it's all here on the Georgia coast.

For More Information Contact Adam Swann
ATLAS REAL ESTATE ADVISORS, LLC

Office: 706-534-0385

Cell:: 706-614-1977

adam@atlasrealestateadvisors.com

www.stonesthrowcottages.net

Island Info

- Voted America's #1 Favorite Romantic Town as well as America's #1 Favorite Beach town by Travel + Leisure Magazine
- To Charleston, SC, 3 hours
- To Savannah, GA, 1 hour and 15 mins
- To Jacksonville Beach, FL, 1 hour and 30 mins
- Nearest international airport, Jacksonville (JAX) 68 miles
- To Atlanta, GA, 4 hours and 30 mins

Island History

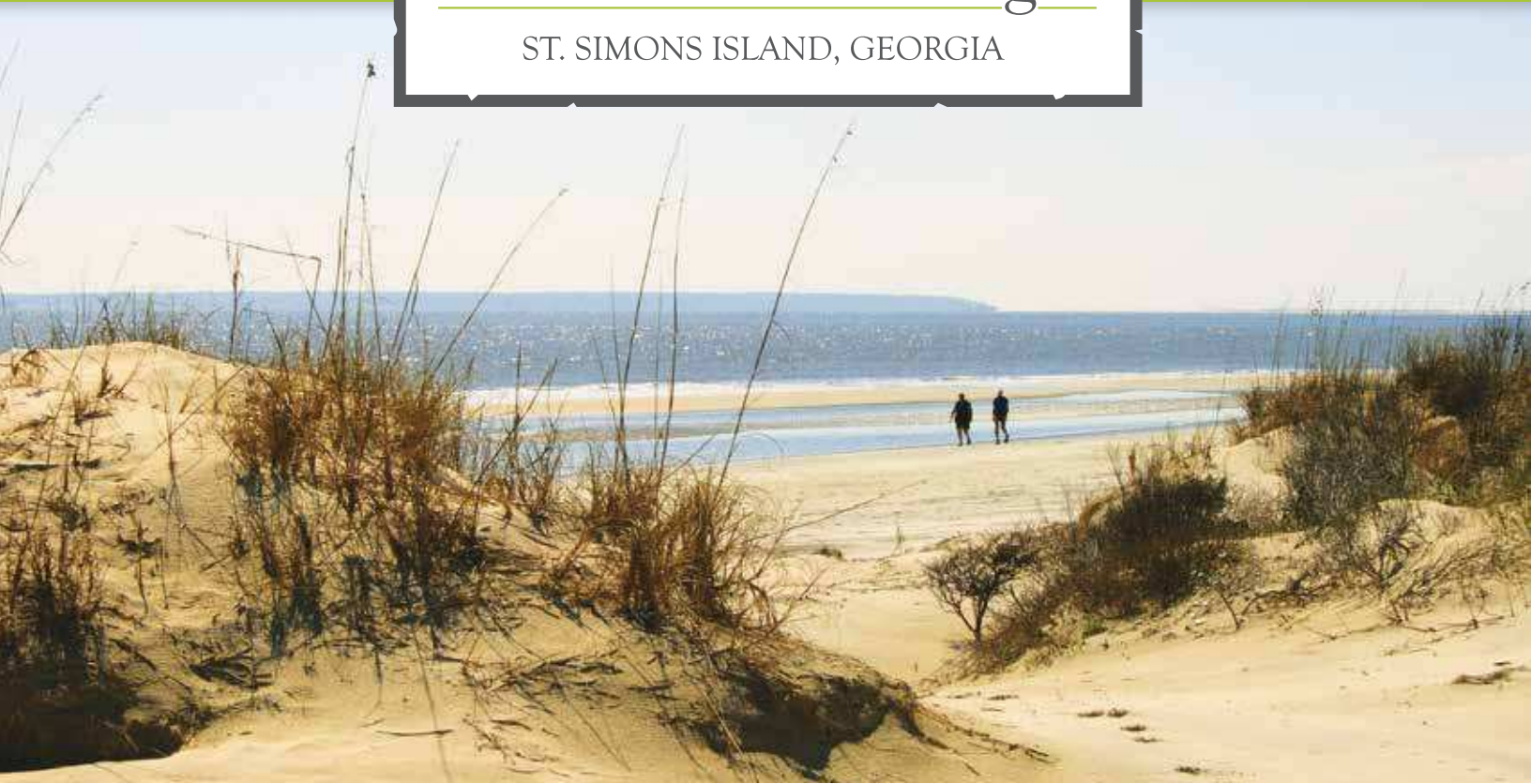
Once cultivated by English colonist for rice and cotton, the area boost a unique cultural flavor thanks to the Gullah community, descendants of the local African Slaves, that has thrived here for centuries, and still live in the area today.

