



COVE CLUB

CREST ESTATES

No. 34



NEW HEIGHTS IN BAJA LIVING

Adjacent to the world-famous Jack Nicklaus Signature Cove Course, Crest Estates exceed even the highest expectations of the ultimate Baja lifestyle. Occupying the high ground where the landscape begins its transition from beach to mountain, this private sanctuary of carefully selected homesites offers panoramic views that combine the bright green hues of the golf course with the crystal blue water of the Sea of Cortez. They are thoughtfully configured to enhance the gentle breezes, spectacular sunrises, and the contrasts of the dramatic Cabo colors. They are only steps from the action of Agave Park, Range Bar, future Golf Casa, and unrivaled golf practice facilities. All of this combines to make Crest Estates an ideal canvas for your custom home that your family will cherish for generations.

COVE SITE MAP





CREST ESTATES & NEARBY AMENITIES

- 1** Cove Golf Casa
 - Cove Proshop & Boutique
 - Specialty Juice and Coffee Bar

- 2** Cove Driving Range
 - 3 Practice Tee Areas
 - 2-Acres of Short Game Practice Area
 - Augusta White Sand Bunkers
 - Multiple Fairway and Bunker Slopes for Practice
 - Trackman Range Technology
 - The Cove Range Bar

- 3** Agave Park
 - 4 Pickleball Courts
 - 2 Tennis Courts
 - 2 Argentinian Padel Courts
 - Basketball Court
 - Tennis House
 - Family Lawn Area with Croquet Lawn, 2 Bocce Courts and Table Tennis

CREST ESTATES

ESTATE	HOMESITE SQ. FT.	HOMESITE ACREAGE
28	30,789	0.70
29	31,678	0.72
31	32,823	0.75
32	28,591	0.66
33	29,572	0.67
34	29,898	0.68



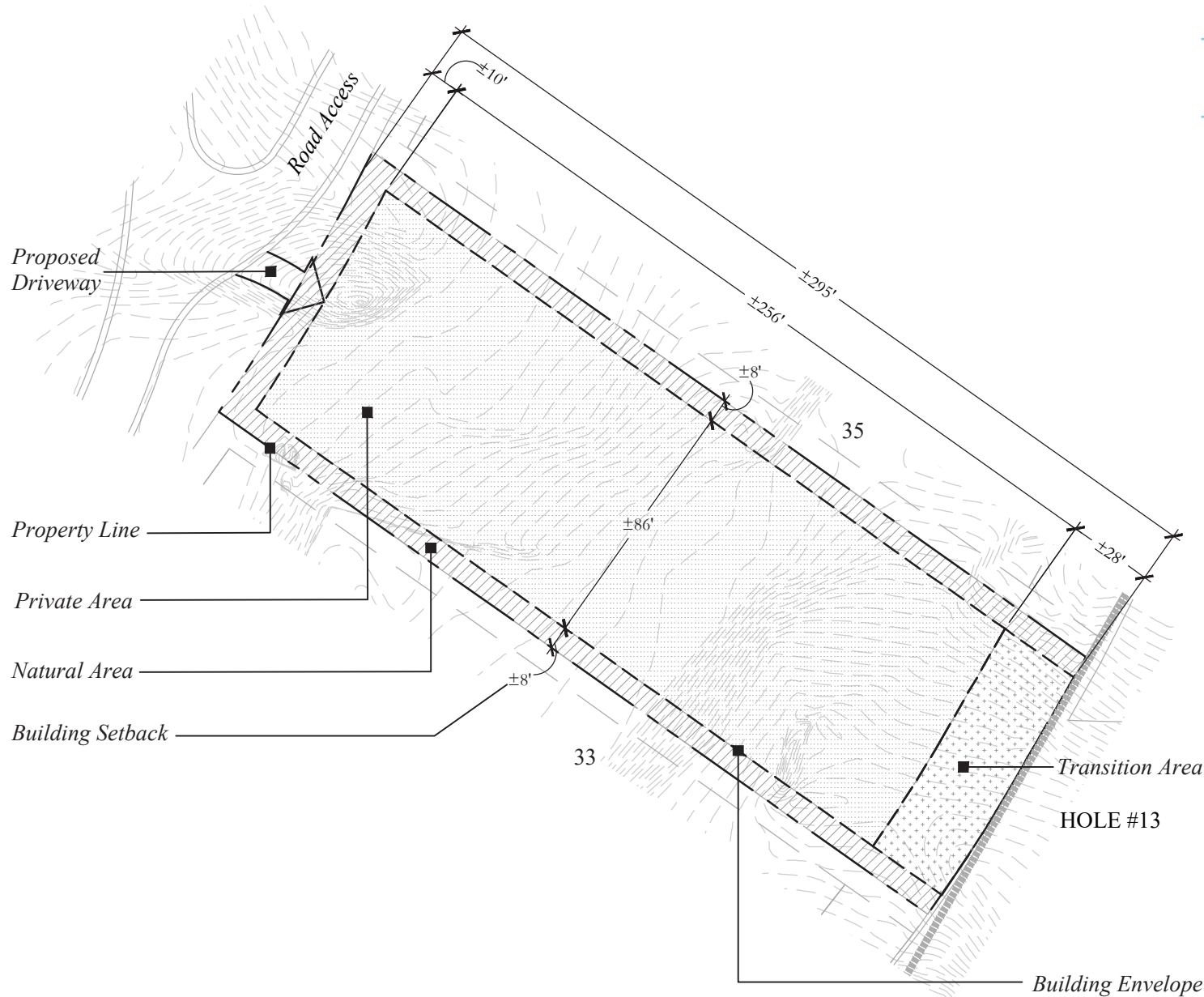
CREST ESTATES



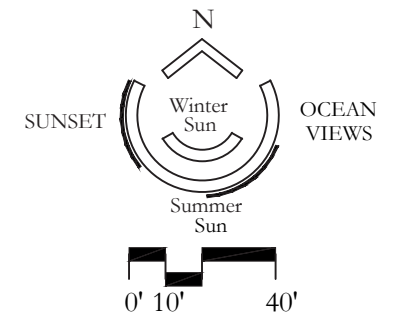
Artistic representation/conceptual rendering of a Crest home.

CREST ESTATES

Estate 34



Private Area	21,882 sq.ft.
Transition Area	2,435 sq.ft.
Building Envelope Area	24,317 sq.ft.
Natural Area	5,581 sq.ft.
Total Lot Area	29,898 sq.ft./0.68 Acres
Pad Elevation	+46.25 m
Lot Type: Single Pad two-story	+8.15 m
Max. Ridge Elevation	+54.40 m



VIEW FROM CREST ESTATE 34



CREST ESTATES SITE 34



CREST ESTATE 34

PURCHASE SCENARIO

CREST ESTATE NO. 34

INITIAL COSTS	
Crest Estate No. 34 Price	\$4,100,000
Club Membership Deposit	\$275,000
Closing Costs Estimate	\$140,000
Total Initial Costs	\$4,515,000
ESTIMATED ANNUAL COSTS	
Cove Club Dues ¹	\$36,000
Community HOA Fees ²	\$24,000
Property Management Estimate ³	\$15,000
Annual Property Tax Estimate	\$2,500
Annual Trust Fee	\$550
Total Estimated Annual Costs	\$78,050

All costs are subject to change. Estimated utilities and property maintenance costs are available upon request.

¹ Cove Club Vertical Family Membership dues are \$36,000 in 2024 and will increase based on amenity delivery.

² HOA include security, common area landscape and maintenance, road maintenance, trash collection. Estimate does not include utilities or property maintenance.

³ This is an estimate and will vary depending on services enlisted.