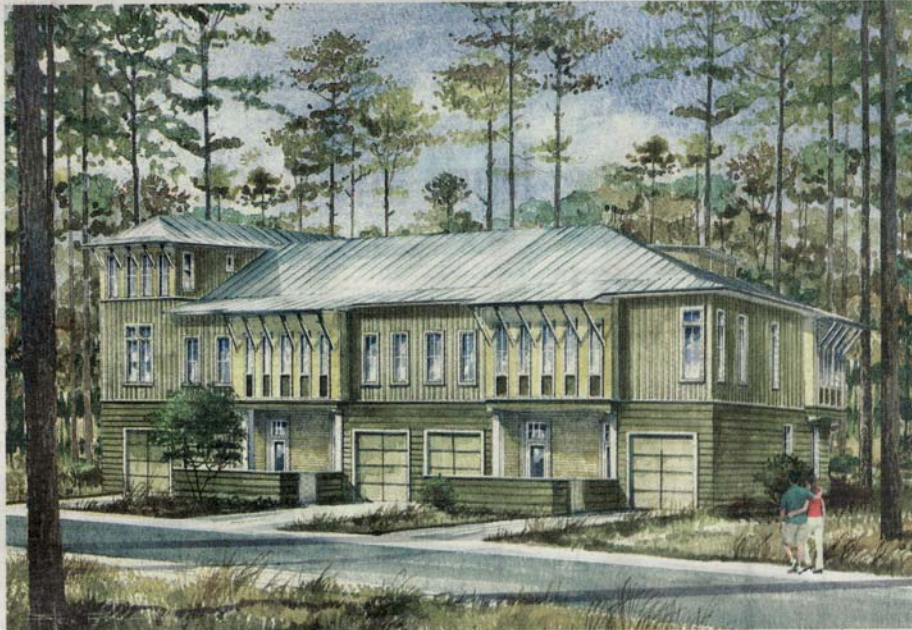




# Grayton Retreat

TOWNHOMES



Insurance covering the structures at Grayton Retreat Townhomes will be provided through the development's homeowners association.

## an oasis of tranquility

*Grayton Retreat Townhomes in South Walton will seek to blend with nature while providing the best of community and personal amenities*

By SHARON DOOLEY  
Daily News Contributing Writer

**S**EAGROVE BEACH — Surrounded by state-preserved land, the Grayton Retreat Townhomes will provide tranquility in a natural setting amid a fast-growing South Walton community.

"I have put my heart and soul into this, and I'm very proud of this community," said Jack Fiorella, president and CEO of Equity Resources, LLC, the company developing Grayton Retreat.

Located on Walton County Highway 283, just off 30-A, Grayton Retreat Townhomes brings together townhomes with community amenities that offer either comfortable year-round living or second-home options.

With the Point Washington State Forest surrounding the development to the north and west, and wetlands to the south, Grayton Retreat's developer envisioned a blending of nature's finest with an at-home feel.

"I wanted to have the architecture to blend in with the natural setting that we



Two pools make up a part of the community amenities to be offered by Grayton Retreat Townhomes.

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have," Fiorella said, which was part of the reason for selecting Carey McWhorter of McWhorter Architects in Seagrave Beach. McWhorter's work with Magnolia, a master-plan development in Seagrave Beach at the northern end of 30-A, brought the architect to the attention of Equity Resources.

McWhorter designed Grayton Retreat with the Northwest Florida landscape as a backdrop.

"All the living rooms are on the second floor overlooking the tree tops of the state forest," McWhorter said. "It's all about being up there with the birds and the trees."

The architectural firm has employed a Craftsman style for the exteriors of the units. The smallest floor plan, at 1,170 square feet, is single story but offers three bedrooms. The largest floor plan, at 1,900 square feet, features a ground-floor master suite and two third-floor master suites.

Prices begin around \$560,000 and reach \$675,000.

Each of the 45 townhomes includes top-of-the-line interior details such as granite countertops, designer lighting packages, high wind-resistant metal roofs, cantilevered bay windows and maple or oak designer kitchen cabinets.

Because the Grayton Retreat development itself offers amenities such as two pools, a spa, and professional landscaping that takes advantage of the surrounding forest, Equity Resources has put a homeowners association in place.

The added benefit of the association, Fiorella said, is the maintenance of the property as a whole, which is particularly appealing to owners who will use Grayton Retreat for their second homes.

"We're trying to make this as maintenance- and hassle- free as possible," he added.

While Grayton Retreat is located close to beaches and wetlands, Florida homeowners are aware that what appeals most to them also creates insurance headaches. Fiorella has addressed the problem.

"We have got the insurance as part of the homeowners association," he said. "We have an insurance commitment."

The insurance through the homeowners association would cover the exterior of the units, and homeowners themselves would be responsible for their interior coverage.

While he expects some year-round residents in Grayton Retreat, Fiorella said he has noticed a growing number of fractional ownership.

"We've had a lot of interest in shared ownership between good friends or family members," he said.

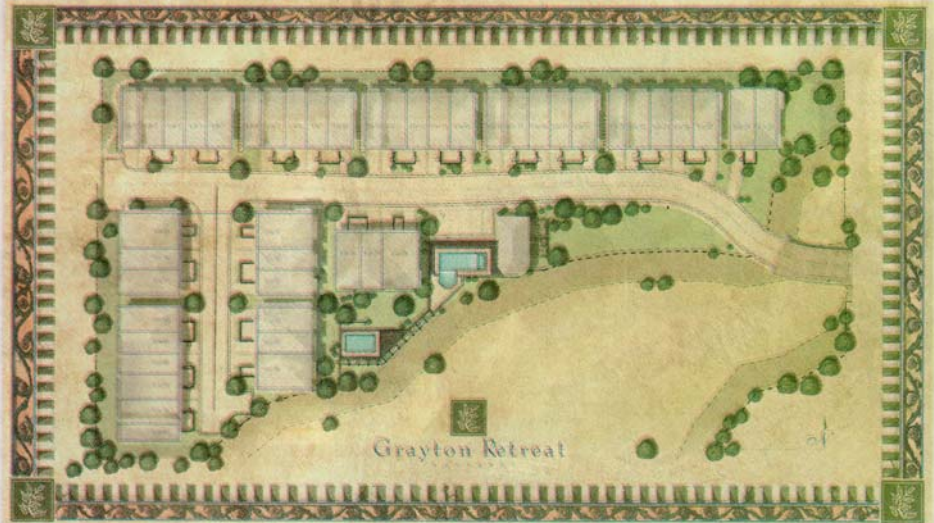
Rental of units won't be restricted, Fiorella also said, but the rentals won't be on a week-to-week vacation cycle. The homeowners association could explore a minimum, possibly up to 90 days, for rental of individual units.

The actual construction of the units has yet to begin. The groundwork should be laid by January or February, with unit construction beginning in April or May.

The developing company, Equity Resources, LLC, is based in Birmingham, Ala., but Fiorella now makes his permanent residence in Northwest Florida near the site of the townhomes. The company found the property three years ago.

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Grayton Retreat Townhomes site plan.



This is an artist's conception of the entrance to Grayton Retreat Townhomes.