

Windward Pines II

at The Bay Pointe Club



BUYER'S GUIDE

GOLF • BEACH • COASTAL LIVING • NEW CONSTRUCTION

Life is better before the bridge.



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WHY WINDWARD PINES?

A lifestyle that's hard to duplicate



GOLF-COURSE LIVING

Bay Pointe Club outside your door

MINUTES TO ONSET BEACH

Onset, Buzzards Bay, sandy beaches,
boating & dining

BEFORE THE BRIDGES

Coastal living without Cape traffic

BRAND-NEW CONSTRUCTION

Modern finishes & efficient systems

FULL BASEMENTS

Real storage for real life

LOW-MAINTENANCE LIVING

More time to enjoy Onset and Cape Cod

Windward Pines at Bay Pointe Club combines new construction, golf and the relaxed character of Onset in one year-round community. It is close to beaches, marinas, restaurants and the Cape Cod Canal - while remaining on the mainland side of the Cape bridges.

THE ONSET ADVANTAGE

A coastal home base that works for everyday living, downsizing or a second-home lifestyle.

AVAILABLE NOW

The Fairway Townhomes



A limited collection of brand-new residences along Bay Pointe Club's 11th-hole area, with pricing from \$599,900.

2 BEDROOMS

2.5 BATHS

FULL BASEMENTS

Built for comfortable, low-maintenance living

- High-end cabinetry with granite or quartz surfaces and stainless-steel appliances.
- Second-floor laundry, gas heat and central air conditioning.
- Trex decks, low-maintenance exterior materials and two assigned parking spaces.
- Professional landscaping and snow removal through the association.
- Full basements for golf clubs, bikes, beach gear and seasonal storage.

MOVE-IN OPPORTUNITIES

Ask about current residence availability and completion schedules.

Two current townhome offerings

The Spinnaker

\$599,900

2 bedrooms | 2.5 baths | 3 decks

Approx. 1,458 sq. ft.

Primary bedroom with en suite bath.

Guest bathroom with stackable laundry.

Galley kitchen and dining beverage counter.

Full basement and two assigned spaces.

The Mainsail

\$609,900

2 bedrooms + office | 2.5 baths

Approx. 1,544 sq. ft.

Primary bedroom with en suite bath.

Guest bathroom and second-floor laundry.

Dedicated office and open kitchen / dining.

Three decks, full basement, two spaces.



CURRENT AVAILABILITY CHANGES

Ask about current availability and the layout that best fits your needs.

The Spinnaker | \$599,900

1,458 sq. ft. | 2 bedrooms | 2.5 baths



Windward Pines II

at The Bay Pointe Club

2 LARGE BEDROOMS

2.5 BATHROOMS

1,458 SQ. FT.



TOTAL: 1,458 sq. ft.

1st Floor: 729 sq. ft. | 2nd Floor: 729 sq. ft.

EXCLUDED AREAS:

BACK DECK: 61 sq. ft. | FRONT DECK: 80 sq. ft. | UPSTAIRS DECK: 126 sq. ft.

The Spinnaker

The Spinnaker offers 1,458 square feet of thoughtfully designed living space with 2 large bedrooms, 2.5 bathrooms and stylish open-concept living. Enjoy luxury finishes, abundant natural light and three private outdoor decks — perfect for relaxing or entertaining.

- 
2 Large Bedrooms
 Primary bedroom has an en suite bathroom. Guest bathroom has stackable laundry.
- 
2.5 Bathrooms
 Modern finishes throughout
- 
1,458 Sq. Ft.
 729 sq. ft. on each floor
- 
3 Private Decks
 Front Deck: 8'0" x 10'0"
 Back Deck: 7'5" x 8'2"
 Upstairs Deck: 15'4" x 8'2"
- 
Full Basement
 Basement stairs for storage or future finished space
- 
Two Assigned Parking Spaces per Unit

Full basement | Three private decks | Two assigned parking spaces

Floor plan is illustrative. Dimensions and areas are approximate; confirm final specifications for the selected residence.

