



LUXURY CONDOMINIUM RESIDENCES

Live by the Beach!

(305) 494-1767

Features & Upgrades List

THE COMMUNITY

- New construction- completed Dec. 2020
- 24 Luxury Residences
- Boutique Luxury Amenities
- Electronic Building Access
- Semi-Private Lobbies & Elevator
- Secured Covered Parking Garage
- Building Generator



THE NEIGHBORHOOD

- Located in Popular Lauderdale Beach Neighborhood
- Fort Lauderdale Address
- Beach Side-Steps to the Beach
- Beach Access through Residential Neighborhood
- Neighborhood Patrolled by Private Security
- Walk to Popular Restaurants, Grocery Store, Boutiques, and Beach
- New Publix being constructed

THE AMENITIES

- Private 2-Story Clubhouse
- Heated Swimming Pool & Jacuzzi
- State of the Art Fitness Center with Sauna overlooking Pool Area
- Bar for Entertaining or Relaxing
- Catering Kitchen
- Pool Table
- Lounge with Large Screen TV
- Wi-Fi in Common Areas
- Guest Parking

THE RESIDENCE

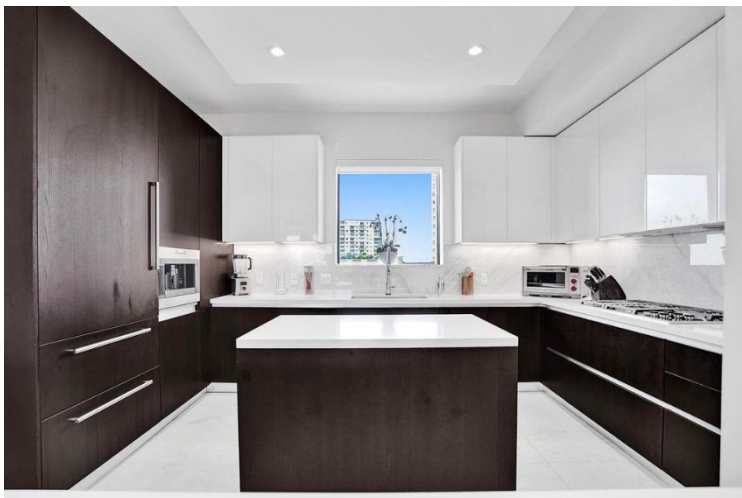
- SE Corner- Amazing views of Ocean & Downtown **UPGRADE**
- 3 Bedrooms, 3 ½ Bathrooms
- Townhouse Style Luxury Condo
- Elevator Entrance into Each Level **UPGRADE**
- 2 Covered Parking Spaces **UPGRADE**
- 110v & 220 v Fast Charge Electric Vehicle Outlets **UPGRADE**
- Air-conditioned Storage Units
- 10' Ceilings with Designer Details



- Balconies off All Bedrooms
- Largest Upper-Level Floorplan- largest bedrooms, closet space, floor to ceiling windows, additional balcony off dining room
- Residence connected to Power Generator- Refrigerator, Oven, Microwave, all Bedrooms & Full Bathrooms will continue to receive power in case of an outage. **UPGRADE**
- Balcony TV Power & Internet Wiring for Outdoor Smart TVs **UPGRADE**

THE INTERIORS

- 10' Ceilings on Main Living Area Level
- Stunning 36" Marble throughout 5th Floor **UPGRADE**
- Gorgeous Solid Wood flooring 4th Floor **UPGRADE**
- Designer High End Wall Coverings throughout **UPGRADE**
- Impact Doors & Windows
- Crestron Commercial Grade Electronic Window Treatments- Controlled by Wall Switches & Alexa/Siri **UPGRADE**
- Creston Smart Home Lighting for all Lighting Switches Via Alexa/Siri **UPGRADE**
- Master Bedroom Double Treatments- Sheer & Blackout **UPGRADE**
- Dual Closets in Master Bedroom
- LG Steam Washer and Steam Dryer **UPGRADE**
- Floor Receptacles in Living Room
- Wired Smoke Detectors with Battery Backup
- Sprinkler System
- Rear Door in Each Unit
- All Bedrooms- Luxury "Avera" Custom Closets **UPGRADE**



THE KITCHENS

- Large, Open Layouts with 10' Breakfast Bar
- Floating Ceiling Feature with Lighting
- Quartz Counters w/Waterfall Edge on Breakfast Bar
- Full marble slabs kitchen backsplash **UPGRADE**
- Solid Wood Italian Cabinetry from ItalKraft
- Abundance of Cabinetry and Deep Drawers
- Sub Zero Refrigerator with Cabinet Panel
- 2 Freezer Drawers with Cabinet Panels
- Wolf Transitional Gas Cooktop
- Wolf Oven
- Wolf Microwave
- Wolf Warming Drawer **UPGRADE**
- Wolf Built-in Espresso/Coffee Maker **UPGRADE**
- Asko Dishwasher with Seamless Cabinet Panel
- Contemporary Plumbing Fixtures
- Wine Refrigerator

THE MASTER BATHROOMS

- Gorgeous Porcelain Slabs on Walls **UPGRADE**
- Kohler Double Sinks
- Floating Vanity with Solid Wood Cabinets & Drawer
- Designer Sconce Lighting over Vanity **UPGRADE**
- 36" Marble Tiles **UPGRADE**
- Frameless Glass Shower Enclosures
- Linear Drains
- Rainfall Shower Head and Sprayer Fixtures in Shower
- Deep Rectangular Soaking Tub
- Elongated Low Profile Marble Commodes
- ALL Bathrooms- 36" Marble Tiles & Porcelain Slabs in showers **UPGRADE**



HOA FEES

Residence C \$1503 per month

HOA FEE INCLUDES:

- Building Insurance
- Water
- Cable
- Gas for the Kitchen Cooktop
- Internet
- Telephone Landline
- Heated Swimming Pool
- Jacuzzi
- Barbecue Gazebo
- Landscaping
- Clubhouse with Pool Table, Entertaining Area & Catering Kitchen
- State of the Art Fitness Center & Sauna
- 24/7 Video Surveillance
- Emergency Generator
- Air-Conditioned Storage Unit

(305) 494-1767

