

Buyers Guide



KEY CONSIDERATIONS WHEN PURCHASING A PROPERTY

Investing in real estate is a significant decision. To ensure you make an informed choice, consider asking the following crucial questions:

Your Question	Zenodro - Tranquility	Competitor 1	Competitor 2	Competitor 3
Are there any daily resort fees associated with the property now or in the future?	✓ None No daily resort fees. Your costs are fixed and predictable.			
Are there any CDD fees, and if so, what are they and how long will they last?	✓ No CDD Zero Community Development District fees.			
What are your ownership restrictions?	✓ No Restrictions Short-term rental, long-term rental, or personal use — completely your choice. No restrictions of any kind.			
Am I required to use a specific property management company, or can I choose my own or manage it myself?	✓ No Mandate Complete freedom. Manage it yourself or use any property management company. No forced partnerships.			
What are the total monthly cost?	✓ Tranquility HOA & Club fee is \$350 / month.			
What exactly is included in the HOA fees, and can you provide a detailed breakdown of what they cover?	Covers water & sewer, community amenities, landscaping, and exterior upkeep. Full HOA document included in contract.			
Can you provide a detailed list of the standard luxury finishes included in the base price, such as specific brands and materials for countertops, flooring, and fixtures?	✓ Zenodro includes \$59,650 in upgrades at no charge.			
Is there a mandatory furniture package? If so, what are the associated fees?	✓ Not Required			
What are the estimated property taxes, and how are they calculated?	\$ _____	\$ _____	\$ _____	\$ _____