

## RESIDENCE FEATURES

- Grand, open and airy bayfront building
- Dramatic 10 foot high ceilings in living areas
- Impressive entry to each suite
- Brass or chrome, door lever handles for interior doors
- Expansive tiled bayfront or city view terraces
- Ceramic tile floors in kitchen, casual dining and guest baths
- Imported marble floors in powder room and master bath
- Luxurious wall-to-wall carpet in all other areas
- Rounded corner bead throughout
- Specially designed baseboards and casings
- Designer ceiling and wall textures, smooth finish for wallpapered areas
- Built-in security system in each residence for medical, fire, police, with multiple emergency pad locations
- Special power outlet for emergency generator in each unit
- Ceiling fan outlets in all appropriate rooms and terraces
- Pre-wired for sophisticated music system, cable TV and telephone
- High efficiency air conditioning and heating systems with humidistat
- Fiber optic pre-wired to each unit
- Category 5 wiring ISDN compatible to each telephone outlet in the unit

## MASTER BEDROOM SUITE

- Laminated and tinted windows
- Laminated, tinted sliding glass doors leading to large bayfront and/or city terraces
- Master suite walk-in closets include specially designed custom built closet systems
- Imported marble floors in master bath
- Whirlpool bath
- Large shower with two shower heads
- Private enclosed water closet area
- Custom built European style cabinetry
- Spacious vanities with dressing table and mirrored wall
- Choice of marble, Corian or granite vanity tops
- High quality faucetry and fixtures

## GUEST BATH

- Custom built European style cabinetry
- Choice of vanity with Corian or marble tops or pedestal sink
- Ceramic tiled floors and shower
- High quality faucetry and fixtures
- Tiled shower or cast iron tub

## POWDER ROOM

- Choice of vanity with Corian or marble counter top or pedestal sink
- High quality faucets and fixtures
- Marble floors

## KITCHEN/CASUAL DINING

- European cabinetry combining old world craftsmanship with new age technologies influenced by practicality, functionality and tradition
- Granite or Corian countertops and backsplash
- Center island with granite or Corian countertops in certain floor plans
- Ceramic tile floors
- Large pantry for additional storage
- Large, built-in refrigerator
- State-of-the-art electric induction cooktop or optional natural gas units available Built-in, self cleaning wall oven and microwave/convection oven combination
- Dishwasher with three level wash system and five cycles including potscrubber cycle
- Instant hot water dispenser
- Sound insulated garbage disposal
- Exhaust fan and hood

## LAUNDRY ROOM

- Large capacity washer and dryer
- Laundry sink and laminate countertop
- Overhead cabinetry
- Ceramic tile floors

## COMMUNITY FEATURES

- Gated entrance with 24-hour staff and high tech security systems including monitored TV surveillance
- Located on North Gulfstream Avenue, downtown Sarasota, overlooking Sarasota Bay, the Marina, the Keys and the Gulf of Mexico
- Across from Marina Jack and Island Park
- Adjoining the Theatre and Arts District and convenient to downtown shopping and restaurants
- Elegant lobby
- Fitness center fully equipped and designed for circuit training
- His and hers sauna baths with dressing room and lounge area
- Massage room (by appointment)
- Theatre and recreation room complete with kitchen and catering facilities
- Board room for meetings
- Valet station
- Concierge desk with adjoining office
- Expansive pool and spa area

## BUILDING FEATURES

- Only 42 luxurious Bayfront residences within a 15-story building with 2 parking spaces per residence in secured garage
- 11 different floor plans to choose from
- Three, two-story penthouses
- Two townhouses
- 3-bedroom, 3.5-bath; 2-bedroom, 2.5-bath; and 2-bedroom, 2-bath plans to choose from
- Two semi-private or private elevators
- Large service elevator
- Laminated, tinted glass for added safety in windows and sliding glass doors, designed to eliminate damaging UV sun rays, provide sound insulation and greatly reduces heat transmission for optimum energy efficiency
- Spacious terraces with tempered glass railings accessed from living room and bedrooms affording views of the Bayfront and the City
- Individual and private air-conditioned storage compartments for each residence on each floor

## UNIQUE FUTURE PROOFING

- Fiber optic pre-wiring in each unit
- Category 5 wiring, ISDN compatible to each telephone outlet
- Laminated, tinted glass for added safety, security, sound control and solar energy performance
- Emergency generator with outlet in each unit for refrigerator, fan or medical needs
- High efficiency air conditioner with remote control by telephone
- Iris or retina recognition security in special locations
- Wall safe in each unit