



## 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](mailto:thecottages@bluemountaincommunities.com)  
822 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:

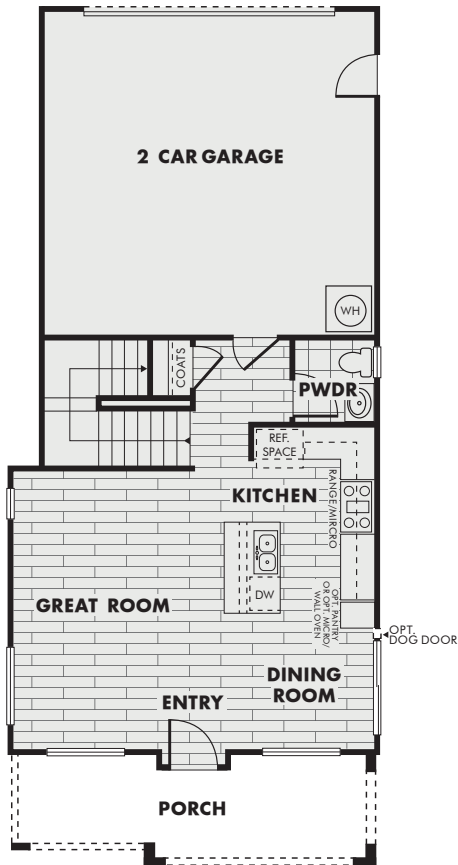
- Resort-style pool complex with lounging areas
- Duffy's Boat Bar
- Outdoor barbecue areas
- Pickleball courts
- Sand volleyball courts
- Half court basketball
- Lawn games
- Club Room and indoor gathering spaces
- Yoga studio and fitness center
- 3-mile walking trail network
- Organized community and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



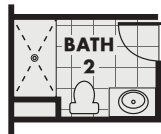


# Newport

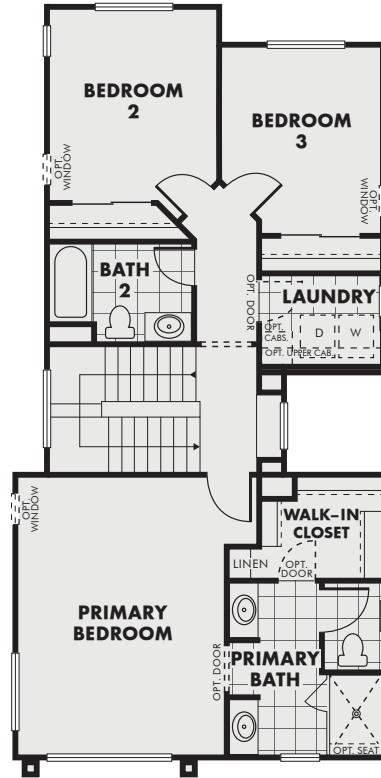
1,583 square feet | 3 Bedrooms | 2.5 Baths | 2 Car Garage



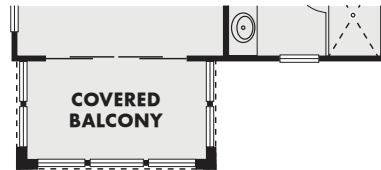
FIRST FLOOR



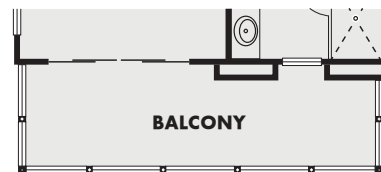
OPT. SHOWER  
IN BATH 2



SECOND FLOOR



OPTIONAL BALCONY  
(A Elevation)



OPTIONAL BALCONY  
(B & C Elevation)





VILLAGE

# Newport

1,583 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

1,583 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

1,724 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

1,724 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

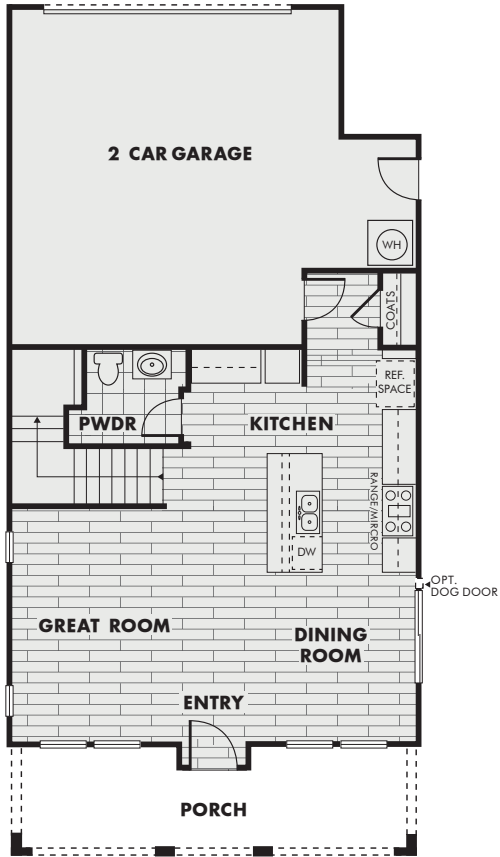
B





# Tiburon

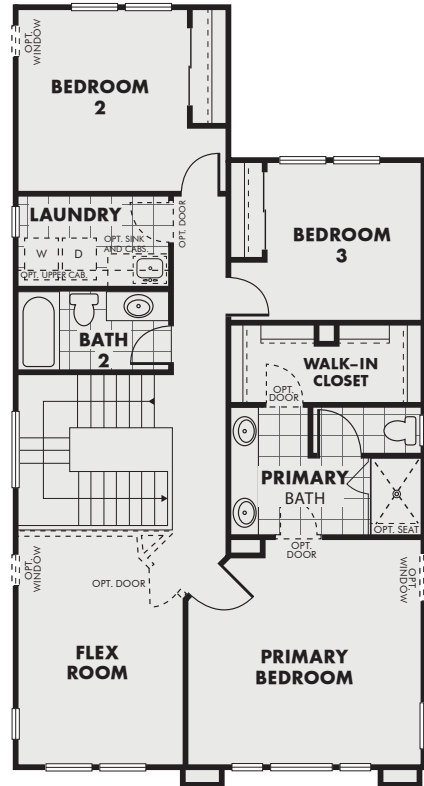
1,882 square feet | 3-4 Bedrooms | Flex Room | 2.5 Baths | 2 Car Garage



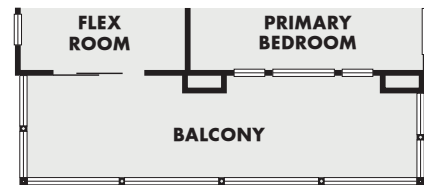
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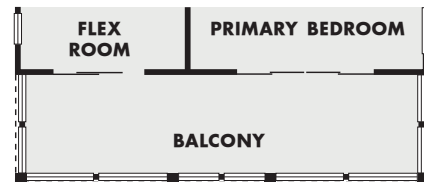
OPTIONAL BEDROOM 4



SECOND FLOOR



OPTIONAL BALCONY (Elevation A)



OPTIONAL BALCONY (Elevation B)





VILLAGE

# Tiburon

1,882 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

1,882 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**

