

**Development the largest in Key West**

When the Presidential Gates at the Truman Annex opened for the first time in 50 years two years ago this Friday, it signaled the beginning of the largest private development ever undertaken in Key West.

Since then, developer Pritam Singh and his team have established a firm foundation for the \$250 million mixed-use development that is starting to come out of the ground at this 100-acre landmark property.

“Now that the infrastructure is nearing completion and our development plans are fine tuned to everyone’s satisfaction, we have advanced to a new stage of progress,” said Singh.

**CONSTRUCTION UNDER WAY**

Within days of closing an \$18.75 million construction loan with Barnett Bank, Singh lifted the first symbolic shovelful from the waterfront ground where Harbour Place will soon stand.

In ceremonies March 17 in front of the former Navy Base Administration Building, Singh said the start of construction on the 62-unit luxury condominiums marked the beginning of a “totally new stage” of progress at the development. Joining Singh at the groundbreaking was James Higgins, chief executive officer of Charter Builders of Dallas, general contractors for Harbour Place, the first condominium project under construction at the Truman Annex.

“Charter is a construction firm with a solid national reputation. This project is scheduled for completion in 13 months and we are confident that’s when it will be ready for occupancy,” Singh said.

The new project, with its two and three bedroom condominiums and landscaped courtyards, is directly on Key West Harbor. All homes overlook Truman Annex Marina and the Gulf. Sales have reached \$17.5 million with 41 of the 62 units under contract. Prices start in the mid-\$300,000s.

**NEW SALES OFFICE**

The accelerated construction pace has resulted in the sales team moving from its quarters in the former Naval Administration Building. This historic structure will be completely renovated to become the centerpiece of the Harbour Place waterfront community, according to Sales and Marketing Director, Steve Surowiecki.

The new office is located in neighboring Old Town at 416 Greene St. Telephone is 296-7078.

Sales associates Jean Carey, Pat Moore, and Michael Kramer offer tours of the property (by appointment only) and brochures, floor plans, and videos are available. A scale model of the entire community is on display.

The office is open seven days a week from 9 a.m. to 6 p.m., Monday through Saturday, and from noon to 5 p.m. Sundays.

### **FIRST-YEAR SALES SIGNIFICANT**

In the new sales office, just a short walk from the Annex, the sales team continues to report significant sales accomplishments.

“First-year sales total in excess of \$30 million for the four major condominium and townhome communities and single-family home lots introduced last year,” Singh said.

“This figure represents more than all of the residential real estate sales in Key West in 1988,” he said. “The response to the project is greater than I anticipated.”

At Admirals Court, with its 20 townhomes designed with Victorian accents compatible with the old architecture of historic Old Town, sales have reached the halfway mark for a total of \$2.1 million. Prices start in the high \$250,000s.

The 61 single-family homesites are 50 percent sold out for a total of \$6 million in sales. They range in price from \$165,000 to \$250,000. Several single-family homes are already in various stages of completion.

Mills Place, with 20 luxury Gulf-view condominiums to be built in the former U.S. Marine Hospital dating back to 1844, has also been well received by prospective owners. Prices here start at \$250,000.

Singh continues to work closely with the city and state as well as historians and preservationists to ensure that his fully-planned community complements the city’s historic elements.

“This is one of the most beautiful and rare parcels of land in the nation,” Singh said of Truman Annex which is located at the southernmost tip of Key West.

“We are using our proven talents to plan the historic renovation of the classic landmark structures on the site. And each of the new buildings we are designing will complement those landmarks and will be architecturally compatible with the restored buildings in the neighboring Old Town section of Key West,” he said.

### **YACHT CLUB PLANS ANNOUNCED**

Singh also said that firm decisions have been made on the yacht club, beach club, and marina. The Yacht Club and Beach Club will be designed to meet the recreational needs of the community with the Yacht Club headquarters in the center of downtown Old Town’s waterfront

in the former United States Customs House, the historic red brick building that dates to 1891. Club quarters in one of Old Town's tallest buildings will include a main dining room, several private dining spaces, a member's informal grill and lounge, a reception lounge, and verandas overlooking the Gulf and Key West's renowned sunsets. The Beach Club and its tennis courts will be located on Sand Castle Beach at Sunset Island where the broad, white beach of imported sand will be among Key West's finest. More planned island amenities include croquet courts and other recreational facilities soon to be announced.

The new Truman Annex Marina will accommodate luxury yachts up to 120 feet and will be a full-service facility in every respect, as will the entire waterfront complex. "This is a first-class project," Singh said, "and it is designed that way from the start."

-----

## **Annex will honor Truman**

The Truman Annex will pay tribute to its most celebrated visitor, Harry S. Truman, who spent 11 working vacations at what was then the U.S. Naval Station. His first visit was in 1946 and his last as president in 1952.

Truman stayed in a converted commandant's quarters, and the structure quickly became known as the "Little White House." Other visiting dignitaries included Presidents John Kennedy and Dwight Eisenhower and British Prime Minister Harold MacMillan.

The landmark structure will soon undergo a major renovation that will transform it into the Truman Museum. Owner Pritam Singh plans to announce shortly the two curators who will oversee the project.

"Truman was the first to recognize the significance of Key West for a civilian," Singh said. "Even with his subs docked not far from his home and men in uniform, Truman was able to play the role of a typical tourist."

Other presidents visited Key West before and after Truman, but none brought his enthusiasm for this historic port on the Gulf of Mexico. He was able to take daily swims and loaf in the sun on the "presidential beach" the Navy created for him. Truman's easy informality served him well in Key West and he enjoyed strolling along the streets of the city. He returned several times after he left office, and Key Westers saw him last in 1969, still a jaunty figure, even though he was in his eighties.

At the formal opening of the Truman Annex on March 31, 1987, Singh was presented the deed to the property by Captain Raymond F. Sullivan, commanding officer of the Key West Naval Air Station.

"When I accepted the deed I also accepted the greatest challenge of my life," said Singh. "I made a promise to preserve nearly two centuries of history, to respect the traditions of Key West in the development, and to create an outstanding living environment that Key West will be proud of."