EXPLORE THE FLOOR PLAN

The Mainsail | \$609,900

1,544 sq. ft. | 2 bedrooms + office | 2.5 baths



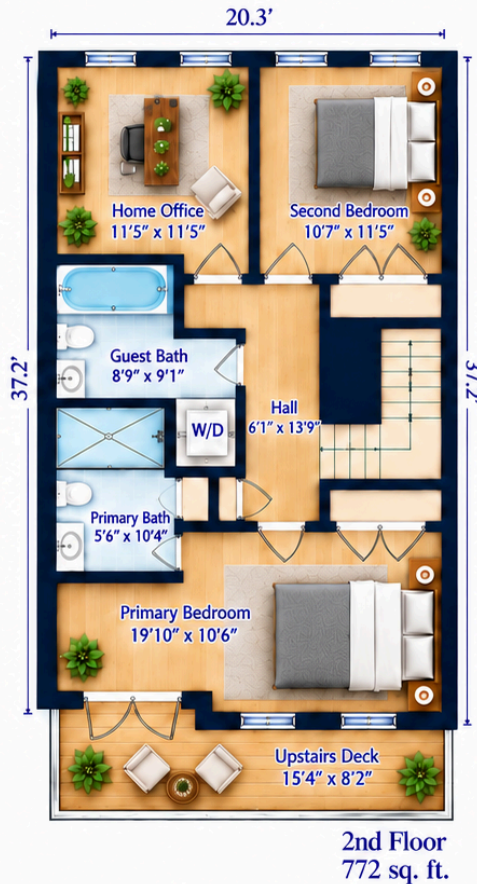
Windward Pines II

at The Bay Pointe Club

2 BEDROOMS
+ HOME OFFICE

2.5
BATHROOMS

1,544
SQ. FT.



TOTAL: 1,544 SQ. FT.

1st Floor: 772 sq. ft. | 2nd Floor: 772 sq. ft.

EXCLUDED AREAS:

Back Deck: 61 sq. ft. | Front Deck: 80 sq. ft. | Upstairs Deck: 126 sq. ft.

The Mainsail

The Mainsail offers 1,544 square feet of thoughtfully designed living space with 2 bedrooms, a dedicated home office and 2.5 bathrooms. A bright, open-concept first floor features a spacious kitchen, dining area and living room that flows seamlessly to a private back deck.

The second floor includes a generous primary suite with a private en suite bath, a second bedroom, a home office, a full guest bath and convenient second-floor laundry.



2 Bedrooms + Home Office
Primary suite with private en suite bath. Second bedroom and dedicated home office.



2.5 Bathrooms
Primary en suite bath, full guest bath and first-floor half bath.



1,544 Sq. Ft.
772 sq. ft. on each floor.



3 Private Decks
Front Deck: 8'0" x 10'0"
Back Deck: 7'5" x 8'2"
Upstairs Deck: 15'4" x 8'2"



Large Basement
Large basement for storage or future finished space.



Two Assigned Parking Spaces per Unit

Full basement | Three private decks | Two assigned parking spaces

Floor plan is illustrative. Dimensions and areas are approximate; confirm final specifications for the selected residence.

Quality finishes, comfortable spaces



Bright interiors, thoughtful layouts and polished finishes create comfortable spaces for everyday living.

- Granite or quartz countertops with generous prep space.
- Stainless-steel appliances and high-end cabinetry.
- Luxury vinyl flooring in main living areas.
- Open living and dining spaces for entertaining.
- Large windows and abundant natural light.

MAKE IT YOUR OWN

Ask which homes are closest to completion and whether finish selections remain available for your chosen residence.

