



Villas By The Sea "1" Condominium

Oceanside North



VILLAS BY THE SEA – OCEANSIDE COLLECTION

Coastal 2 Bedrooms, 2 Baths, Study

oceanside



Standard 2nd Floor Plan

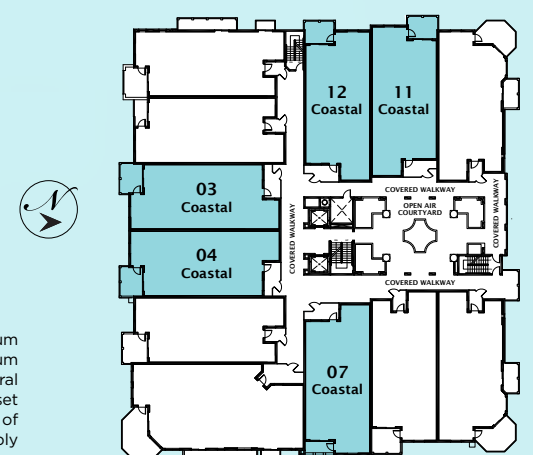
Standard 2nd Floor Plan

Living Area/Architectural	1,565 S.F.
Balcony Area	121 S.F.
Total*	1,686 S.F.
Living Area/Engineering	1,487 S.F.

*Living and balcony area will vary per stack location and level.

This brochure contains two sets of unit square footage estimates. One set was derived by measuring the unit as its boundaries are legally described in the Declaration of Condominium (the "Engineering Method"). The other set was derived by adding the respective unit's described measurements and contain portions of the common elements of the condominium building not included in the respective unit, but located adjacent thereto (the "Architectural Method"). Such common elements may include, without limitation portions of all structural walls, demising walls between units, and other common elements located adjacent to the respective unit but not included within the legally described boundaries of the unit. The set of unit square footages derived using the Architectural Method will generally be greater than the unit square footage estimates using the Engineering Method. For a description of how units are legally described, please see the Declaration of Condominium. The set of unit square footage estimates calculated using the Architectural Method are provided simply for comparative analysis to allow a prospective purchaser to compare the Unit with other condominium projects that based their square footage utilizing the Architectural Method.

