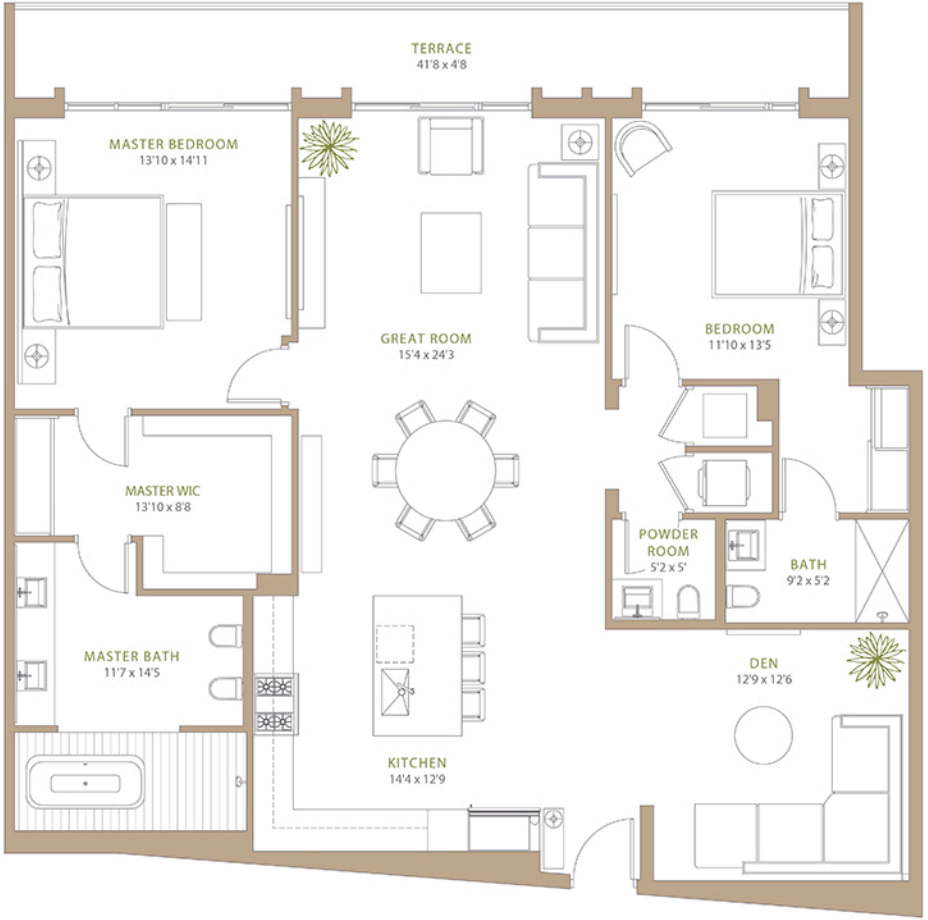
THE
FAIRCHILD
COCONUT GROVE

0 5 10 FT.



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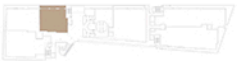

THE ENGLE

Residence E123

Floors 1 - 3

2 Bedrooms + Den / 2.5 Baths

Interior 1714 SQ. FT. (159 SQ. M.)

Exterior 211 SQ. FT. (20 SQ. M.)

Total 1925 SQ. FT. (179 SQ. M.)

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. • NOT A SOLICITATION: THIS IS NOT INTENDED TO BE AN OFFER TO SELL OR SOLICITATION TO BUY OR LEASE. • NOT A SOLICITATION: THIS IS NOT INTENDED TO BE AN OFFER TO SELL OR SOLICITATION TO BUY A UNIT IN THE CONDOMINIUM. SUCH AN OFFERING SHALL ONLY BE MADE PURSUANT TO THE PROSPECTUS (OFFERING CIRCULAR) FOR THE CONDOMINIUM AND ANY STATEMENTS INCLUDE RELIANCE UPON UNLESS MADE IN THE PROSPECTUS OR IN THE APPLICABLE PURCHASE AGREEMENT. IN NO EVENT SHALL ANY DESCRIPTION, OFFER OR USE OF A UNIT IN THE CONDOMINIUM BE MADE IN OR TO RESIDE IN OR AND STATE OR COUNTRY IN WHICH SUCH OFFERS WOULD BE UNLAWFUL. • FHA HOUSING: WE ARE PLEDGED TO THE LETTER AND SPIRIT OF U.S. POLICY FOR THE ACCOMPLISHMENT OF EQUAL HOUSING THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING, MARKETING AND SALES PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, SEX, RELIGION, NATIONAL ORIGIN, FAMILIAL STATUS OR NATIONAL ORIGIN. • STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY DEEMS INCLUDED THE INTERIOR SURFACES BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THE METHOD IS GENERALLY USED IN SALES BROCHURES AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS REPRESENTED BY OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT DIMENSIONS, IS SET FORTH IN BRACKETS THE EXCLUDED ITEMS, "UNIT VALUE", MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLANS AND GENERALLY THEREFORE THE INTERIOR POINTS OF EACH GIVEN ROOM IN A THE ROOM NAMED. PERFECT RECTANGLES, WITHOUT INCLUDING FOR ANY CUTOUTS OR OVERHANGS, ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATED APPROXIMATE, VARY WITH ACTUAL CONSTRUCTION AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DESCRIPTIVE MATERIALS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. • ALL SUBSTITUTIONS OF APPLIANCES, COUNTERS, SURFACES, FLOOR COVERINGS AND OTHER KITCHEN OR BATHROOM FIXTURES, TRADE OF FINISH, FURNISHINGS, FIXTURES, DESCRIPTION, AND CONCEPTUAL DRAWINGS AND OTHER MATERIALS, OR ANY PART THEREOF, WILL BE DEEMED INCLUDED IN EACH UNIT. THEREFORE, WE ENTIRE COMMON ELEMENTS.