



## Ono Island Lot Selection Checklist

### Water Access & Views

- Big water frontage (Bayou St. John & Intracoastal Waterway) – excellent for larger boats, typically not in no-wake zones
- Old River frontage – many properties are located in no-wake zones and offer south-facing exposure, ideal for boat-watching and sun-filled outdoor spaces
- Canal frontage – allows direct water access and private boat docking, typically more affordable than big water frontage
- Interior lots – non-waterfront, more affordable, many are X flood zone; homeowners often use the Ono Island boat launch
- Dock potential (boat lift, slip, or jet ski storage)
- Sunrise vs. sunset orientation and its impact on outdoor living

### Elevation & Flood Zones

- Confirm flood zone designation (X, AE, VE)
- Obtain elevation certificate
- Determine if the lot is high and dry or will require fill/sand
- Consider insurance requirements and long-term cost impacts

### Setbacks & Regulations

- Verify ACC setback requirements for the specific unit
- Review ACC rules for pools, garages, accessory structures, and boathouses
- Confirm utility easements, drainage, or sewer restrictions
- Understand seawall, bulkhead, and riprap guidelines if applicable
- Review requirements for fencing, landscaping, and tree preservation

### Lifestyle & Resale Value

- Proximity to Ono Island gate for convenient access
- Lot depth for 3-car garages, swimming pools, and outdoor kitchens

- Views, orientation, and overall privacy
- Long-term resale appeal: water frontage, view, lot size, improvements
- Choice between no-wake zones and active boating channels
- Proximity to neighborhood amenities such as the clubhouse, tennis courts, and boat launch

### **Additional Considerations**

- Swimming pool feasibility – does the lot accommodate a pool and outdoor living space?
- Soil and drainage conditions – is extensive site work required?
- Accessibility for construction equipment
- Noise and activity level from surrounding waterways
- Long-term maintenance – seawall condition, canal dredging, or tree coverage

### **Buyer Notes:**


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