

## COMMUNITY FEATURES

- Located between Palm Avenue and Gulfstream Avenue in downtown Sarasota, overlooking 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.
- A private, heated pool with an expansive, landscaped sundeck.
- Adjacent outdoor whirlpool spa.
- Barbecue area.
- Elegant Fitness Center overlooking the sundeck and pool area including:
  - State-of-the-art exercise equipment for complete overall fitness training providing Stair Master, treadmill, stationary bicycles, weight machines for circuit training, and freeweights;
  - His and Hers dressing/lounge facilities;
  - Therapeutic Steam Room.
- Beautifully landscaped entrances from Palm Avenue and Gulfstream Avenue.
- Decorative stuccoed perimeter wall with lush landscaping.

## BUILDING FEATURES

- Magnificent exterior elevations featuring faceted glass and huge, wrap-around covered terraces.
- Elegant, three-story faceted glass entrance lobby and curved glass fitness facility.
- Fourteen floors of luxurious residences including two spectacular Penthouse levels, one Penthouse Terrace plan and one Penthouse plan.
- 24-hour security systems including state-of-the-art TV monitored entrance.
- Two high-speed elevators for convenience and security, serving a maximum of only two residences per floor.
- Two levels of under-building parking, with a completely private two-car enclosed garage for each residence.
- Gated, secured entrances to each garage level, operated by transmitters.
- Brick paver driveways and parking areas for guests.
- Air-conditioned storage unit for each residence on each floor.
- 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 2,830 square feet (air-conditioned space) to 5,780 square feet (air-conditioned space), each with fabulous panoramic wrap-around views of the water-front and city skyline.
- Ten-foot high ceilings in living areas, plus tray ceilings in foyer and certain other areas.
- Walls of glass using state-of-the-art window and sliding glass door systems providing:
  - Significant reduction of damaging ultra-violet rays to prevent fading;
  - Superior insulation and reduction of heat;
  - Excellent sound insulation.
- Each residence is completely separate from the other apartment, having no common or adjoining walls.
- All floor plans have huge, wrap-around private terraces with tempered glass railing and porcelain tile.
- Elegant entry foyer with marble flooring and tray ceiling.
- Wood interior doors featuring eight feet in height with polished brass or chrome hardware.
- 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.
- High efficiency central air conditioning and heating system with humidstat.
- Prewired for music sound systems, cable television and multi-line telephone system.
- Multiple oversized closets throughout residence.
- High volume hot water heater featuring loop system for quick recovery heating and cost efficient utility system.

## MASTER BEDROOM SUITE

- Private Master Suite entered through 8-foot paneled doors, with walls of energy efficient glass leading onto expansive terraces.
- "His" and "Hers" walk-in Wardrobes.
- Separate, spacious "His" and "Hers" Baths, with spacious "His" and "Hers" vanities with built-in dressing table and mirrored walls.
- Imported marble throughout Master Bath area including vanities, flooring and whirlpool surround.
- Whirlpool spa bath and large shower with personal hand-held shower head.

- Private water closet area with Kohler elongated one-piece water closet, and Kohler bidet in "Her" bath.
- Kohler faucetry and fixtures.

## GUEST BATHS

- Tiled vanity tops and ceramic tiled floors.
- Kohler faucetry and fixtures
- Tiled shower or Kohler tub with tiled walls.

## POWDER ROOM

- Kohler faucetry and fixtures.
- Marble flooring.
- Kohler one-piece water closet.

## KITCHEN and FAMILY ROOM

- Open, spacious kitchen with adjacent casual dining and breakfast bar, leading onto spacious terrace.
- Solid granite countertops with backsplash.
- Ceramic tiled floors.
- Under-counter lighting.
- Pass-through from kitchen to dining room.
- Pantry in Calla plan and center island in Ceylon.
- Appliances include:
  - Refrigerator with in-door water and ice.
  - 36" halogen/radiant smooth-glass cooktop.
  - Wall oven and microwave/convection combination.
  - 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. (REV 3-8-00)**