



THE
HERITAGE

The Heritage—A VIE Legacy Show Home | NEIGHBORHOOD



HERITAGEDUNES.COM



THE HERITAGE

A VIE LEGACY SHOW HOME

Introducing The Heritage – A *VIE* Legacy Show Home

As the winds gently whisper through the sea oats on the dunes, a new legacy is born near the Gulf of Mexico. The Heritage – A *VIE* Legacy Show Home is a brand-new residence in the Heritage Dunes community just off Scenic Highway 30-A in Northwest Florida. Located on 30-A but not of 30-A, the Southern coastal vernacular of the home evokes an unrivaled sense of refined living akin to the classic elegance of Ralph Lauren meets beachside life. The *VIE* Show Home is the first of nine new homes developed by Bella Mare Real Estate Holdings, LLC in this Gulf-front gated rental-restricted community.

The Heritage embodies a dream for its future homeowners to embrace gracious living within the stunning generational enclave of Heritage Dunes, with its private beaches, community pool, and swaying palm leaves. The developers at Bella Mare Real Estate Holdings chose this legacy community for their latest project because its central location in the heart of 30-A affords easy access to Seaside, Old Seagrove, Grayton Beach, Rosemary Beach, Alys

Beach, and so much more. It is secluded and free from the hustle and bustle of tourism in the high season yet close to all of the sights, sounds, and places of 30-A when you want to partake.

Gerald F. Burwell, the principal architect of Burwell Associates, Inc., teamed with residential designer Gregory D. Jazayeri Design on the show home with a layout that will inspire those who will reside in it while connecting them with the land, the nearby white-sand shores, and the emerald Gulf waters. The Heritage embraces a sense of place and the values of a lifestyle that will bring pride to the neighborhood and its neighbors.

The key team of partners and collaborators on this project includes Grand Bay Construction, La Florida Coastal Properties, LLC, Patrick Hodges Land Studio, and Duce & Company Interiors.

The Heritage—A VIE Legacy Show Home | SITE PLAN



THE
HERITAGE
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The Heritage—A VIE Legacy Show Home | **READY FOR OCCUPANCY**



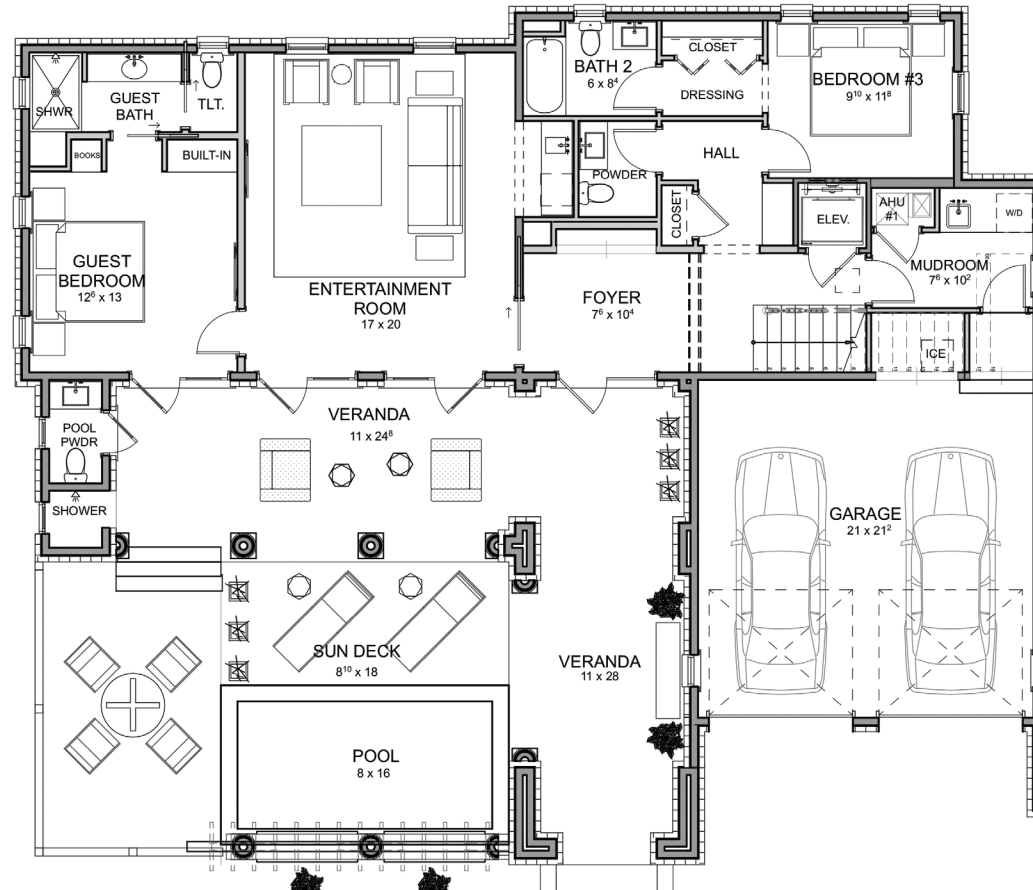
The information included herein is intended to provide general information about the proposed plans for Lots ____ of Heritage Dunes, a subdivision in Walton County Florida, and does not constitute an offer to sell real estate. All proposed general information about the proposed plans and/or specifications and appointments of Lots ____ of Heritage Dunes are subject to change or could be cancelled, in whole or in part, at any time, without notice. Nothing contained herein, included information from the website, social media, printed material, photographs, prototypes, illustrations, site plans, email communication, or oral or written communication, obligates the developer, seller, contractor, broker, agent, or any other entity to build or construct, any facilities or improvements depicted or described therein, and there is no guarantee that the features and amenities described or depicted will be built, or if built, will be the same type, size, or nature as depicted or described. All plans, features, specifications, timelines, and prices may change without notice. Neither this communication, nor the information and materials described herein, nor any communication made or given in connection with any of the foregoing, may be deemed to constitute any representation or warranty or may otherwise be relied upon by any person or entity.

