Lakeshore Gardens Information Sheet

All information provided as a courtesy only and is deemed reliable but not guaranteed.

All park information must be obtained and confirmed by the Lakeshore Gardens Office.

Helpful office staff- Camilla cday@birtcherandersondavis.com 760.438.4069 Pedro pmorales@birtcherandersondavis.com 760.438.4069 Manager Kathy Arman

Please obtain Applications, Park Rules & Park Regulations, Lease information from the Lakeshore Gardens office.

* Homes are owned by the residents (383 homes).
* Land owned by park.
* Common areas and lakes are maintained by park.
* Security is maintained by the park.
* Space our homes are on, are maintained by the homeowners.

Lakeshore Gardens is a fun active 55+, luxury manufactured home community located in Carlsbad, steps to the beach. The park is on 54 acres of land, has 383 homes, & 10 small lakes. There is lush landscaping, greenbelts & mature trees throughout, giving the community a park-like feel. Nature lovers love it here! The approx. 14,000 sq. ft, 2 story club house is beautiful and has a country club feel. The upper level houses an office, lobby, card room with fireplace, billiard room & a beautiful balcony to enjoy ocean views. The lower level houses a fabulous library, recreation room with a stage, commercial grade kitchen & restrooms. A large patio with fountain, fire pit, & outdoor fireplace adjoins the community room, which is used for many events. There is a gym, pool & spa on the property heated year-round. Saunas, a beautiful gym, ping pong table, RV parking & more. The entire park is enclosed with a 6 ft wall and security gates. The laundry building contains coin-operated washers & dryers for times when you have multiple loads. There are many activities in the community, almost daily, so residents can find friendship & companionship while attending events they enjoy. Activities include card games, bingo, monthly breakfasts, potlucks, exercise & craft groups, golf groups, & much more! You can be as active as you choose, right here at Lakeshore Gardens!

Community Amenities: Pool, Spa & Sauna, Gym (with an amazing view,) Clubhouse/Rec room, Library, Card Room, Fire Pit & Fireplace with Seating, BBQ’s, Weekly & Daily Activities, Monthly breakfast, Billiards, Ping Pong, & Shuffleboard tables, Laundry Facilities, RV Parking (Based on Availability), Car Wash Bay, Gated Community with Security.

Daily & Monthly activities calendar available on request.

Land Lease range Jan 1, 2025 $2525.00- $2825.00 (on the lakes) and includes amenities in the park.

Utilities are not included in the lease; we receive group rates. Individual metered use of: Electric, Gas, Water, Trash are all on our monthly bill.

Thank you!

Diana 619.917.5946 Brush Real Estate Service, Inc. Website www.LoveCarlsbad.org

