



residence a

4,034 sq ft / 375 sq m total

4 bedrooms

5 bathrooms

1 powder room

1 staff room

3,592 sq ft / 334 sq m interior

442 sq ft / 41 sq m exterior

- 12 foot floor-to-ceiling glass overlooking Biscayne Bay
- Private oversized waterfront terraces
- Private corner master bedroom with walk-in closet
- His & Her water closets
- His & Her vanities
- Bedrooms with ensuite bathrooms
- Eat-in chef's kitchen with Island, Wolf and SubZero appliances



Squared square footage and dimensions are measured to the exterior boundaries of the exterior walls and the perimeter of interior dining walls and in fact vary from the square footage and dimensions that would be determined by using the exterior and addition of the "GSI" set forth in the Declaration (which generally only includes the exterior envelope between the perimeter walls and includes all interior structural components and all common elements). This method of generally used is also mirrored and is provided to allow a prospective Buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on the floor plan are generally taken at the "furthest points" of each room space. The room area is a perfect rectangle without regard for any alcove or entrance. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimension measurements which will vary with actual construction and all floor plan specifications and other development plans are subject to change and that the Buyer and specifications for the development. See Declaration Page.