The Heritage—A VIE Legacy Show Home | **RALPH LAUREN MODERN COLLECTION**



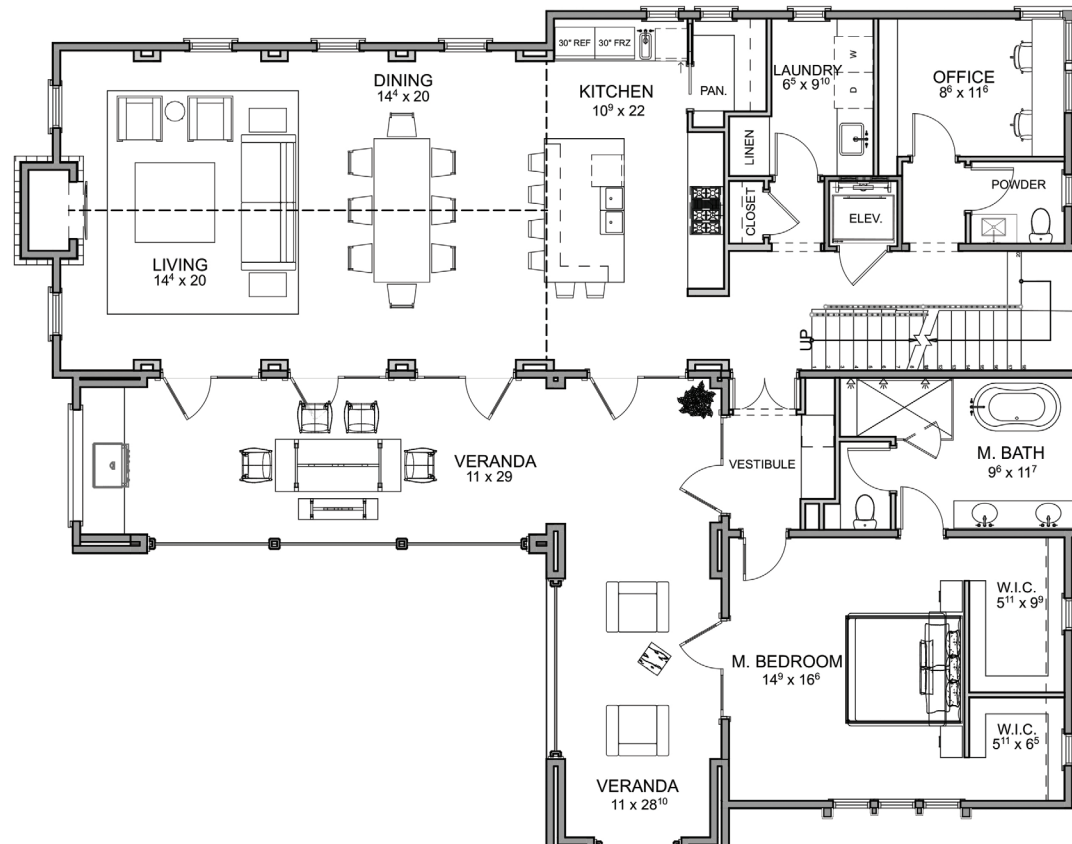
4 Bedrooms • 5 Full/3 Half Baths • 4,871 sq. ft
1,671 sq. ft. Outdoor Living • Tower • Gym or 5th En Suite BR
Elevator • Laundry Room • Office • Butler's Pantry
4 Living Spaces • Mud Room • Two-Car Garage
Private Swimming Pool • Gulf Views
Ralph Lauren Modern Collection Furnishings

