



CONDOMINIUM FEATURES AND SPECIFICATIONS

Community and Site Features (Gulf Landings)

- Exclusive Site with Secluded Conservation Area and Gulf Views
- Private Lushly Landscaped Grounds
- Esplanade Building Entry with Portico, Pavers and Fountain
- Pool and Spa with Expansive Deck Paver Area next to Conservation Area
- Poolside Cabanas with Separate Outdoor Grills (2)
- Proposed Private Marina and Boat Docks with Direct Access to the Gulf of Mexico
- Anclote Island Wildlife Reserve, a 25 minute boat ride
- Membership to Gulf Harbors Private Beach with Cabanas and Barbeque Grills

Building Features

- Central Management Office w/Reception Area
- Two Story Entrance Gallery with Expanded Lobby Areas on Two Floors
- Mail Delivery to Entry Lobby Near Elevator Lobby
- Aerobics Studio with His/Her Saunas
- State of the Art Fitness Center
- Covered Auto Court Under Building with Optional Private Garages
- One Reserved Parking Space per Unit on Site with Optional Private Garages
- Multi Purpose Club Room with Lounge, Media Center, Bar, Serving Kitchen and Terrace Overlooking Conservation Area
- Bicycle Storage
- Telephone Entry Security System
- Two High-Speed Elevators off Lobby with Gulf or Conservation Area Views
- Three Enclosed Fireproof Stairs
- Voice Evacuation Fire Alarm System Monitored by a 24 Hour Central Station
- Business/Conference Center with Board Room and Library
- Centrally located Trash Chute on each floor
- Separate Storage Unit for each Condominium (Located on Garage and Residential Levels)
- Gulf Views from Top Five Floors for Most Units
- Crown Moulding and Chair Rail in Building Lobbies and Hallways as designated

Home Features

- 8'-6" Ceiling Height Typical Floors 2 through 8 (Except Where Lowered Ceilings/Soffits are Required)
- 9'-4" Ceiling Height for 9th Floor Penthouses (Except Where Lowered Ceilings/Soffits are Required)

- Ceilings with Textured Finish, Painted White
- Drywall Walls with Lt. Orange Peel or Textured Finish (Painted White)
- Moisture Resistant Drywall in Wet Areas
- 5 ¼ “ Baseboard, Painted White
- 3 ¼” Crown Molding, Painted White for Living/Dining Areas
- Sherwin-Williams Latex Wall Paint or Equal
- 6’-8” Paneled, Interior Doors Painted White with 2 ¼” Casing
- Ventilated Shelving for Closets
- European Style Raised Panel White Thermofoil Cabinet Doors in Kitchen and Baths (Kitchens on Floors 2 through 8 have 30” wall cabinets)
- Articulated Door Entries w/Special Trim/Mouldings
- Custom Mica Countertop in Kitchen with choice of standard colors
- Custom Mica Vanity Top in Guest Bath with choice of standard colors
- Chrome Trimmed Shower Door and Enclosure with Clear Glass
- White Semi-Recessed Fire Sprinkler Heads
- Schlage Door Hardware with Lever Handles in Choice of Finishes
- Custom Upgraded Options available (See Upgrade List & Standards for Penthouses)
- Our Design Coordinator to Assist you in Color, Materials, and Custom Upgraded Selections

Note: Upgraded Options will have Additional Cost

Tile

- 12” Standard Ceramic Tile in Foyer, Kitchen, and Laundry Room, in choice of standard colors
- Standard Ceramic Tile in Master Baths and Guest Bathroom includes 12” Ceramic Tile on Floor, 8”x 10” Tile on Tub and Shower Surround, and 2” Mosaic Tile on Shower Floor in choice of standard colors

Carpet

- Standard Carpet in all Bedrooms, Closets, Living and Great Dining Rooms in choice of standard colors
- ½” Rebound Padding, 6# Density

Appliances

- General Electric White on White Electric Appliances
- Large Self-Cleaning Oven/Range with Ceramic Glass Cooktop
- Microwave Oven with Filtered Recirculating Venting
- Built In Large Capacity Dishwasher
- ½” H.P. Large Capacity Garbage Disposal