stones throw cottages

ST. SIMONS ISLAND, GEORGIA

stones throw cottages

ST. SIMONS ISLAND, GEORGIA



An Island Investment Opportunity

Stones Throw Cottages, nestled near the beach in St. Simons Island, isn't only a great place for a weekend getaway or year round home, it can be a great investment opportunity as well. Whether potential renters are looking for the perfect Georgia Florida game day location, or a spring break family vacation, Stones Throw has the location and amenities that will appeal to all. Property management is handled by Real Escapes Properties, whose tag line is "You already have a friend on the Island" and every staff member strives to make that statement true for each and every client, customer and guest.

- Year round occupancy rates between 50 and 80%
- Low commission rates
- Local property management to handle all rentals, including payment, cleaning, site security, and advertising to potential renters
- Regular site maintenance checks
- Close proximity Charleston, St. Augustine, and Jacksonville

For More information please contact Jan
Real Escapes Property Management

Toll Free: 800-634-1667 Office: 912-634-1667

Rental Info

Stones Throw Cottages, 2 BR

Dates	Daily	Weekly	Monthly
Nov. 2 - Dec. 31	\$200	\$1000	\$2500
March 1 - May 22	\$220	\$1100	\$2750
May 23 - Sept 1	\$265	\$1325	Call
Sept. 2 - Oct. 29	\$220	\$1100	\$2750
GA/FL Weekend	\$265	n/a	n/a
Jan. 1 - Feb. 28	\$200	\$1000	\$2500

Stones Throw Cottage, 3BR

Dates	Daily	Weekly	Monthly
Nov. 2 - Dec. 31	\$275	\$1375	\$3425
March 1 - May 22	\$305	\$1525	\$3750
May 23 - Sept 1	\$365	\$1825	Call
Sept. 2 - Oct. 29	\$305	\$1525	\$3750
GA/FL Weekend	\$365	n/a	n/a
Jan. 1 - Feb. 28	\$275	\$1375	\$3425

stones throw cottages

ST. SIMONS ISLAND, GEORGIA

stones throw cottages

ST. SIMONS ISLAND, GEORGIA



Builder Bio

TerraCap, LLC is proud to announce that we are partnering with Ed Mecchella as our Saint Simons Island contractor for Stone's Throw Cottages. Ed has over 25 years experience on Saint Simons Island building cottages in the traditional island cottage style. He has branded himself as the "Authentic Island Cottage Builder." Ed takes great pride in meeting clients needs during the entire construction process.

Stone's Throw Cottages will feature standard finishes that are typical for Ed Mecchella's cottages. These include hardwood flooring with different color options, granite countertops throughout the kitchen and bathrooms, custom made cabinetry, stainless steel appliances, and 9' ceilings on the main level.

For More Information Contact Adam Swann
ATLAS REAL ESTATE ADVISORS, LLC

Office: 706-534-0385

Cell:: 706-614-1977

adam@atlasrealestateadvisors.com

www.stonesthrowcottages.net

Standard Features

- Hardwood and tile flooring
- Frigidaire Gallery Collection Stainless Steel Appliances
- Custom Cabinetry — Shaker style doors

