

## 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.

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "unit" set forth in the declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. For your reference, the area of the unit, determined in accordance with these defined boundaries is 4,574 SQ. FT. All dimensions are approximate, and all floor plans and development plans are subject to change.

**Brian Loebker**  
941.735.4393  
**Jonathan Abrams**  
941.232.2868

**Michael Saunders  
& Company**  
LICENSED REAL ESTATE BROKER

  
**CROSSGATE**  
PARTNERS, LLC

[oceansiestakey.com](http://oceansiestakey.com)