



INTRACOASTAL WATERWAY

RESIDENCE FEATURES

- Two, Three and Four-Bedroom + Den
- Residences from 1,710 to 4,680 SF
- Panoramic views with all corner residences
- Private residential foyer with semi-private elevators
- Spacious floor plans featuring central Den
- Ceiling heights up to 10' feet
- Floor-to-ceiling glass windows and sliding glass terrace doors
- Expansive private terraces with glass railings highlighting ocean or city views
- Creston / Lutron lighting systems
- European solid wood doors
- European custom cabinetry in closets, bathrooms and laundry room
- Spacious walk-in closets
- Full-size laundry room with washer and dryer
- Pre-wired for custom window treatments
- Finished residences include European stone floors

KITCHEN

- Gourmet designer-kitchens with designer quartz countertops
- Select residences with summer kitchens featuring electric grill and beverage center

APPLIANCE PACKAGE

- Stainless Sub-Zero and Wolf appliances including: steam oven, induction cooktop, dishwasher, ventilation range hood, paneled refrigerator and freezer, and under-counter wine cooler

BATHROOM

- Luxurious primary bath with double vanity and stone finishes
- Spacious shower and modern freestanding bathtub

ADDITIONS

- Private enclosed 2-car garage
- Private cabana located on the pool deck level
- Private storage space

OWNER BENEFITS WITH MARRIOTT INTERNATIONAL

- Residence owners enjoy exclusive privileges and access to all Marriott International Hotels and resorts around the globe, including EDITION, The Ritz-Carlton, St. Regis, W Hotels, The Luxury Collection, and JW Marriott properties.



FORT LAUDERDALE BEACH

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.