Upgrade options

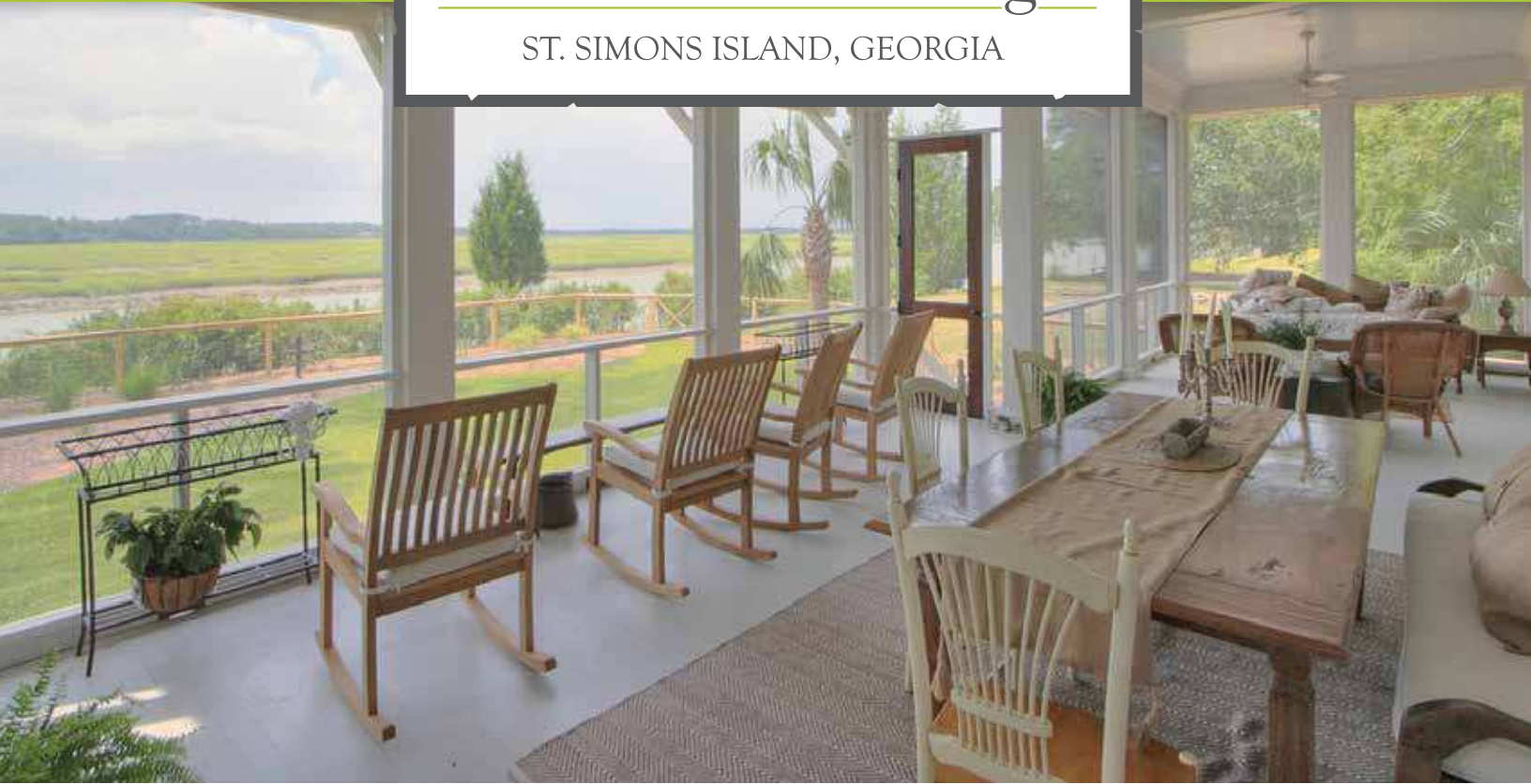
- Interior Trim package: shiplap on walls of main, tongue and groove v-joint ceilings, 8' interior doors, and crown molding in the master.
- Appliance package upgrade: Kitchenaid professional package.
- Outdoor/indoor plunge pool package
- Heating and Air Upgrade: enclosed top of stairway with a zoned HVAC system and 10 year vs 3 year warranty

stones throw cottages

ST. SIMONS ISLAND, GEORGIA

stones throw cottages

ST. SIMONS ISLAND, GEORGIA



Architect Info

Allison Ramsey Architects is a talented and energetic team of designers with diverse experience and expertise. William J. Allison, AIA founded the firm in 1992. Six years later, Wayne “Cooter” Ramsey, Jr., AIA, was named partner and the firm was renamed Allison Ramsey Architects. The foundation of the firm is a set of guiding principles with a focus on customer service, a collaborative approach to design and architectural philosophy. These principles shape the buildings, employee/office culture and organization of Allison Ramsey Architects. Based on this philosophy, each project is the result of a true team effort between architect, builder and most importantly, the client. The firm is currently composed of 7 employees in Beaufort, South Carolina.

