

## COMMUNITY FEATURES

- Secure private gated entrance with high-tech monitoring system in each residence
- Spacious gulf side swimming pool and spa with surrounding paver sun terrace
- Private poolside cabanas for each owner
- Lush tropical landscaping
- Custom pavers on exterior common areas
- Guest parking
- Full time property steward

## BUILDING FEATURES

- Coastal contemporary building design by Mark Sultana of award-winning architectural firm DSDG of Sarasota, Florida
- Secure electronic guest-entry system
- Premium packages
- Private elevator with secured key access to each personal residence
- All residences face the Gulf of Mexico with a Northwest exposure
- Private, enclosed three-car garages with extra space for storage and convenient access to private elevators
- Service hallways for convenient concierge trash removal
- Green building standards for maximum energy and cost savings
- Concrete block construction
- Tongue and groove, dark-stained cypress wood accents

## RESIDENCE FEATURES

- Private elevator lobby at each residence
- Soaring 9'7" ceilings in residences with 10'7" ceilings in Penthouses
- Floor-to-ceiling, insulated, high impact gulf-view windows and sliding glass doors create a 12-24 foot open span to covered outdoor terraces
- Expansive gulf front outdoor living terraces with solid glass railings for unobstructed water views
- Summer kitchens on gulf front terraces with built-in grill
- Direct gulf views from kitchen, dining room, living room and master bedroom
- High efficiency LED recessed lighting throughout entire residence
- Solid core, flat panel doors with premium modern style hardware
- Energy-efficient, split system HVAC with individual zone controls
- "Smart Home" technology base package controls can be customized with home automation expert to include controls for security, lighting, window shades, entertainment and more
- Designer plumbing fixtures and hardware
- Re-circulating hot water system
- Luxurious master suite with direct access to covered gulf side terrace, and generous closets
- Guest Master Suite with private balcony, dual vanity and walk-in closet
- En-suite guest bedrooms with private balconies
- Spacious utility/laundry room with washer/dryer, built-in sink and ample storage space
- Exquisite porcelain tile in all living areas and outdoor terraces
- Each residence is designed with a 200+ SF flex room, which individual unit owners can use as a media room, fitness area or office/den
- Large walk-in wine cellar in each of the East side residences
- 100' linear electric fireplace with edge-to-edge glass, no chimney and no gas line

## GOURMET KITCHENS

- Luxurious premium-grade, custom cabinets with a variety of finishes to meet each owner's personal taste
- Choice of distinctive quartz countertops and backsplashes
- Stainless steel under-counter sink with designer faucet
- Walk-in pantry in each residence
- Premium appliance package includes:
  - Wolf 5-burner gas cooktop
  - Wolf conventional oven and convection microwave
  - 48" side-by-side Sub-Zero refrigerator with ice dispenser
- Miele Dishwasher

## LUXURIOUS BATHROOMS

- Master bath with separate water closet and dual vanities
- Quartz vanity tops with waterfall edges and under-mounted sinks in full baths
- Vessel sink in powder bath
- Custom-designed floating cabinets with drawers
- Free standing oversized soaking tub and expansive shower with designer faucet

## PURCHASING A RESIDENCE

A 10% deposit is due with contract. A second 30% deposit is due within 15 days of contract date, and final balance is due at closing.

Pricing subject to change.

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