

Welcome to Crown Pointe

The *Crowning* achievement you call home

This is Crown Pointe, a window into a new way of life.

As secluded as it is exclusive, Crown Pointe is a luxury private enclave, comprised of limited-edition condominiums offering you waterfront living without compromise.

Located on Grand Lake in Port Duncan on Monkey Island, Crown Pointe lets you take life at your own pace. Spend your day enjoying all of the lake activities available at your feet.

The enchanted peninsula known as Monkey Island is the perfect place to get away from the normal stress of everyday life; be it making memories in your second home or living the lake life full time.

Crown Pointe embodies the very essence of relaxation and peace; a complete lack of distraction amongst extraordinarily desirable real estate.

Trappings of the **CROWN
POINTE** experience:
an experience profound, moving and real.

Request a private tour today, and begin your tomorrows at Crown Pointe.



**CROWN
POINTE**
ON GRAND LAKE

Grand Lake's Newest Luxury Development

Amenities that make a Dream Home

Entering your home at Crown Pointe is an experience in complete luxury and spaciousness, with high ceilings and expansive doorways. Whether you settle in a cozy corner next to the fireplace or step out onto your oversized terrace overlooking Grand Lake, you'll enjoy Crown Pointe's incomparable year-round lakeside living.

- Designer cabinets with crown molding
- Nine-foot ceilings and indirect lighting
- Beautiful granite countertops
- Cultured granite showers and whirlpool tubs
- Custom, stained wood entertainment center and fireplace
- Stainless steel appliances
- Faucets in Nickel or Oil-Rubbed Bronze finish
- Custom distressed alder wood
- Porcelain tile or hardwood flooring
- Private docks and gated community
- Terrace with remarkable Grand Lake view

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Pleasures of Crown Pointe

Pleasures to pique your interest

While enjoying the calm of Grand Lake living, you may find yourself wanting to explore. Visit the many nearby hiking trails or head out for a winery tour. Take a tour of the lake by land or by boat, or hit the links at Shangri-La's championship golf courses. Treasure hunt for fine antiques, browse the area museums, or try your luck at one of the nearby casinos. End the day with a fine-dining experience and a sunset cruise.

It's all up to you. Owning your own piece of nirvana has never been more relaxing. While others are out mowing and trimming you'll be laying pool-side, and enjoying the lake. The main benefit to owning in a multi-residence gated community is all the maintenance is taken care of.

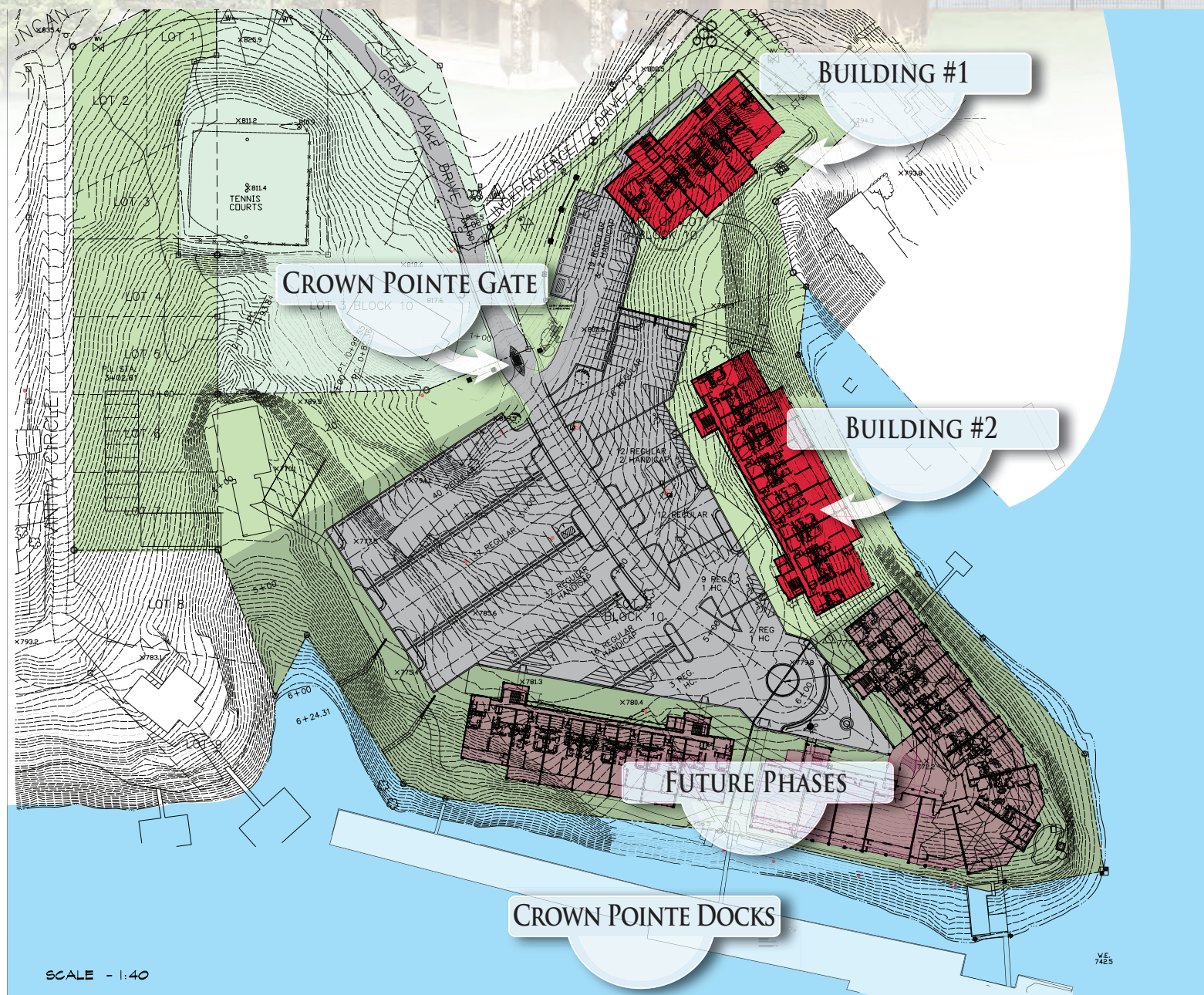
Inside your home is an experience in comfortable luxury. As you enter, you will be instantly overcome with a feeling of freedom with high ceilings and 8-foot doorways, leading you to a wall of glass framing the lake beyond. Step out onto your over-sized terrace. As you return back in you will notice the quality wood or tile under foot, the cool, solid feel of granite countertops, sleek stainless steel appliances, cozy fireplaces and large rich granite baths all designed to allow you to set the pace you wish to travel through life at.



