

Sarabande

COMMUNITY FEATURES

- ◆ Located on Palm Avenue and Gulfstream Avenue in downtown Sarasota, overlooking shimmering Sarasota Bay and Yacht Harbor, the beautiful barrier islands of Siesta, Lido and Longboat Keys, the Gulf of Mexico, and the sparkling city lights of downtown.
- ◆ Beautiful landscaped entrances with wrought iron gates, monitored 24–hours daily by professional security.

Bayfront recreational area includes:

- ◆ A private, heated 25–meter pool for lap swimming, and a second pool for relaxing and swimming.
- ◆ Adjacent outdoor whirlpool spa.
- ◆ Barbecue area.
- ◆ Expansive, private, landscaped sundeck.
- ◆ Beautifully landscaped park–like setting on second level overlooking Bayfront and Marina.

Amenity Level Includes:

- ◆ Full concierge service and professional full–time management.
- ◆ Club Rooms for private resident's gatherings, complete with:
Luxurious social area overlooking Sarasota Bay through wall–to–wall energy efficient glass, with granite and exotic wood bar in lounge.
- ◆ Library with state–of–the–art TV/Video screen.
- ◆ Large kitchen and catering facilities.
- ◆ Fully equipped fitness center including:
State–of–the–art exercise equipment for complete and overall fitness training providing Stair Masters, treadmills, stationary bicycles, weight machines for circuit training, and free weights.
- ◆ Steam Room and "His" and "Hers" dressing/lounge facilities.
- ◆ Massage Room (by appointment).
- ◆ Private Fitness Counseling (by appointment).
- ◆ Game Room.
- ◆ Dry cleaning kiosk for convenient pick up and delivery.
- ◆ Transportation Services (by appointment).

BUILDING FEATURES

- ◆ Magnificent exterior elevations featuring curved glass and spacious terraces.
- ◆ Fifteen floors of luxurious residences including two fabulous Penthouses and three Penthouse Terrace plans.

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Building Features Continued...

- ◆ Security systems including state-of-the-art TV monitored entrances.
- ◆ Elegant entry lobby with expansive views of Sarasota Bay and Yacht Basin.
- ◆ Four high-speed elevators for convenience and security.
- ◆ Two levels of private, secured parking under building.
- ◆ Brick paver driveways and parking area for guests.
- ◆ Storage units for each residence.
- ◆ Bicycle storage in garage.
- ◆ Safety fire sprinklers and smoke detectors.
- ◆ Environmentally advanced trash chutes on each floor.
- ◆ Emergency generator service.

RESIDENCE FEATURES

- ◆ Floor plans ranging from 1,774 square feet to over 5,700 square feet, each with fabulous panoramic views of Sarasota Bay.
- ◆ Up to ten foot high ceilings in living areas, plus vaulted ceilings in Penthouses.
- ◆ Walls of glass using state-of-the-art window and sliding glass door systems providing:
 - Significant reduction of damaging ultraviolet rays to prevent fading.
 - Superior insulation and reduction of heat.
 - Excellent sound insulation.
- ◆ All floor plans have spacious, private Bayside terraces with tempered glass railing and porcelain tile.
- ◆ Solid wood interior doors featuring:
 - Eight feet in height;
 - Polished brass hardware.

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Residential Features Continued...

- ◆ Elegant exotic wood entry door from elevator lobby.
- ◆ Rounded corner bead throughout.
- ◆ Custom designed base and casings.
- ◆ Designer ceiling and wall texture.
- ◆ Plush wall-to-wall carpeting.
- ◆ State-of-the-art residence security system with multiple operable pads for emergency medical, fire and police.
- ◆ Ceiling fan outlets in all appropriate rooms and terraces.
- ◆ Two individually controlled, high efficiency central air conditioning and heating systems with humidistats.
- ◆ Music sound systems, cable television and telephones all prewired.
- ◆ Multiple oversized closets throughout residence.
- ◆ High volume hot water heater featuring loop system for quick recovery heating and cost efficient utility system.

MASTER SUITE

- ◆ Private Master Suite, entered through eight-foot doors, overlooking the city of Sarasota through energy efficient curved glass walls.
- ◆ "His" and "Hers" walk-in closets.
- ◆ Imported marble throughout Master Bath area including vanities, flooring and whirlpool surround.
- ◆ Large shower including stationary and personal hand-held shower and/or luxurious whirlpool spa bath.
- ◆ Spacious "His" and "Hers" vanities with built-in dressing table and mirrored wall.
- ◆ Private water closet area with Kohler elongated one-piece water closet.
- ◆ Choice of Kohler faucetry and fixtures.

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GUEST BATH

- ◆ Tiled vanity tops.
- ◆ Ceramic tiled floors.
- ◆ Choice of Kohler faucetry and fixtures.
- ◆ Tiled shower or cast iron tub with tiled walls.

POWDER ROOM

- ◆ Kohler pedestal sink.
- ◆ Marble flooring.
- ◆ Kohler one-piece water closet.

KITCHEN AND FAMILY ROOM

- ◆ Spacious kitchen with adjacent casual dining area and breakfast bar in certain floor plans.
- ◆ Imported solid granite or Corian countertops with backsplash.
- ◆ Ceramic tiled floors.
- ◆ Extensive selection of the finest kitchen cabinetry.
- ◆ Indirect and under-counter lighting.

Appliances include:

- ◆ Refrigerator with in-door water and ice;
- ◆ 36" State-of-the-art induction cooktop;
- ◆ Wall oven and microwave\convection;
- ◆ Dishwasher with European style stainless steel interior
- ◆ Under counter special trash receptacles for recycling.
- ◆ Sound insulated garbage disposal.

LAUNDRY ROOM

- ◆ Large capacity washer and dryer.
- ◆ Laundry sink and laminate countertop.
- ◆ Overhead cabinetry.
- ◆ Ceramic tiled floors.

The developer reserves the right, without written notice to, or approval by the purchaser, to make substitutions of at least equal quality for features, materials and equipment itemized herein.