The Heritage—A VIE Legacy Show Home | PLANS - FIRST FLOOR



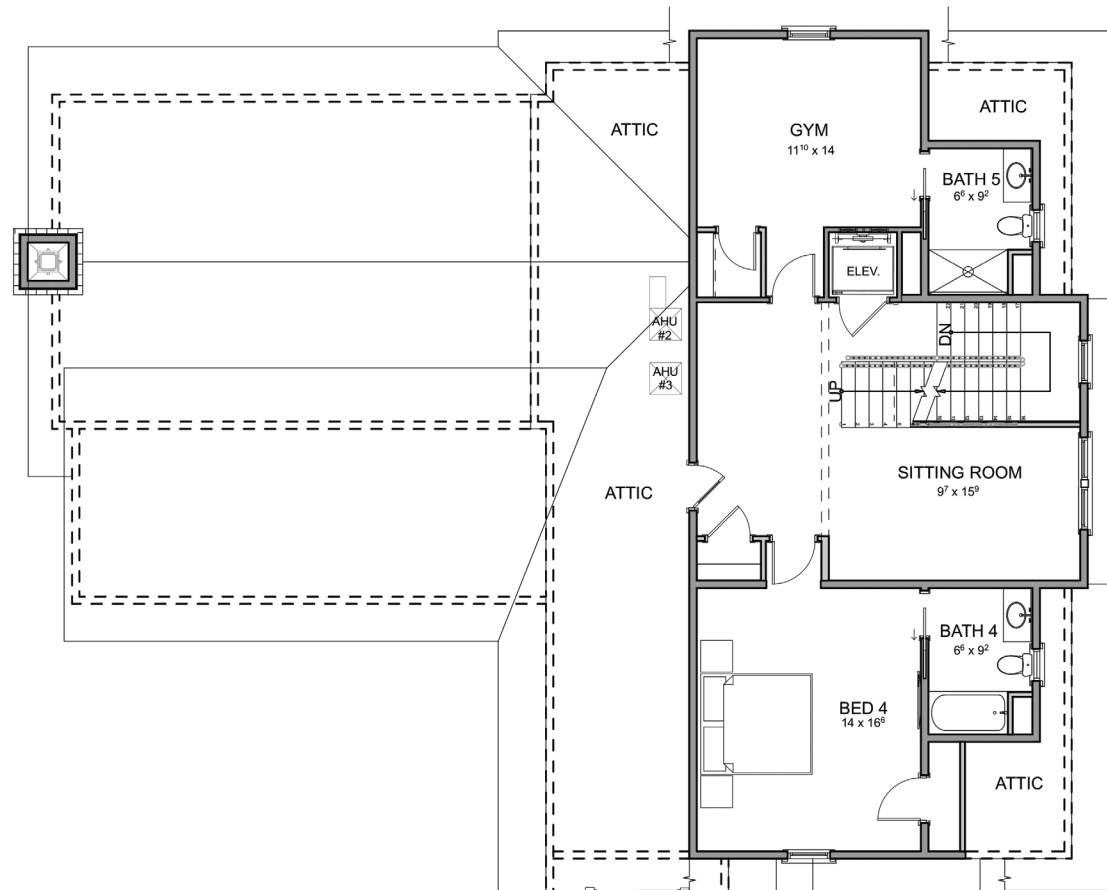
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The Heritage—A *VIE* Legacy Show Home | PLANS - SECOND FLOOR



