THE
FAIRCHILD
COCONUT GROVE

THE WILLIAMS

Residence F123

Floors 1 - 3

3 Bedrooms / 3.5 Baths

Interior 2098 SQ. FT. (270 SQ. M.)

Exterior 415 SQ. FT. (39 SQ. M.)

Total 2513 SQ. FT. (309 SQ. M.)

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE 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. THESE MATERIALS ARE 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 NO OFFERING MAY BE SOLICITED OR RELIED UPON UNLESS MADE IN THE PROSPECTUS OR IN THE APPLICABLE PURCHASE AGREEMENT. IN NO EVENT SHALL ANY SOLICITATION, OFFER OR SALE OF A UNIT IN THE CONDOMINIUM BE MADE IN, OR TO RESIDENTS OF, ANY STATE OR COUNTRY IN WHICH SUCH ACTIVITY WOULD BE UNLAWFUL. • WE ARE REQUIRED TO PAY LETTER AND CREDIT OF U.S. POLICY FOR THE ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THE NATION, WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, SEX, RELIGION, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. • LISTING SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR DIMENSIONS OF THE EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DEMISING WALLS AND IS NOT DERIVED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY DOES INCLUDE THE INTERIOR FINISHED SURFACES OF PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THIS METHOD IS GENERALLY USED IN CLASS A RESIDENTIAL AND CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH IN EXHIBIT "2" TO THE DECLARATION. AS "UNIT AREA" MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLANS ARE GENERALLY TAKEN AT THE WIDEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY OUTJUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE RECITED DISTANCE BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND MAY NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. • ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OPERATIONS OF DETAIL WITHIN A UNIT OR LIMITED COMMON ELEMENT ARE APPROXIMATE AND MAY VARY. • THE DEVELOPER RESERVES THE RIGHT TO MAKE NONMATERIAL CHANGES IN THE PLANS AND SPECIFICATIONS. • ALL DIMENSIONS