Structural

- Reinforced Concrete Foundation System

- Reinforced Masonry Shear Walls
- Pre-cast Concrete Lintels
- Pre-Stressed Reinforced Concrete Floor/Roof System with Optional Structural Steel Roof System (Optional at Developer's sole discretion)

Windows and Exterior Doors

- 6'-8" Paneled Entry Door with 12" Side Panel or Double 6'-8" Paneled Entry Doors (All Painted)
- **Hurricane Resistant Tinted Glass Windows with or without film meeting Miami Dade County Wind Resistance Requirements**
- **Hurricane Resistant Tempered Sliding Tinted Glass Doors with or without film meeting Miami-Dade County Wind Resistance Requirements**
- Marble Type Window Sills for Windows

Insulation

- R-19 Insulation in Roof for Steel or Concrete Roof Option
- R-9.8 Total For Exterior Masonry Wall Option
- R-13 Insulation for Exterior Metal Stud Wall Option

Note: Options above at Developer's Sole Discretion with no price increase.

Plumbing

- Stainless Steel Double Bowl Kitchen Sink
- Elongated White Water Closets in All Baths
- Acrylic Whirlpool Garden Tub in Master Bath in Standard Colors (non-jetted)
- Moen Chateau Chrome Fixtures in the Master Baths (Two Handle)
- Moen Chateau Chrome Fixtures in the Guest Bath (Two Handle)
- White Steel Sink in Master and Powder Bath
- Moen Chateau Single Level Chrome Faucet in Kitchen
- One 40 or 50 Gallon, Quick Recovery Low Boy Water Heater (40 gallon for one bedroom units)
- So-Vent Vertical Vent Drainage Piping to Reduce Water Pipe Noise

Electrical

- Copper Branch Wire throughout Home
- White Designer Rocker Switches Throughout
- Dimmer Switch in Dining room and Foyer
- Recessed Can Fixtures in Dropped Ceilings Typical
- Television Outlet in Bedrooms and Kitchen; Home Run System Utilizing RG-6 Wiring
- Telephone Outlet with High-Speed Wiring in Living and Great Room, Bedrooms and Kitchen; Home Run Communication System utilizing RG-6 and Category 5 Wiring
- Wiring for Ceiling Fan in Living Room and Bedrooms
- Surface MTD Fixtures in Walk-In Closets (unless ceiling is dropped)

- Exterior Waterproof Receptacle on Balcony
- Smoke Detectors in each Bedroom

Mechanical

- High Efficiency Heating/Cooling System with a Quiet Variable Speed Air Handler and Programmable Thermostat
- Bath Fans Ducted to Outside
- Dryer Ducted to Outside
- Automatic Fire Sprinkler System throughout building

Sound Reduction

- Insulated Staggered Stud or Masonry Party Walls
- Solvent Plumbing System
- Variable Speed Air Handlers

Upgrades Included As Standard for Penthouse Units (9'4" Ceilings Max)

- A. Level IV 50 oz. Carpet on 8 lb. Pad (Choice of Colors)
- B. Level III Tile for showers and Floors with Oversized Floor Tile.
- C. G.E. Profile White on White Appliances with Slim Line Refrigerator.
- D. Maple or Cherry Raised Panel Wood Cabinets and Fronts – 42" Wall Cabinets in Kitchen.
- E. Granite 3CM Kitchen Countertops w/standard edge (colors A)
Granite 2CM Bathroom Countertops w/standard edge (colors A)
- F. Monticello Chrome Lavatory Faucets with Porcelain Handles,
Kohler Elongated One Piece Water Closets with Jets in Master Garden Tub
plus Moen Salora Glacier Pullout Kitchen Faucet w/Glacier Soap Dispenser.
- G. Special Painted Trim and Mouldings throughout for Door Casing with
Back Band, cased bifold doors; 3 ½" painted* crown mouldings in
bedrooms and kitchen; painted solid core interior doors to bedrooms.

*In addition to Crown Moulding in Living and Dining Area.

Our Design Coordinator, to assist you in choosing the many colors materials and custom upgrade options available