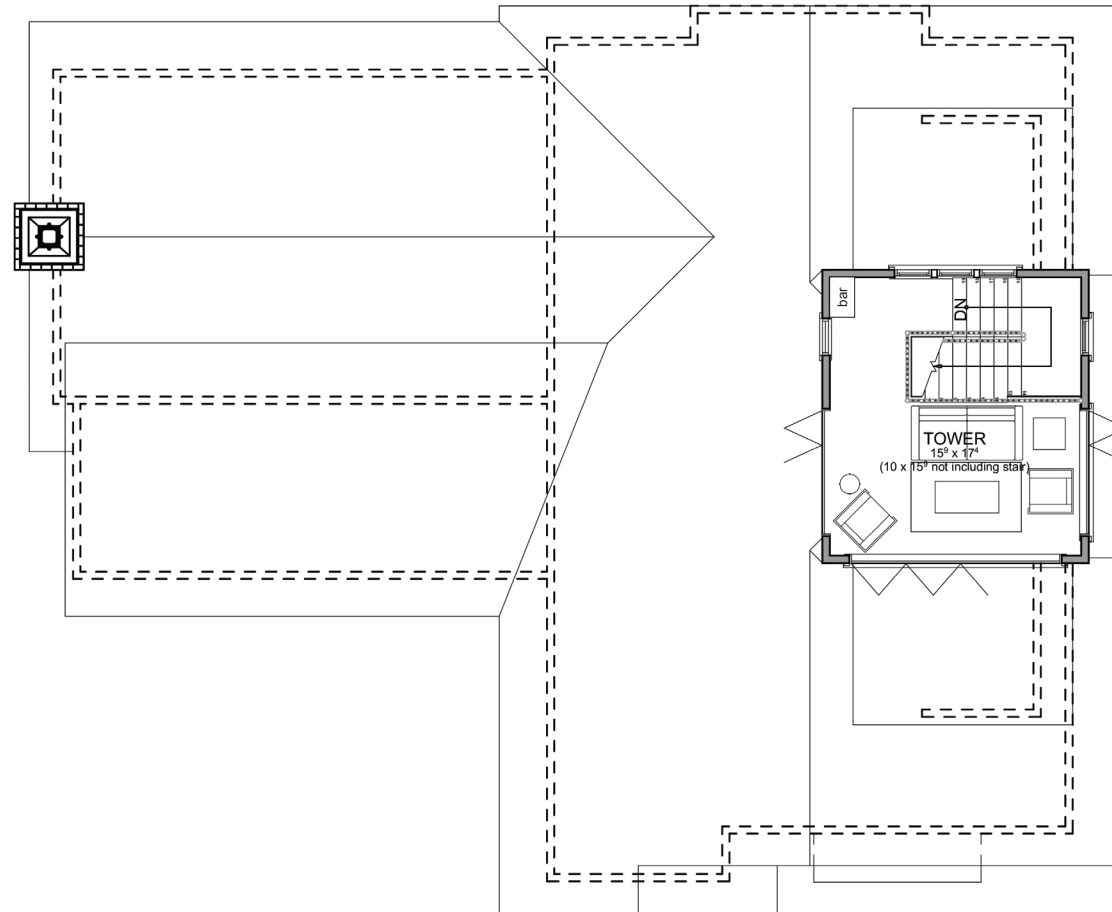
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The Heritage—A *VIE* Legacy Show Home | PLANS - THIRD FLOOR



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The Heritage—A *VIE* Legacy Show Home | PLANS - TOWER FLOOR



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The Heritage—A *VIE* Legacy Show Home | AVAILABLE FOR PURCHASE



THE HERITAGE

76 N Heritage Dunes Lane
Santa Rosa Beach, FL 32459

HERITAGEDUNES.COM

Introducing The Heritage – A *VIE* Legacy Show Home that will inspire its residents while connecting them with nearby white sand shores and emerald Gulf waters. This is the first of nine new exquisite homes developed by Bella Mare Real Estate Holdings within Heritage Dunes, a gated, private beach community in Seagrove Beach, Florida.

FOR OWNERSHIP INQUIRIES, CONTACT BROKER
GAY LANDRETH AT (850) 830-2041

la florida

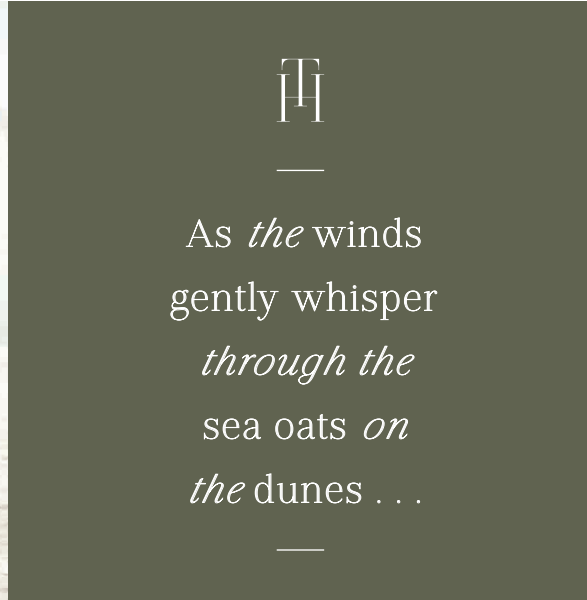
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The Heritage—A VIE Legacy Show Home | LIFESTYLE



The Heritage—A *VIE* Legacy Show Home

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Bella Mare Real Estate Holdings

