



Unplug. Unwind. Unleash Your Love of the Water

There's a certain kind of place you find once... and then wonder how you ever lived without it.

A place where the pace slows, the air feels lighter, and the water is always within reach.

At The Cottages at Delta Coves, that place becomes yours.

Created for those who crave a true escape, these lock-and-leave homes offer a more effortless way to experience waterfront living. One that is beautifully simplified, easy to maintain, and perfectly sized for how you actually want to live.

Wake up to shimmering water views and soft Delta breezes. Ease into the morning with coffee on the patio. Then set out for the day. Cruise miles of scenic waterways, reaching fast water in about 10 minutes, or simply drifting through the rhythm of Delta life.

With boat dock access included, your time on the water isn't something you plan for...
it's something you step into.

Set within the Delta Coves, a gated master plan on Bethel Island, The Cottages pair designer finishes with an inviting, relaxed design. Open-concept living spaces, expansive windows, and modern details create a weekend home that feels both elevated and effortlessly comfortable.

Come and go with ease. Stay for the moments that matter.
And settle into a rhythm that feels entirely your own.

Call / Text 707.330.0283 | thecottages@bluemountaincommunities.com
818 Freeboard Court | Bethel Island, CA 94511

BLUE MOUNTAIN
COMMUNITIES



The Island Camp



At the heart of Delta Coves lies something truly special, The Island Camp. A vibrant, residents-only retreat designed to turn every visit into a getaway.

This 15,000-square-foot waterfront hub is more than an amenity, it's the lifestyle that brings everything together.

Here, everything included is designed to support your waterfront lifestyle, with resort and slip maintenance services that ensure your boat is always ready when you are. From the engineered lagoon's clear, fresh water to the 3-mile walking trail network, 2.5 acre dog park, gated entry, and thoughtfully maintained grounds, every detail is handled for you.

This is where your waterfront lifestyle truly comes to life.



THE ISLAND CAMP FEATURES:

- Resort-style pool complex with lounging areas
- Duffy's Boat Bar
- Outdoor barbecue areas
- Pickleball courts
- Sand volleyball courts
- Half court basketball
- Lawn games
- Club Room and indoor gathering spaces
- Yoga studio and fitness center
- 3-mile walking trail network
- Organized community and live music events
- Scenic waterfront sunset views
- The list goes on





RESIDENCE FEATURES AND DETAILS

DISTINCTIVE EXTERIORS

- Designer selected exterior color schemes with professional paint by Sherwin Williams
- Beautiful durable composition shingle roofs
- Garage door with Lift Master opener (WiFi with battery back up)

THOUGHTFUL INTERIORS

- Stylish two-panel, 8' interior doors
- LVP (throughout first floor), 18"x18" tile, and plush designer carpeting throughout
- Convenient interior laundry rooms with hookups for electric dryers
- 10 foot ceilings throughout first floors
- 5" flat stock baseboards
- Black lever door handles
- Lower cabinet in Laundry Room with E-Stone tops to coordinate with other locations throughout the home (per plan)
- USB outlets in Kitchen (1)
- Professional interior paint by Sherwin Williams

GOURMET KITCHENS

- Designer selected pull-down kitchen faucet with polished chrome finish
- Beautiful quartz countertops with 6" backsplash (choice of three colors)
- Beautiful shaker cabinets with polished chrome pull style hardware
- Stainless steel undermount sink with 1/2 hp disposal
- Refrigerator area plumbed for ice maker
- GE Stainless Steel appliance package, includes electric range, multi-cycle dishwasher, and microwave

ENERGY CONSERVATION

- Solar system lease included with an option to purchase (right-sized system per plan)
- Dual-zone HVAC with Nest E thermostat downstairs and Honeywell thermostat upstairs

- Energy efficient tankless water heater with recirculating pump and push button for on-demand hot water
- Vinyl dual pane windows with low-e glass
- All homes meet or exceed Title-24 energy requirements
- Water conserving shower heads, faucets, and toilets
- LED lighting throughout

LUXURIOUS PRIMARY SUITES

- Designer selected faucets, plumbing fixtures, and bath accessories with polished chrome finish
- Glass shower enclosures with chrome hardware finish
- Full width vanity mirror
- Glamorous E-Stone on vanities and primary shower
- Thoughtfully selected vanity lights

SECONDARY BATHROOMS

- Designer selected faucets, plumbing fixtures, and bath accessories with polished chrome finish
- Beautiful E-Stone vanities
- Full vanity width mirror
- E-Stone countertops and shower/tub surrounds (Bath 2)