Known for our Lowcountry inspired home plans and our Carolina Inspirations plan book, Allison Ramsey Architects provides a wide range of services from single family homes to commercial mixed-use; design concepts to construction; from the scale of the building to the scale of the neighborhood. Beyond architectural design, we provide development consultation, post-charrette Traditional Neighborhood development implementation and town planning services.

For More Information Contact Adam Swann
ATLAS REAL ESTATE ADVISORS, LLC

Office: 706-534-0385 Cell:: 706-614-1977

adam@atlasrealestateadvisors.com

www.stonethrowcottages.net

stones throw cottages
ST. SIMONS ISLAND, GEORGIA

Concept A

stones throw cottages

ST. SIMONS ISLAND, GEORGIA

Enjoy Life Just A Stone's Throw From The Beach

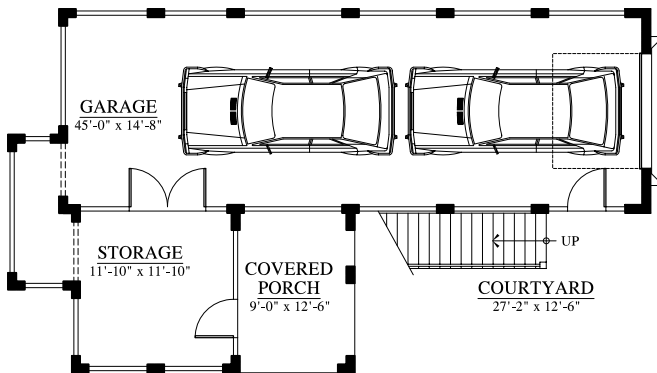
in this cottage-style townhome development on St. Simons Island, GA. We present six extraordinary units with an entry cost in the low \$300,000's. The cottages will come standard with hardwood floors, granite countertops, and stainless steel appliances. Your toes will be in the sand within a "Stones Throw" of your vacation cottage.

For More Information Contact Adam Swann
ATLAS REAL ESTATE ADVISORS, LLC

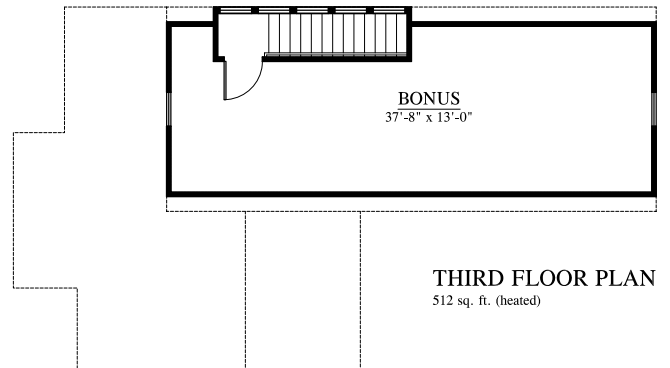
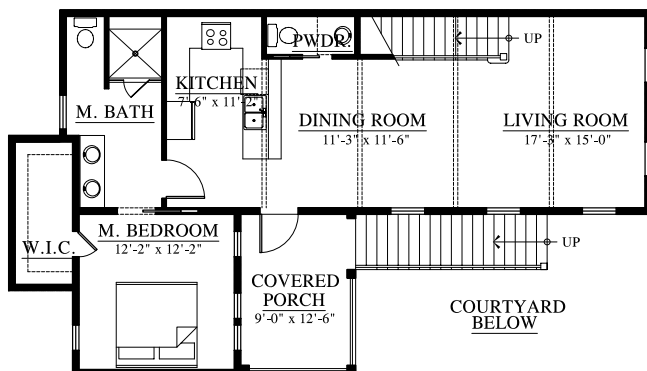
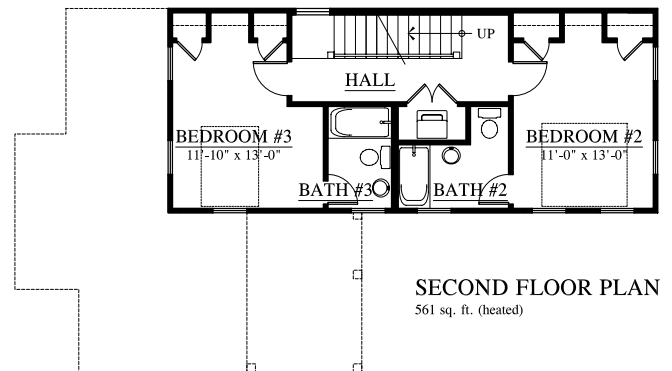
Office: 706-534-0385 Cell: 706-614-1977