VIE Magazine

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SILVER SPONSORS

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VIE magazine's fifth show home, located in the exclusive Heritage Dunes enclave in Seagrave Beach, Florida



Photo by Brandon Babineaux

The Heritage—A *VIE* Legacy Show Home

Meet the Team



Bella Mare Real Estate Holdings, LLC

Bella Mare Real Estate Holdings is a real estate development firm founded by Carl and Tamara Tricoli in 2020. Tamara spent a number of years in commercial real estate and is a past board member of the Rosemary Beach Foundation. Carl is a founder and partner of Denham Capital Management LP, a global private equity firm focused on supplying the components of the global energy transition, investing in critical metals and minerals, sustainable infrastructure, and clean energy generation assets. The firm has raised numerous institutional funds totaling over \$12 billion with offices in Houston, Boston, London, Toronto, and Perth. The firm implements an investment philosophy that promotes responsible environmental stewardship and socially responsible development of large projects worldwide—a philosophy that the Tricoli's carried into their new development firm and its first community development project, Heritage Dunes. Carl and Tamara reside in Seagrove Beach, Florida.



VIE Magazine

Vie is a French word that means “life” or “way of living.” *VIE* magazine sets itself apart as a high-gloss publication focusing on human-interest “Stories with Heart and Soul.” From Seattle to NYC with a concentration in the Southeast, *VIE* is known for its unique editorial approach—a broad spectrum of deep content with rich photography. The award-winning monthly magazine was founded in 2008 by husband-and-wife team Gerald and Lisa Burwell, owners of the specialty publishing and branding house known as The Idea Boutique. Learn more, subscribe, or read more stories at VIEmagazine.com.



Burwell Associates, Inc.

Burwell Associates Inc., located in Grayton Beach, Florida, is a full-service architecture firm and design boutique founded by principal architect Gerald F. Burwell. The firm offers the discriminating client a level of service rarely found in today's business climate. Burwell Associates specializes in highly customized classic homes as well as commercial projects and has been achieving and maintaining some of the highest standards of design along the Emerald Coast since its inception. BurwellAssociates.com



GRAND BAY
CONSTRUCTION

Grand Bay Construction

After graduating with a building science degree and an MBA from Auburn University, Chris Burch cofounded Grand Bay Construction in Seagrove Beach, Florida, in 2005. The primary goal was to establish a premier residential and commercial construction firm along the Gulf Coast offering best-in-class communication and service to clients. Chris is also a Board member of Third Lens Ministries (a 501c3 non-profit based in Atlanta) and plays an active role in helping to fulfill their mission to engage professionals in the construction and design industries to volunteer on humanitarian projects across the globe. GrandBayConstruction.com

The Heritage—A *VIE* Legacy Show Home

Meet the Team

la florida | SPECIALIZING *in* GRACIOUS LIVING

La Florida Coastal Properties, LLC

La Florida is a boutique real estate firm comprising an elite group of handpicked, experienced real estate professionals. With more than a billion dollars of real estate sold and over 40 years of experience of the founding broker, the organization has an extensive history of success and has evolved into the ultimate brand for expertise, advice, and support in the markets in which its team works. Each La Florida agent is personally mentored by the founders, further solidifying the firm's core values while continually honing the agents' skills and knowledge, providing each customer the full force and effect of La Florida's expertise. LaFlorida.com

Patrick Hodges Land Studio

Senior landscape architect and master planner Patrick Hodges has extensive experience in land development and professional design. He is skilled in all aspects of the trade, and his diverse professional career spans more than forty years with a proven track record of leading professional teams through the development process to successful project completion. Hodges's design experience includes master planning for marina villages in Dubai and the master planning for a five-star beachfront resort hotel complex in Seychelles, as well as a contributing role in a Duany Plater-Zyberk (DPZ) design charrette for the new town of Camana Bay on Grand Cayman, to name a few.

DUCE & COMPANY

INTERIORS

Duce & Company Interiors

Founded by Duce May in 2001, the firm has a simple client philosophy—unwavering dedication to provide open communication and reliable service and to build a collaborative partnership with all clients. The company provides full design services for high-end residential, retail, hospitality, and commercial interiors, as well as concept development and textile design. Duce & Company offers a full scope of services and is known for creative integrations of tradition with a twist. Duce's combination of texture, color, and mixed medium creates high style with old-world charm and elegance. DuceandCo.com



Ownership Opportunities

To learn more about ownership opportunities within the gorgeous Gulfside legacy community of Heritage Dunes, contact La Florida Coastal Properties, LLC, at broker@laflorida.com or (850) 231-7896.