PERSONALIZING OPPORTUNITIES

- Opportunity to select upgrade designer collection for countertops, surrounds, and flooring
- Designer selected paint grade color cabinet upgrades
- Appliance package upgrades
- Numerous electrical and plumbing fixture upgrades
- Innovative security system
- Lighting fixture upgrades throughout the home
- Upgraded interior door and hardware options
- Upgraded framed bath vanity mirror

BLUE MOUNTAIN CUSTOMER CARE PACKAGE

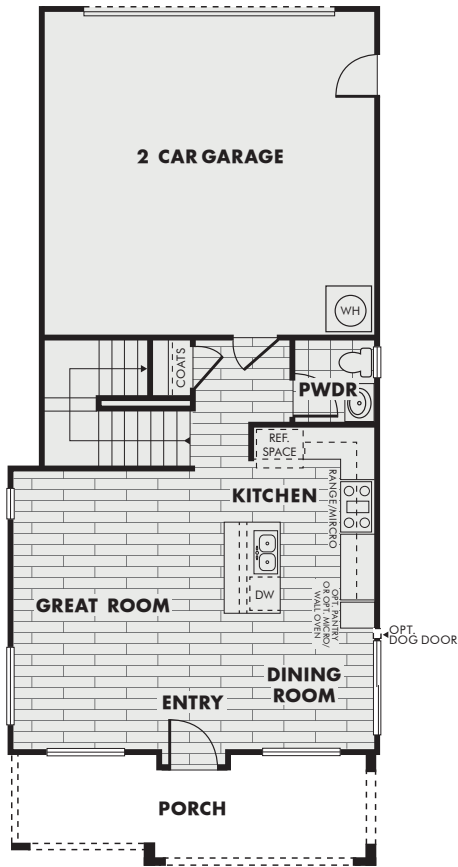
- Builder 1 year fit and finish warranty
- Buyer Frame Walk
- New Homeowner Orientation
- 30 day Customer Care Follow-up Visit



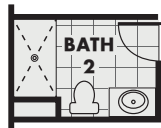


Newport

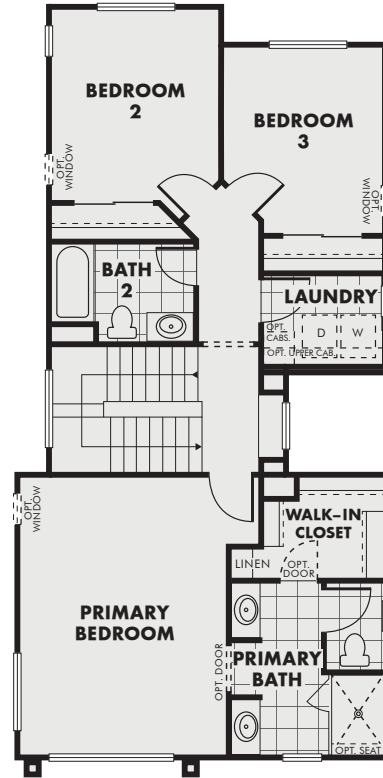
1,598 square feet | 3 Bedrooms | 2.5 Baths | 2 Car Garage



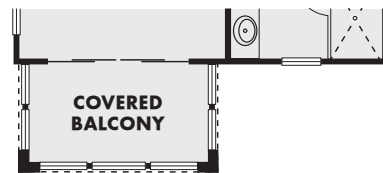
FIRST FLOOR



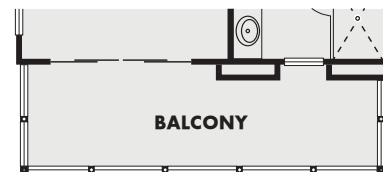
OPT. SHOWER IN BATH 2



SECOND FLOOR



OPTIONAL BALCONY (A Elevation)



OPTIONAL BALCONY (B & C Elevation)