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The Site Plan at Crown Pointe

Grand Lake's Newest Luxury Development



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The Water's Edge

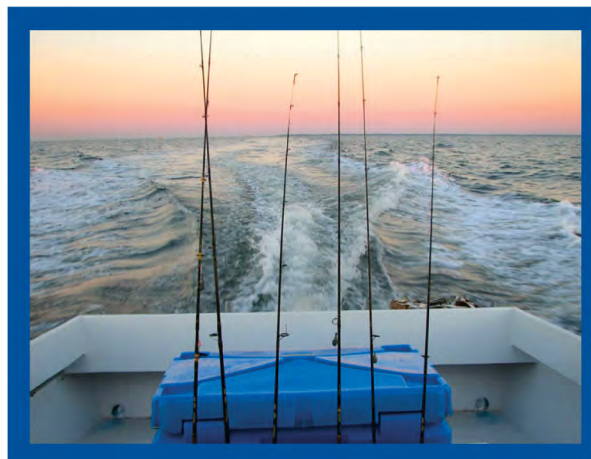
Welcome to the Water's Edge

If ever a place deserved to be called a water lover's paradise, it would be Grand Lake. With an expanse of water reaching out from your terrace for 66 miles, one could spend a lifetime exploring the more than 1,300 miles of shoreline. There is plenty to keep even the most energetic people happy. Spend the day water skiing, boating, parasailing or just laying in the sun taking in all of the natural beauty Grand Lake has to offer.

You say what about fishing? Grand Lake answers that question with authority. Grand Lake is considered one of the best bass fishing lakes in the region (confirmed by ESPN with the Bass Masters Elite Series making a stop at Grand Lake). If you're not quite ready for professional fishing, you can spend the day relaxing while pulling in some of the nine different species of fish Grand Lake is known for.

If sailing is your passion, Grand Lake has long been known as a "sailboater's dream". With its position of northeast to southwest, there is always a calming breeze to keep your sails full.

All of these activities at your fingertips are one thing, but spending half the day getting your boat to a launch ramp and putting it in and out of the water is quite another. At Crown Pointe, we believe in spending your time enjoying the lake. Crown Pointe homeowners can choose to dock their boat in one of Crown Pointe's private docks. Slip sizes are available from 30-50ft.