OCEANSIDE NORTH

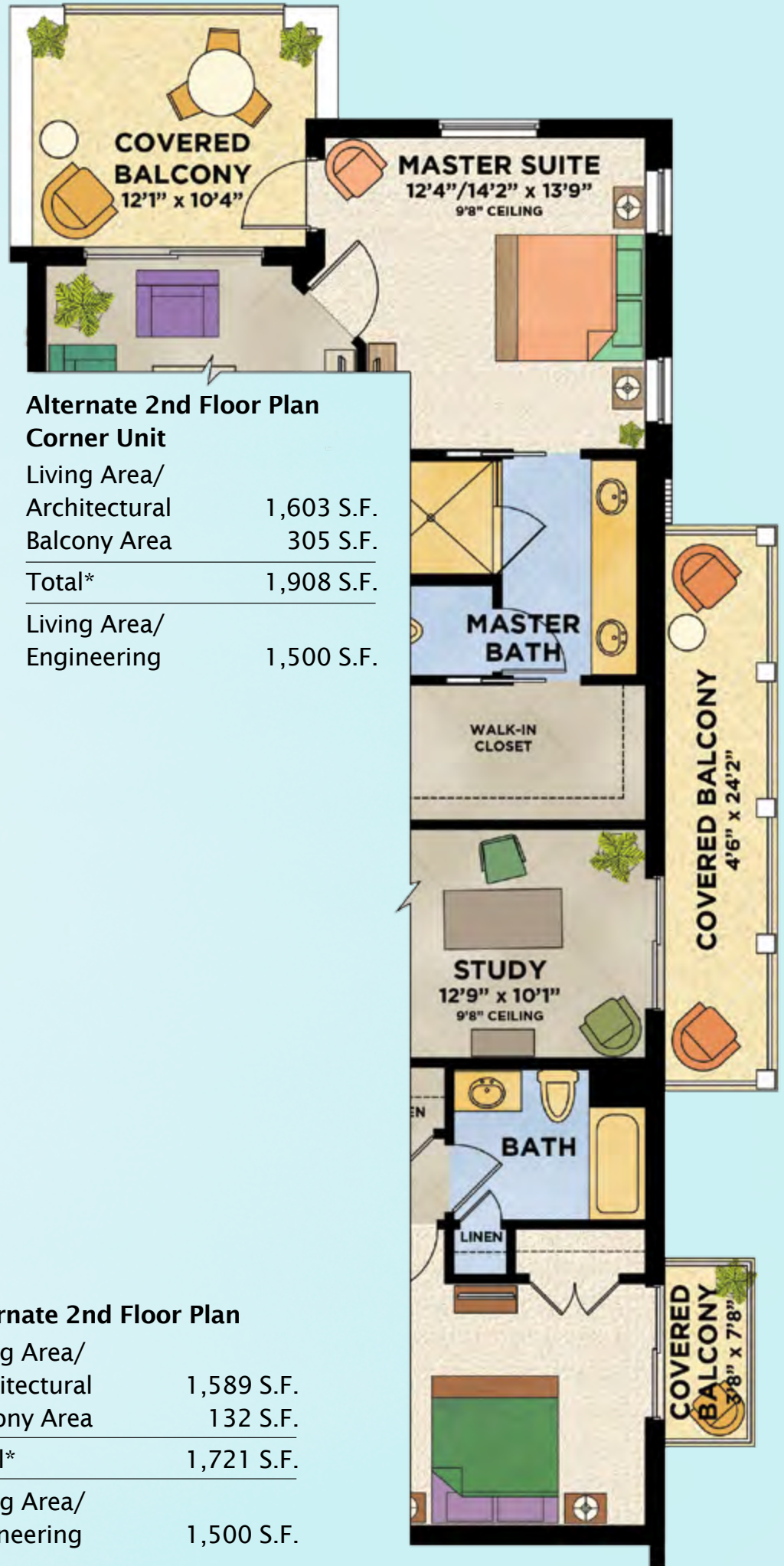


Laguna 2 Bedrooms, 2 Baths, Study

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Standard 2nd Floor Plan



Alternate 2nd Floor Plan
Corner Unit

Living Area/ Architectural	1,603 S.F.
Balcony Area	305 S.F.
Total*	1,908 S.F.
Living Area/ Engineering	1,500 S.F.

Alternate 2nd Floor Plan

Living Area/ Architectural	1,589 S.F.
Balcony Area	132 S.F.
Total*	1,721 S.F.
Living Area/ Engineering	1,500 S.F.



Alternate 2nd Floor Plan
Unit 202

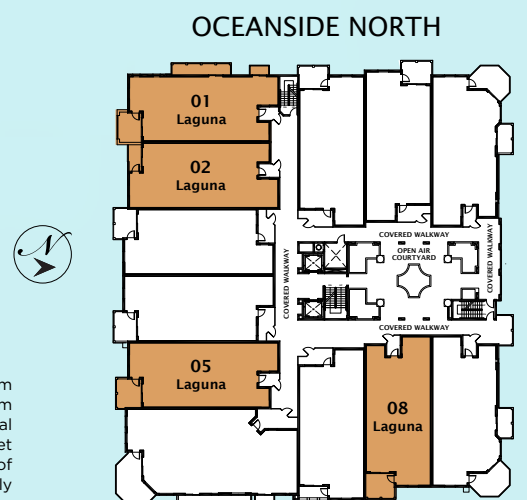
Alternate 2nd Floor Plan
Unit 202

Living Area/Architectural	1,587 S.F.
Balcony Area	62 S.F.
Total*	1,649 S.F.
Living Area/Engineering	1,500 S.F.