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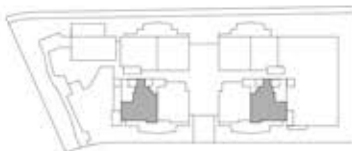
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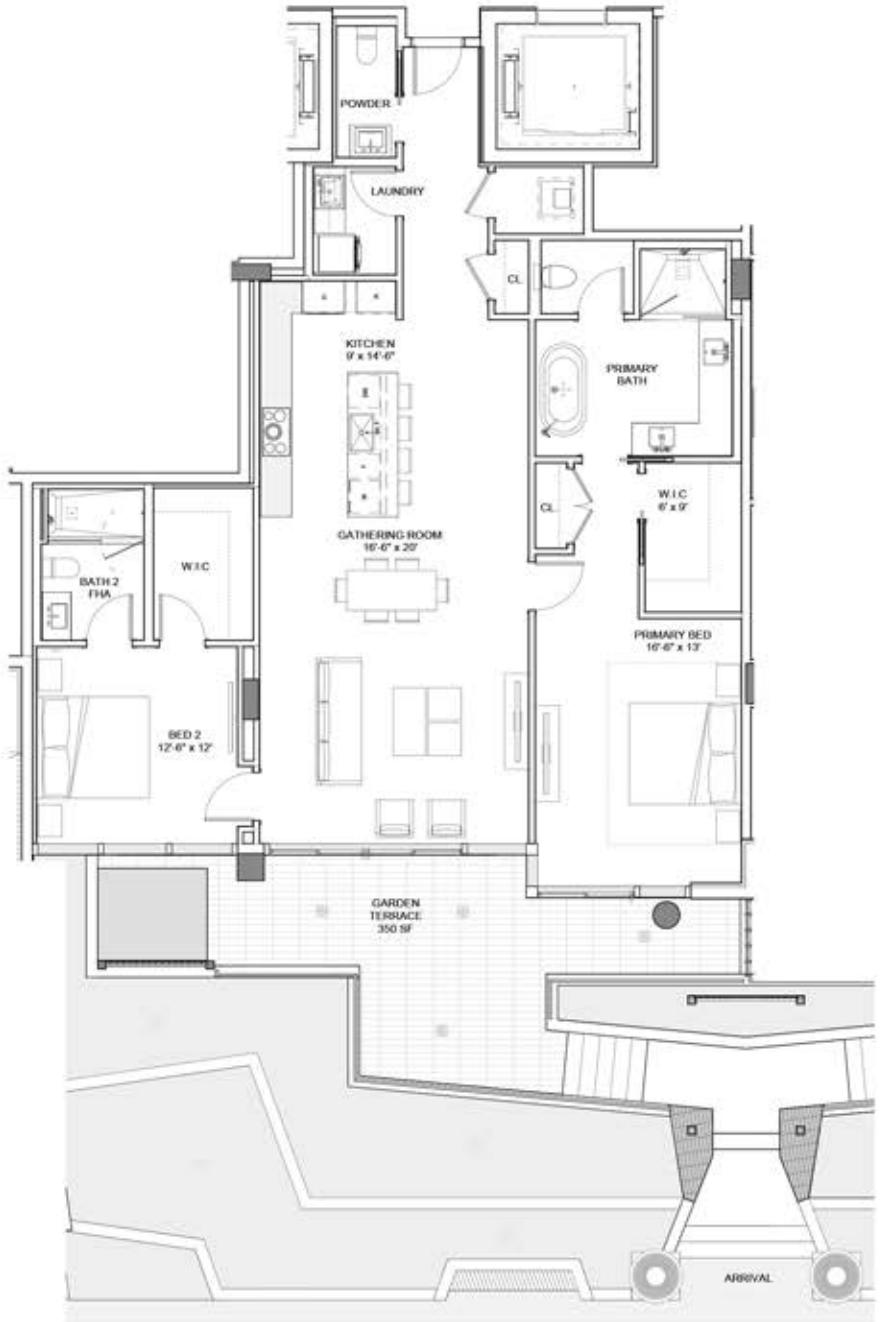
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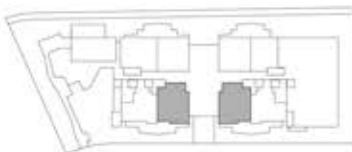
