

FEATURES

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
 - Gulf side fire pit
 - 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
 - Dramatic lobby with volume ceiling
 - Private elevator with secured key access to each personal residence
 - All residences face the Gulf of Mexico with a Northwest exposure
 - Private, enclosed two-car garages (three-car garages for penthouse), 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
 - Post-tension concrete block construction
 - Tongue and groove, dark-stained cypress wood accents
-

FEATURES

RESIDENCE FEATURES

- Private elevator lobby at each residence
- Soaring 10 foot ceilings
- Floor-to-ceiling, azure color, 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 gas 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 with powerful integrated controls for lighting, heating, entertainment, security 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
- En-suite guest bedrooms with private balconies
- Spacious utility/laundry room with washer/dryer, built-in sink, wall-mounted ironing board 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 wine room in each of the East side residences

FEATURES

GOURMET KITCHENS

- Luxurious Italian-style cabinetry with under cabinet lighting
 - Choice of distinctive quartz countertops and backsplashes
 - Stainless steel under-counter sinks 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 made Italian floating cabinets with drawers
-

PURCHASING A RESIDENCE

A 10% deposit is required to secure a residence, followed by a second deposit of 30% which is due within 15 days of commencement of construction.