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Alternate 2nd Floor Plan
Corner Unit



Seashell 2 Bedrooms, 2 Baths, Study

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Standard 2nd Floor Plan

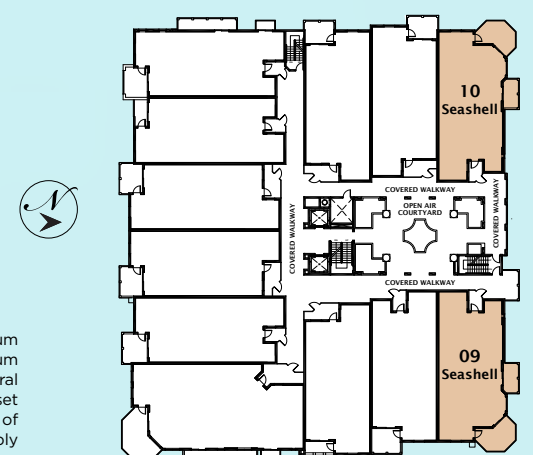
Standard 2nd Floor Plan

Living Area/Architectural	1,590 S.F.
Balcony Area	258 S.F.
Total*	1,848 S.F.
Living Area/Engineering	1,491 S.F.

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OCEANSIDE NORTH



Beachside 3 Bedrooms, 3 Baths

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Standard 2nd Floor Plan

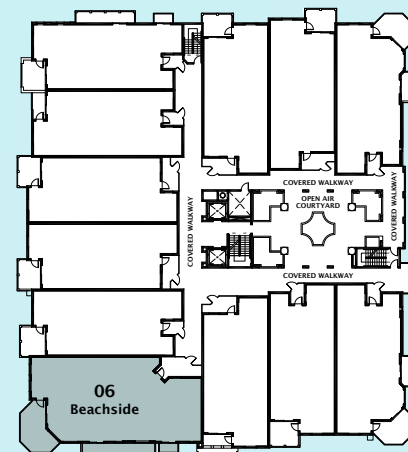
Standard 2nd Floor Plan

Living Area/Architectural	2,293 S.F.
Balcony Area	433 S.F.
Total*	2,726 S.F.
Living Area/Engineering	2,180 S.F.

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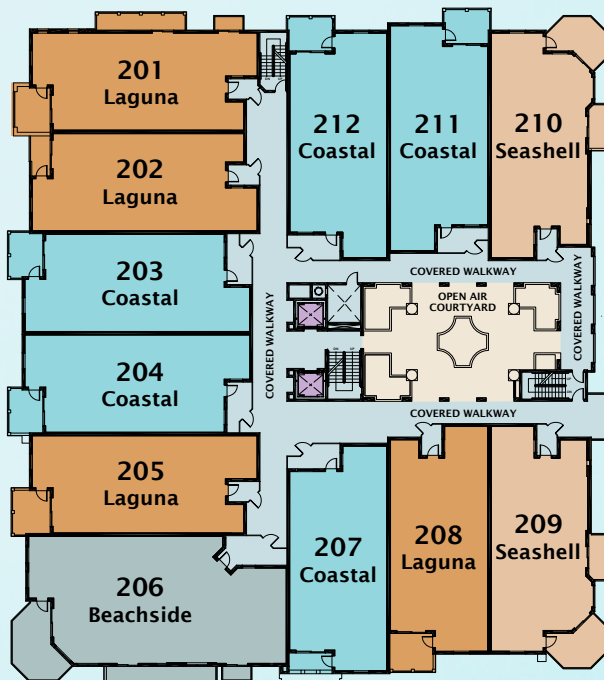
*Penthouse/
Level 4*



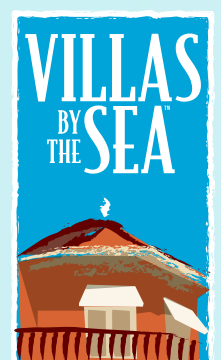
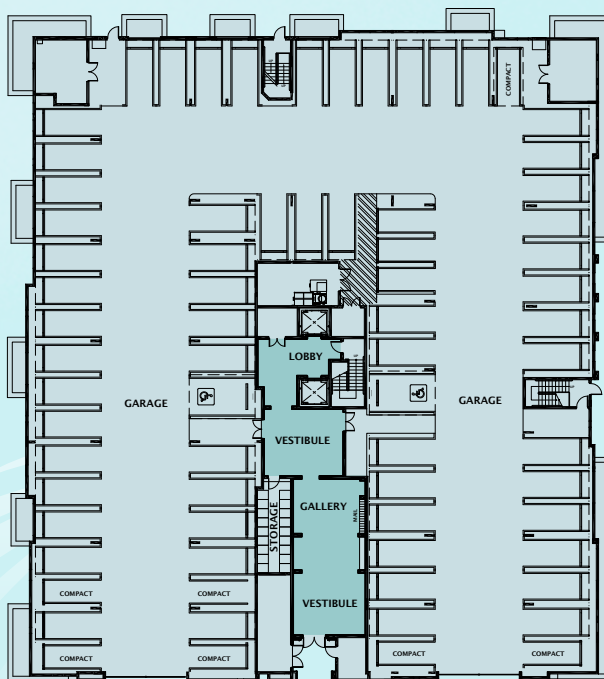
Level 3