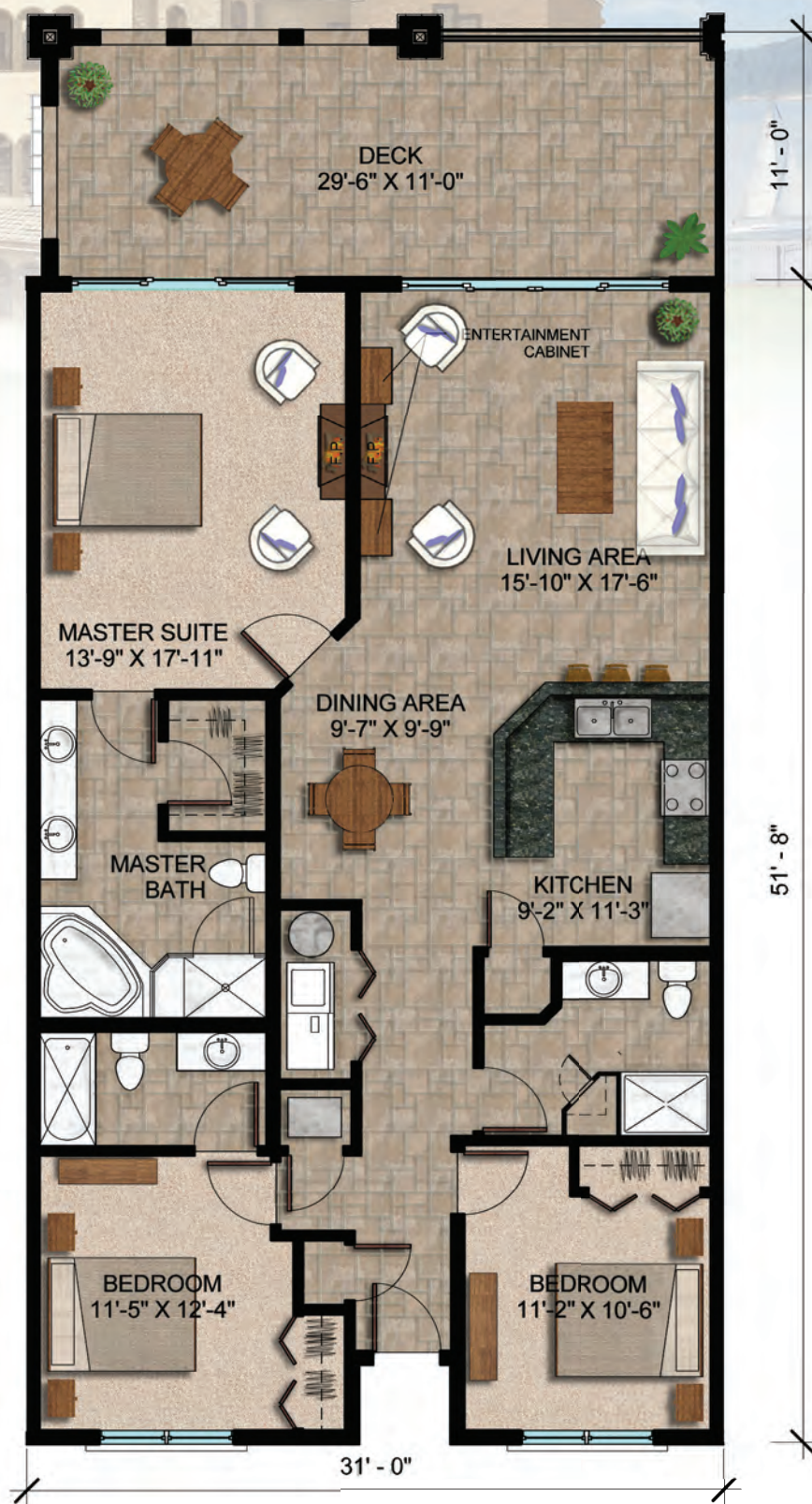
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The Paloma - Floor Plan

The Paloma



TOTAL AREA 1919 SF



Travel

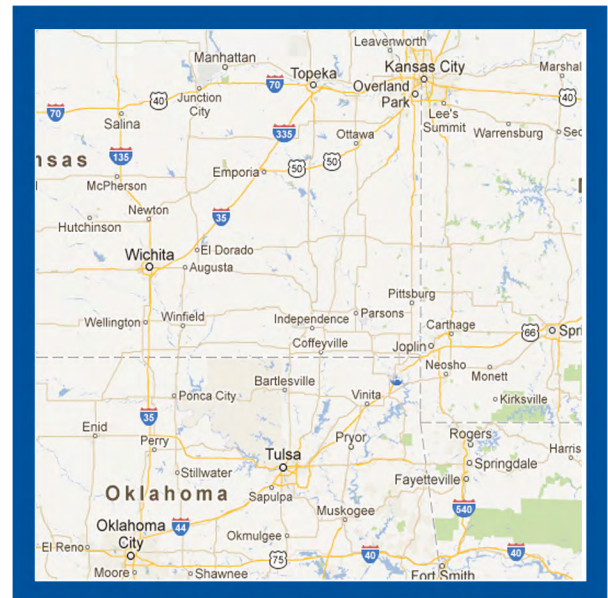
Traveling to your crowning achievement

Crown Pointe, located on Grand Lake in Port Duncan on Monkey Island, is located just off I-44 on Highway 125 in the heart of the beautiful Midwest, only a short drive from many Midwest locations.

If you prefer the convenience of flight, Monkey Island has its own FBO Grand Lake Regional Airport with a 4,000 foot runway, Hanger facilities and jet fuel.

Crown Pointe is a short drive from several metropolitan areas. Some sample driving distances are listed below.

Bentonville, AR - 60 miles
Dallas, TX - 336 miles
Fayetteville, AR - 90 miles
Joplin, MO - 45 miles
Kansas City, MO - 175 miles
Oklahoma City, OK - 175 miles
Tulsa, OK - 70 miles
Wichita, KS - 150 miles



GRAND LAKE'S NEWEST *Luxury* DEVELOPMENT



25 GRAND LAKE DRIVE • PORT DUNCAN • AFTON, OK 74331

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The Coronado - Floor Plan

The Coronado



TOTAL AREA 2312 SF

The Conquistador - Floor Plan

The Conquistador