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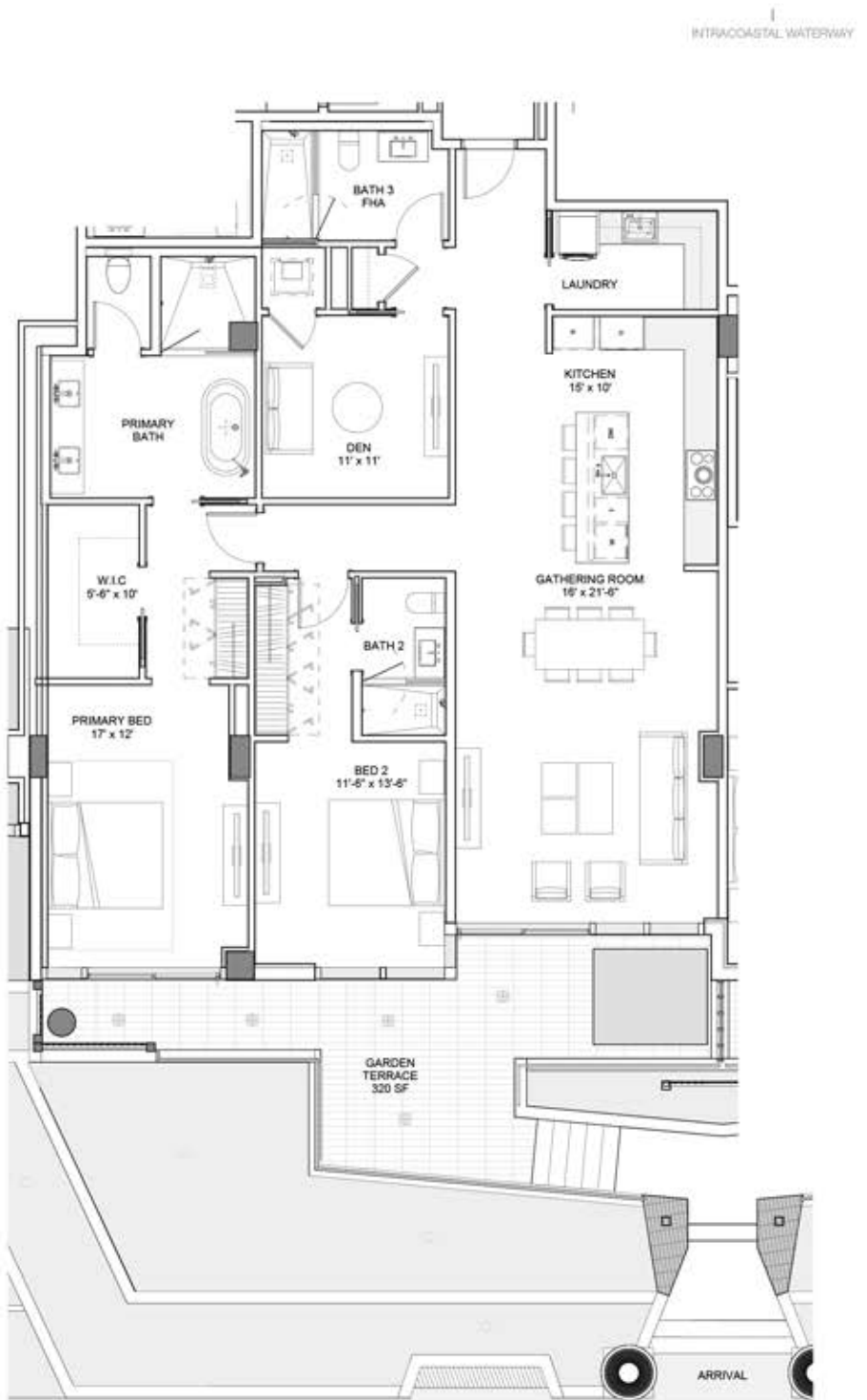
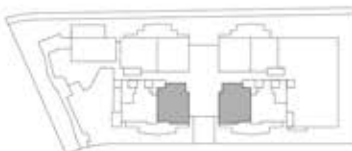
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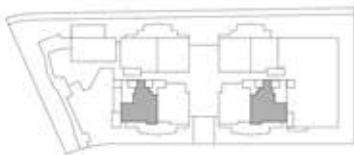
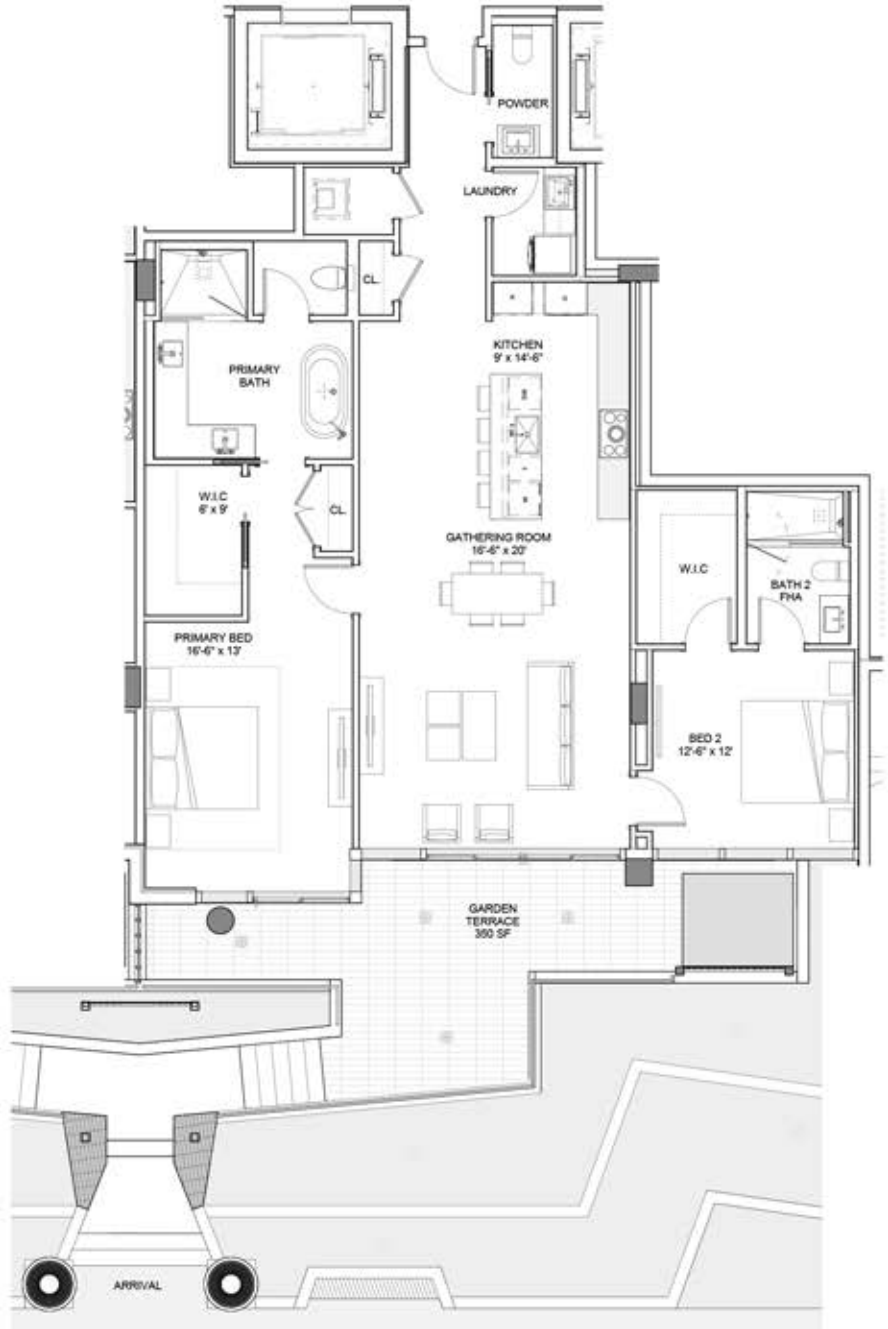
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FORT LAUDERDALE BEACH