Level 2



*Lobby/
Level 1*



Included Luxury Features

READY TO MOVE IN

All residences come completely finished with your choice of professionally designed color-coordinated packages including European Style cabinetry, granite countertops, 20" x 20" porcelain tile flooring throughout the living areas, and plush carpeting in the bedrooms.

IN YOUR KITCHEN

- European Style cabinetry
- 3/4" granite countertops with 1-1/2" built-up edge and full-height backsplash
- Bosch standard depth French door refrigerator in stainless steel
- Bosch cooktop
- Bosch stainless steel single built in oven
- Bosch convection microwave over cooktop in stainless steel
- Bosch dishwasher in stainless steel
- In-sink-erator sound control disposal
- Moen under-mount stainless steel sink
- Moen faucet in stainless steel finish with integrated pull-out sprayer
- Under-cabinet lighting
- Soft close cabinet doors and drawers
- Decorative cabinet crown molding and light valance
- Pull out wastebasket under sink
- Cabinet liner in sink base cabinet
- 2 decorative glass doors with matching interior on either side of microwave oven

IN YOUR BATHS

- 20" x 20" porcelain tile flooring, 13" x 13" wall tile, full height shower walls in all bathrooms
- European Style cabinetry
- Granite countertops with 4" backsplash
- Kohler under-mount sinks
- Moen 8" widespread faucets in brushed nickel finish
- Framed mirrors above vanities
- Designer wall mounted vanity light fixtures
- Recessed lighting in all baths
- Kohler jetted tub in master bath (per plan)
- Master bath shower featuring Moen handheld shower with slide bar and rain shower head
- Seamless glass enclosure in master bath
- Kohler 2-piece elongated raised height commodes in all baths
- Kohler pedestal sink in powder room (per plan)

BUILDING AMENITIES

- Fire protection sprinkler systems
- Resident parking tucked conveniently underneath the buildings
- Decorator appointed lobby with computerized access control
- Decorator appointed computer programmed limited access elevators
- 24-hour roving patrol
- Private beachfront sundeck (2nd floor of Ocean Front building only)
- Storage lockers

INSIDE YOUR RESIDENCE

- 9'7" - 9'8" Ceiling height in main living areas and bedrooms (per plan)
- 10'4" - 11'0" Ceiling height in main living areas & bedrooms on Penthouse level (per plan)
- Spacious balconies with aluminum railing
- Impact glass for hurricane protection on all windows, sliding glass doors and French doors
- 8' Tall sliding glass doors (per plan)
- 8' Tall entry door with satin nickel hardware
- Light orange peel on all ceilings and walls
- 20" x 20" porcelain tile through living areas (except bedrooms)
- Luxurious stain-resistant carpeting in bedrooms
- 8' Tall solid core interior doors and closet doors
- Satin nickel lever door hardware
- 5-1/2" baseboards
- Energy-efficient central air-conditioning and heating
- Central hot water
- High speed structured wiring network for phone, video and computer. Includes certified Cat-5 data lines and RG-6 quad shield coaxial cable
- Pre-wired for ceiling fans in all bedrooms
- Recessed lighting at halls, baths, kitchen and great room (per plan)
- Pre-wired lighting outlets at foyer, dining area and breakfast area/breakfast bar (per plan)
- Decora-style rocker light switches and outlets
- Alarm system with one keypad and one year free monitoring
- Abundant closet space with ventilated vinyl shelving
- Bosch front-loading washer and dryer
- European Style cabinetry in laundry room
- Built in laundry sink (per plan)

PRIVATE SEA CLUB

- Beautiful 2-story oceanfront clubhouse
- Cardio fitness room with state of the art equipment
- Oceanfront social club room for entertaining
- Oceanfront heated pool
- Whirlpool spa
- Furnished cabanas



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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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