adam@atlasrealestateadvisors.com

www.stonesthrowcottages.net



GARAGE PLAN
1073 sq. ft.



stones throw cottages

ST. SIMONS ISLAND, GEORGIA

Concept B2



stones throw cottages

ST. SIMONS ISLAND, GEORGIA

Enjoy Life Just A Stone's Throw From The Beach

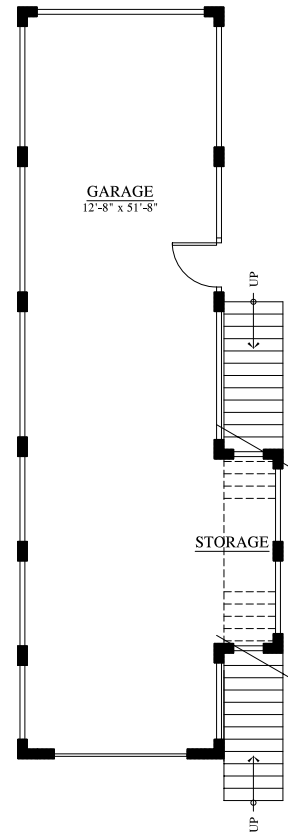
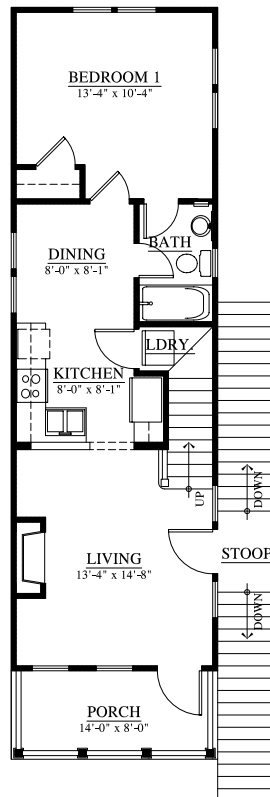
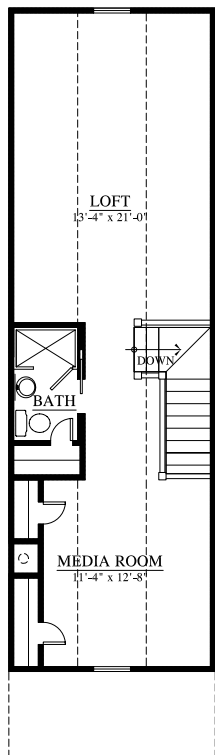
in this cottage-style townhome development on St. Simons Island, GA. We present six extraordinary units with an entry cost in the low \$300,000's. The cottages will come standard with hardwood floors, granite countertops, and stainless steel appliances. Your toes will be in the sand within a "Stones Throw" of your vacation cottage.

For More Information Contact Adam Swann
ATLAS REAL ESTATE ADVISORS, LLC

Office: 706-534-0385 Cell: 706-614-1977

adam@atlasrealestateadvisors.com

www.stonesthrowcottages.net



UNIT B - OPTION 2

BEDROOM + LOFT & MEDIA - 1216 sq. ft. (heated)



