



The Phoenix

Community Features

- ◆ Prime location with easy access to arts, restaurants, business district, hospital and beaches
- ◆ Outstanding marina facilities moments away
- ◆ 8 minutes from Sarasota airport

Building Features

- ◆ Magnificent water views from all residences
- ◆ Lushly landscaped grounds
- ◆ Six floors of luxurious residences (3,785 sq. ft. under air)
- ◆ One extraordinary penthouse (5,540 sq. ft. under air)
- ◆ Built within a walled, gated enclave assuring maximum privacy and security
- ◆ Elegant and sumptuously furnished lobby
- ◆ Private elevator opening directly into individual residence vestibules
- ◆ Two-car enclosed under building garage for each residence
- ◆ Fully equipped health and fitness center
- ◆ Floor to ceiling energy efficient glass
- ◆ Sophisticated security system with T.V. Monitor
- ◆ Substantial pool, spa and sun deck

Residence Features

- ◆ Maximum nine ft. three inches high ceiling in mainliving areas
- ◆ Elegant double door entry
- ◆ Spacious terraces with panoramic views for true indoor/outdoor living & entertainment
- ◆ Marble floor in private elevator vestibule, foyer, hallways and kitchen
- ◆ Luxurious wall-to-wall carpeting in all living areas - your design from the Phoenix design collection
- ◆ Individually controlled high efficiency air conditioning and heating system
- ◆ Energy saving solar tinted windows
- ◆ Convenient ceiling fan electrical outlets in all bedrooms, den and living room
- ◆ Pre-wired for telephone, security, cable TV, DTV satellite dish with connections to all residences
- ◆ Conduit provided for computer workstations-CAT 5 ready
- ◆ Two high recovery hot water system
- ◆ Service entrance
- ◆ Two-car under building enclosed garage
- ◆ Kitchens and baths vented to the outside



Master Suite Features

- ◆ His and her individual water closets
- ◆ Luxurious oversized whirlpool tub set with imported marble tile
- ◆ Imported marble flooring
- ◆ Custom designed vanities with granite counter tops
- ◆ Designer selected Kohler faucets
- ◆ Mirrors and lighting over vanities
- ◆ Oversized walk-in closets

Kitchen Features

- ◆ Custom-designed cabinetry with choice of woods, laminates, finishes and hardware
- ◆ Granite counter tops
- ◆ Under-cabinet counter lighting
- ◆ Tile floor from Phoenix design collection
- ◆ Large, double stainless steel sink with single lever faucet and spray plus prep sink
- ◆ Top of the Line appliances include: Sub Zero refrigerator, Bosch dishwasher, Bosch convection oven with microwave, In-sink-erator disposal, instant hot water dispenser, and Bosch natural gas cooktop.

Guest Baths

- ◆ Custom solid surface vanities
- ◆ Imported tile floor
- ◆ Kohler fixtures
- ◆ Bath I / shower
- ◆ Bath II / tub and shower

Powder Room

- ◆ Pedestal Sink
- ◆ Marble Floor
- ◆ Kohler Fixtures

Laundry Room

- ◆ Bosch washer/dryer
- ◆ Built-in laundry tub
- ◆ Storage cabinets