

**3 BEDROOM - 3 1/2 BATH
TOWER RESIDENCE**

Our three-bedroom Sky Home has 85 feet of width allowing all bedrooms, living room and dining room to enjoy spectacular water views.

Residence Floor Areas

A/C = 2034 S.F.
Balcony = 472 S.F.
Total = 2506 S.F.

Foyer Features

- 8 foot double door grand entrance
- Dome ceiling
- 20 x 20 inch designer ceramic tile flooring

Designer Kitchen Features

- Designer European style cabinets (36-in. upper cabinets)
- Built-in pantry
- All GE Profile appliances
- Built-in refrigerator with custom cabinet panels
- Built-in convection oven
- Built-in ceramic cook top
- Built-in microwave oven
- Built-in dishwasher
- Designer granite countertops
- Kohler plumbing fixtures
- Designer ceramic tile flooring
- 20 x 20 inch designer ceramic tile flooring

Powder Room Features

- Designer pedestal sink
- Designer series plumbing fixtures
- Designer ceramic tile flooring
- Elegant recessed lighting

Dining Room Features

- 42-in. bar with granite countertop
- Spacious dining room seats nine (including bar)
- Nine foot ceiling

Grand Salon Features

- 85 feet of width allowing all bedrooms, living room and dining room to enjoy spectacular water views.
- Floor to ceiling 9 foot (Versalux Blue Glass) tinted windows and doors

Balcony Features

- Tempered glass railings allow for unobstructed views throughout your residence
- Elegant Tuscan and twisted Italian columns on each balcony
- 68 foot balcony with panoramic views for indoor/outdoor living and entertaining

Master Suite Features

- Spacious room allows for king size bed, night tables, two chair sitting area and oversized armoire
- Large walk-in closet and dressing area
- Glass door leading to balcony
- Dual 9 foot windows for spectacular water views

Master Bath Features

- Separate walk-in shower with glass doors and ceramic tile
- Luxurious Roman designer tub with whirlpool feature
- Separate walk-in water closet
- His and Hers custom designer vanities with granite countertops
- Designer ceramic tile flooring
- Designer plumbing fixtures
- Ceramic tile in shower and tub surround
- Separate wood framed vanity mirrors
- Elegant recessed lighting
- Linen Closet

Guest Bedroom Features

- Spacious guest bedroom allows for king size bed, night tables, sitting area and armoire
- Dual 9 foot windows for spectacular water views
- Glass door to the balcony
- Two closets with dressing area
- Private guest bath

Guest Bath Features

- Designer plumbing fixtures
- Designer vanity with granite countertops
- Designer ceramic tile flooring
- Wood framed vanity mirror
- Elegant recessed lighting

Third Bedroom Features

- Dual pocket doors
- Floor to ceiling sliding doors leading to the balcony
- 9 foot window with water views
- Built-in media cabinet (select units)
- Alcove leading to closet and private bath

Third Bath Features

- Designer plumbing fixtures
- Designer vanity with granite countertops
- Designer ceramic tile flooring
- Wood framed vanity mirror
- Elegant recessed lighting

Utility Room Features

- Spacious walk-in utility room
- Designer ceramic tile flooring
- Holds full size washer and dryer

Additional Features

- Concrete construction with steel reinforcement
- Concrete demising walls for extra sound barrier
- Concrete exterior with floor to ceiling windows anchored into concrete
- Sophisticated fire alarm and sprinkler system
- Solid core interior doors
- Commercial grade slider doors and windows



Disclaimer: oral representations cannot be relied upon correctly stating representations of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee. The drawings shown are conceptual only and are subject to change without notice at the discretion of the developer. The developer reserves the right to make additions, deletions and modifications to the drawings as the developer may deem appropriate or desirable. Dimensions and square footage are approximate and may vary with actual construction. The residence's square footage totals indicated above are approximate, may vary due to construction and are based on perimeter measurements. Individual room dimensions indicated above are approximate, may vary due to construction, and may vary from the residence's square footage totals indicated above.



FLOOR AREAS

INTERIOR..... 2034 S.F.
BALCONY 472 S.F.
TOTAL 2506 S.F.