



598- 601 Bonito Ave., Key Largo, Florida 33037

772-708-9599

Congratulations!

Thank you so much for your interest in a romantic destination wedding or event at

Historic Shadow Point, Key Largo!

I'm happy to let you know that the month you selected has availability.

This peaceful rural setting is a picture-perfect environment for exchanging vows or to host an unforgettable event. You have chosen the most charming, spectacular, and intimate property in Key Largo to host your wedding celebration or event. With our own private beach, lovely, cool breezes, sunset-lit skies, all capped off with a stunning moonrise over the water, Shadow Point is a truly unique and unforgettable wedding venue.

Every season seems to be popular at Shadow Point. Each year, travelers from around the world head to the Florida Keys to enjoy the warmer climates, calm seas, and great boating. Shadow Point has become a favorite destination because of its privacy and seclusion. Key Largo begins the Upper Keys with numerous hotels for your guests, and just one hour from Miami International Airport.



Feel free to use your own vendors, or select from our extensive vendor list to help you plan the perfect wedding or event. Our vendors have been on the property and can help with planning and design services, DJs and music, set-up, caterers, flowers, photography, and much more. They can make your special day as stress-free and as magical as you wish. Our new website also contains videos and photos of weddings held at Shadow Point.

WEDDING,
&
EVENT PRICING

A Totally Private Property Estate for a Wedding or Event with your Friends & Family!

Booking for all options requires 50% due with contract; balance and security deposit due 60 days prior to check-in or event. If booking inside of 60-day arrival, 100% fee plus security deposit are due with contract. Security deposits (in whole or in part) are refundable upon inspection of the property after your stay or event. Please report any damages or other issues with the property immediately. Taxes are 12.5%.

Cancelation Policy: Deposit minus a booking fee of \$500 is refundable up to 90 days before your event. Must be in writing.





Our Wedding Package

Available Year-Round

Historic Shadow Point makes an ideal wedding party, vacation rental, or business retreat for 12 – 16 people. Bring the dog! Package includes use of the two-plus-acre private grounds, both houses (beds for 16 based on double-occupancy), two fully-equipped kitchens, BBQ grills, lounge chairs, kayaks, paddleboards, water toys, and more!



7-night stay

for up to 12 guests (adult or child): \$16,518.75

Additional guests (up to 16 max): \$40 per guest per night**

cleaning fee, property fee, administration fee and 12.5% taxes included

for 12 guests

Total based on 12 guests:

\$16,518.75

Well-behaved dogs welcome: \$200 per dog (compound is fenced)

***Day-beds and trundle bed available for additional guests*

Check-in 4pm on Day 1; check-out 11am on Day 8

Weddings & Special Events Pricing with 7-Night Stay


Shadow Point makes an intimate and unique wedding venue! Limited parking is available on-site. You have optional background views (garden, water) for numerous functions on the property during your stay for one price, such as Rehearsal Dinner, Post-Wedding Breakfast, etc. We have a security guard available who will help with parking. . No more than 40 cars are allowed on property.

Costs for a wedding are in addition to your stay (above):

Site Fee

Wedding for up to 30 guests: \$3500

Rental of portable toilet facilities required for weddings over 30 people; see vendor list.



Add an extra \$500 for bookings over major holidays (*Christmas, New Year, Easter, Memorial Day, Labor Day, Mini-Lobster Season*).

Prices reflect weddings parties staying on-site for 7 nights with up to 12 guests staying in both houses, and the addition of a wedding party with 30 guests.

Package A- Vacation Rental for 12 guests including site fee

\$16518.75 + \$3500

Wedding Package +Vacation Rental + Wedding for 30 guests base price including tax

\$20,518.75

+ \$3000 refundable security deposit (plus additions)



Historic Shadow Point is located within the environmentally-sensitive Florida Keys National Marine Sanctuary. There are a few decorations and items that are not permitted with no exceptions, including confetti, glitter, and plastic straws or swizzle sticks. Please try to use biodegradable service ware whenever possible.

You can find everything you need on our list of preferred vendors. Mention that we sent you for a discount from our preferred vendors.

You are welcome to find your own vendors. Please note that our preferred vendors have previously worked events at Shadow Point and understand the rules. You are responsible for informing your own (new) vendors of the expectations and responsibilities or working at Shadow Point. Failure of your vendors to leave the site clean and to remove their own trash and recycling from the site may reflect on the return of your security deposit.

All events held during your stay at Shadow Point are covered by your one site rental. In addition to your ceremony, you may wish to have a beach party, a rehearsal dinner, a Sunday brunch, an afternoon BBQ, or any other related event during your stay all without the added expense charged from another venue.

We are on 2.5 acres of "Tropical Old Florida" landscaping with native hardwood trees, just a short one-hour drive from the Miami International Airport.



Groceries are available close-by on US-1 (Overseas HWY) at Winn-Dixie (north) and Publix). Island Liquors is adjacent to Publix

There is a movie theater on near-by Tavernier for rainy day entertainment.

Many thanks for your inquiry! You have chosen the best place for a family vacation, wedding, or event in Key Largo. Please come for a visit and make sure to compare our prices to other venues in the area.

When we have your information and requirements, we will send you a quote. Once we have a commitment from you, we will send you a firm contract. We require a 50% deposit with your signed contract to hold your spot. The balance and security deposit are due 60 days before the first day of your rental.

Please feel free to call me with any questions about pricing or other details at [772-708-9599](tel:772-708-9599) or email me at mail to:info@historicshadowpoint.com

Best,

Marlee Matheson