VILLAGE

Newport

1,598 square feet | 3 Bedrooms | 2.5 Baths | 2 Car Garage



Standard Elevation | Village Lots



Balcony Elevation | Village Lots

A



Standard Elevation | Village Lots



Balcony Elevation | Village Lots

B



Balcony Elevation | Village Lots

C





WATERFRONT

Newport

1,598 square feet | 3 Bedrooms | 2.5 Baths | 2 Car Garage



Enhanced Elevation | Waterfront Lots



Enhanced Balcony Elevation | Waterfront Lots

A



Enhanced Elevation | Waterfront Lots



Enhanced Balcony Elevation | Waterfront Lots

B



Enhanced Balcony Elevation | Waterfront Lots

C





VILLAGE

Del Mar

1,764 square feet | 3 Bedrooms | 2.5 Baths | 2 Car Garage



Standard Elevation | Village Lots



Balcony Elevation | Village Lots

A



Standard Elevation | Village Lots



Balcony Elevation | Village Lots

B





WATERFRONT

Del Mar

1,764 square feet | 3 Bedrooms | 2.5 Baths | 2 Car Garage



Enhanced Elevation | Waterfront Lots



Enhanced Balcony Elevation | Waterfront Lots

A



Enhanced Elevation | Waterfront Lots



Enhanced Balcony Elevation | Waterfront Lots

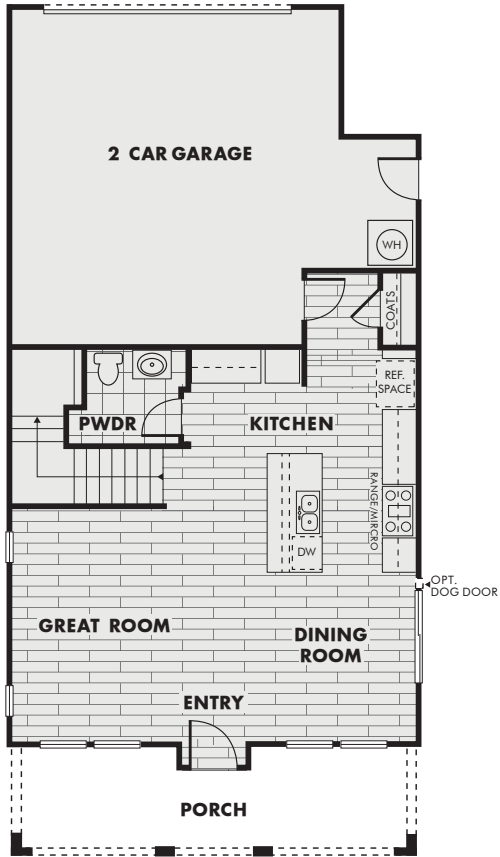
B





Tiburon

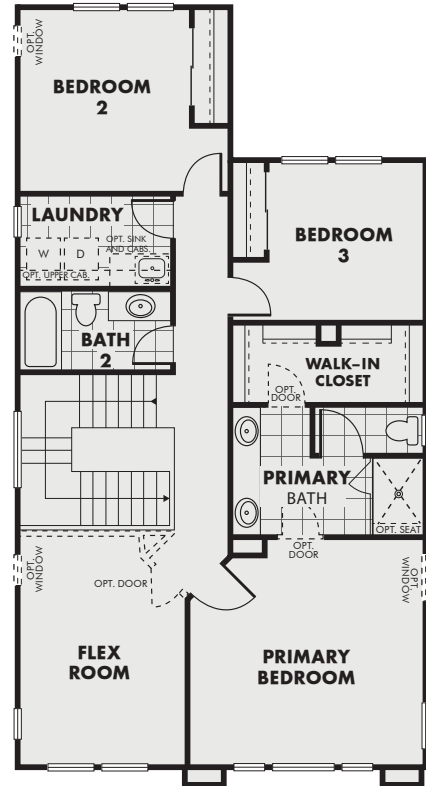
1,877 square feet | 3-4 Bedrooms | Flex Room | 2.5 Baths | 2 Car Garage



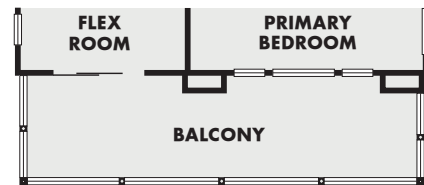
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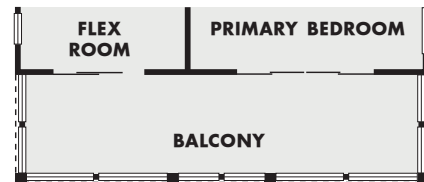
OPTIONAL BEDROOM 4



SECOND FLOOR



OPTIONAL BALCONY (Elevation A)



OPTIONAL BALCONY (Elevation B)





VILLAGE

Tiburon

1,877 square feet | 3-4 Bedrooms | Flex Room | 2.5 Baths | 2 Car Garage



Standard Elevation | Village Lots



Balcony Elevation | Village Lots

A



Balcony Elevation | Village Lots

B





WATERFRONT

Tiburon

1,877 square feet | 3-4 Bedrooms | Flex Room | 2.5 Baths | 2 Car Garage



Enhanced Elevation | Waterfront Lots



Enhanced Balcony Elevation | Waterfront Lots

A



Enhanced Balcony Elevation | Waterfront Lots

B



- The Cottages - Waterfront
- The Cottages - Village
- The Cottages Model Homes



THE ISLAND CAMP

FEATURING THE CLUB ROOM, THE GAME PAVILLION
THE SWIM COMPLEX, SPORTS COMPLEX,
MOVEMENT STUDIO, FITNESS CENTER
DUFFY'S BAR

TO THE DELTA