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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 statements should be 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. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. The project graphics, renderings and list included herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the project. The project is being developed by 301 Bayshore Partners LLC ("Developer"), which has a limited right to use the trademarks, names and logos of Loxatex Ventures. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Loxatex Ventures and you agree to look solely to Developer and not to Loxatex Ventures and/or any of its affiliates with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer.



INTRACOASTAL WATERWAY

RESIDENCE FEATURES

- Two, Three and Four-Bedroom + Den Residences from 1,710 to 4,680 SF
- Panoramic views with all corner residences
- Private residential foyer with semi-private elevators
- Spacious floor plans featuring central Den
- Ceiling heights up to 10' feet
- Floor-to-ceiling glass windows and sliding glass terrace doors
- Expansive private terraces with glass railings highlighting ocean or city views
- Crestron / Lutron lighting systems
- European solid wood doors
- European custom cabinetry in closets, bathrooms and laundry room
- Spacious walk-in closets
- Full-size laundry room with washer and dryer
- Pre-wired for custom window treatments
- Finished residences include European stone floors

KITCHEN

- Gourmet designer-kitchens with designer quartz countertops
- Select residences with summer kitchens featuring electric grill and beverage center

APPLIANCE PACKAGE

- Stainless Sub-Zero and Wolf appliances including: steam oven, induction cooktop, dishwasher, ventilation range hood, paneled refrigerator and freezer, and under-counter wine cooler

BATHROOM

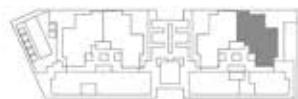
- Luxurious primary bath with double vanity and stone finishes
- Spacious shower and modern freestanding bathtub

ADDITIONS

- Private enclosed 2-car garage
- Private cabana located on the pool deck level
- Private storage space

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