The Bay Pointe Club and Cape Cod Life



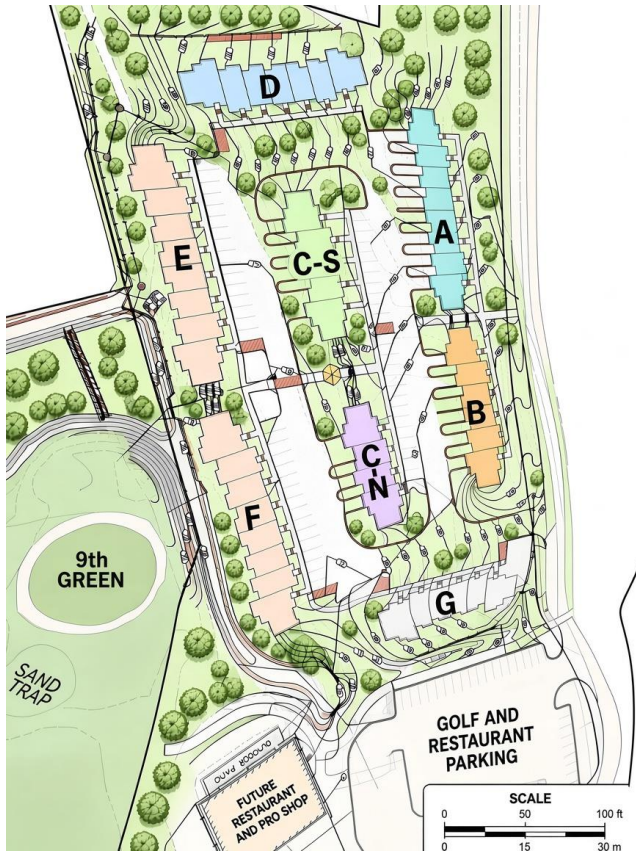
Bay Pointe Club's 18-hole, par-70 course sits at the heart of the community. Beyond golf, Onset and Buzzards Bay put beaches, marinas, boating, kayaking, fishing and waterfront dining within easy reach.

- 18-hole golf with a classic New England setting.
- Clubhouse, golf shop, lessons, tournaments and events.
- Onset Beach and Buzzards Bay minutes away.
- Cape Cod Canal recreation nearby.
- Seasonal festivals, fireworks and outdoor entertainment.
- Easy access toward Cape Cod while living before the bridges.

LIVE WHERE YOU PLAY

Golf in the morning, the beach in the afternoon and dinner near the waterfront - without making the bridge part of the trip home.

Windward Pines - The Commons



52 NEW LUXURY TOWNHOMES

Planned near Bay Pointe Club's 9th green and clubhouse area.

Ask about current restaurant and bar opening plans.

BREAKING GROUND EARLY 2027

- Multiple floor plans and sizes
- Select first-floor primary suites
- Full basements
- Coastal-inspired architecture
- First completions anticipated later in 2027

ASK ABOUT LOT RESERVATIONS

Ask about lot reservations, planned building releases and early purchase opportunities.

Concept plan shown for orientation. Plans, pricing, specifications, approvals, construction timing and availability are subject to change.

Frequently asked questions

Is Windward Pines 55+?

No. Windward Pines is not an age-restricted community.

What do association fees cover?

Services can include landscaping, snow removal, master insurance and common-area maintenance. Ask for the current fee, budget and condominium documents.

Are pets allowed?

Pets are allowed, subject to the current condominium rules and restrictions.

Do the current townhomes have basements?

Yes. Both current townhome models feature full basements.

Can I personalize a new home?

Available selections depend on the residence and its construction stage.

What financing is available?

Ask about lender resources familiar with new construction. Financing depends on the buyer, lender and property.

How do I see a home?

Private showings are available throughout the week. Ask about upcoming open houses.

PLEASE CONFIRM BEFORE PURCHASE

Features, dimensions, pricing, availability, association terms, incentives and construction timing are subject to change. Rely on final purchase documents, condominium documents, plans and builder specifications.

YOUR NEXT STEP

Come experience Windward Pines



Tour the available homes, compare layouts, look across the golf course and spend a little time in Onset. Seeing the community in person is the best way to decide whether Windward Pines fits the way you want to live.

PRIVATE BUYER TOUR

Review current availability, compare floor plans and understand the new-construction purchase process from reservation through closing.



CURRENT AVAILABILITY & TOURS



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