stones throw cottages

ST. SIMONS ISLAND, GEORGIA

Concept F

stones throw cottages

ST. SIMONS ISLAND, GEORGIA

Enjoy Life Just A Stone's Throw From The Beach

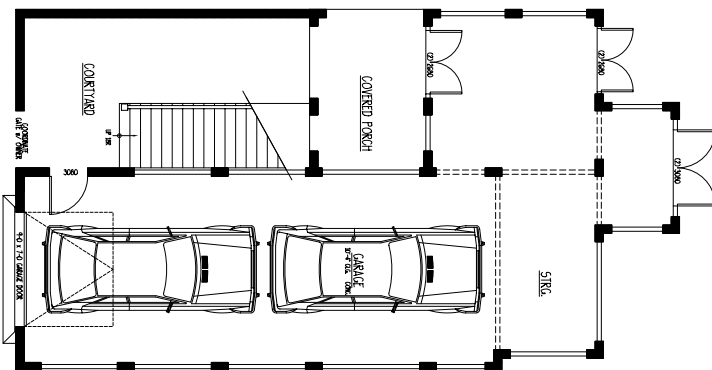
in this cottage-style townhome development on St. Simons Island, GA. We present six extraordinary units with an entry cost in the low \$300,000's. The cottages will come standard with hardwood floors, granite countertops, and stainless steel appliances. Your toes will be in the sand within a "Stones Throw" of your vacation cottage.

For More Information Contact Adam Swann
ATLAS REAL ESTATE ADVISORS, LLC

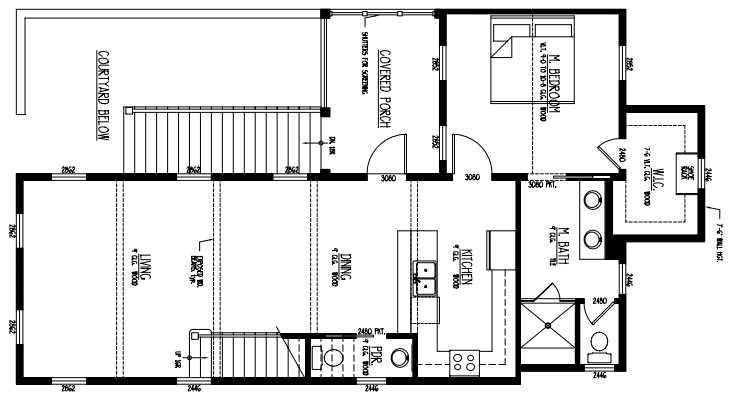
Office: 706-534-0385 Cell: 706-614-1977

adam@atlasrealestateadvisors.com

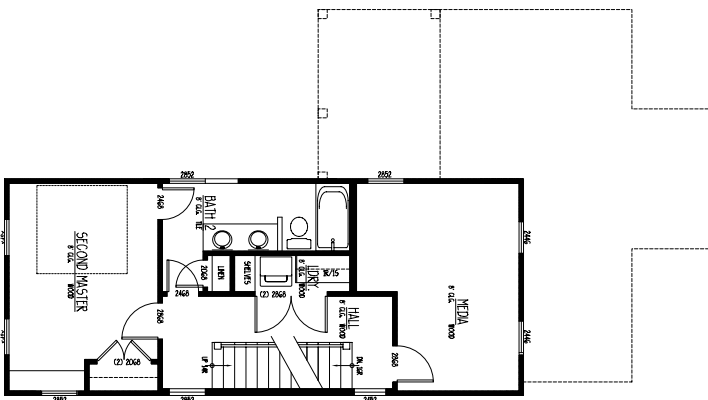
www.stonesthrowcottages.net



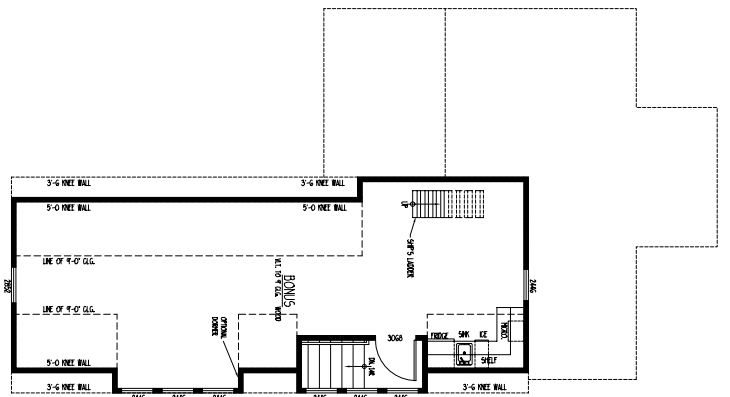
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

stones throw cottages

ST. SIMONS ISLAND, GEORGIA