

# OCEAN HOUSE

SURFSIDE

RESIDENCE **01** FLOORS **3-9**

4 BEDROOMS  
6 BATHROOMS  
POWDER ROOM  
DEN / SUITE

INTERIOR: 4,180 SF  
EXTERIOR: 1,322 SF  
TOTAL: 5,502 SF



CITY & BAY VIEWS

ATLANTIC OCEAN

COLLINS AVE.

OCEAN



**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.**

Structural drawings, fixtures, and dimensions are measured to the exterior face of the exterior walls and the center line of interior dividing walls and do not vary from the original drawings and dimensions that would be determined by using the exterior walls and dimensions of the "Unit" set forth in the Declaration. Parties generally only include the interior dimensions between the perimeter walls and exclude all interior structural components and other common elements. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "C" to the Declaration of Condominium contained in this prospectus. Measurements of rooms set forth on the floor plan are generally taken at the furthest points of each guest room or of the room where a perfect rectangle, without regard for any columns or openings. 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 estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. Regular closets, walk-in closets, linen closets, and any other regular closets will not be finished or furnished with accessories, millwork, or furniture packages. These spaces are intended to be custom used by the owner according to their preferences after closing. Mirrored closets are not included by the Developer. The vinyl color swatches indicated on the plans for Sky Residences and Penthouses is for illustrative purposes only. The necessary infrastructure will be provided for future installation by the owner. Any such installation and/or customization shall be the owner's responsibility after closing. All elevations of appearance, counters, soffits, floor coverings, finishes and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit.







# OCEAN HOUSE

SURFSIDE

## RESIDENCE SKY EAST

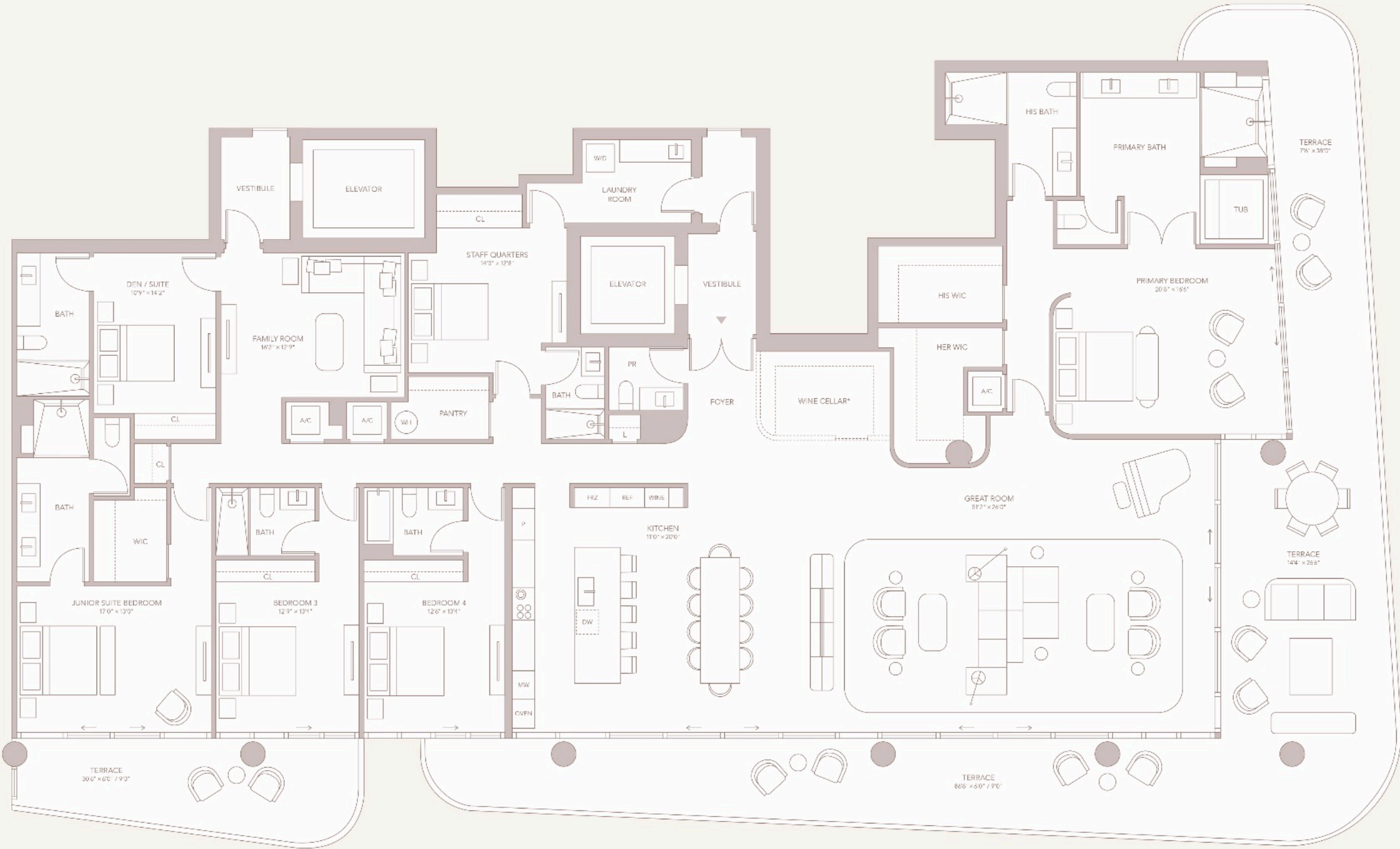
FLOOR  
11

4 BEDROOMS  
7 BATHROOMS  
POWDER ROOM  
FAMILY ROOM  
DEN / SUITE  
DEN / SUITE  
STAFF QUARTERS

INTERIOR: 5,333 SF  
EXTERIOR: 1,673 SF  
TOTAL: 7,006 SF

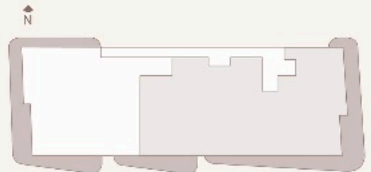
CITY & BAY VIEWS

ATLANTIC OCEAN



COLLINS AVE.

OCEAN



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.

Stated square footages and dimensions are measured to the exterior facade or to the exterior walls and the center of interior dividing walls and do not vary from the square footage and dimensions that would be determined by using the floor plan and definition of the "Gross" set forth in the Declaration for this generally only includes the interior spaces between the perimeter walls and includes all other structural components and other common elements. For your reference, the area of the unit determined in accordance with these defined unit boundaries, is set forth on Exhibit "C" to the Declaration of Condominium contained in the Prospectus. Stated dimensions of rooms are for illustrative purposes only. Floor plans are generally based at the furthest points of each given room. All rooms were a perfect rectangle, without regard for any columns or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated width and depth. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. Regular closets, walk-in closets, linen closets, and any other regular closets will not be finished or furnished with accessories, millwork, or furniture packages. These spaces are intended to be customized by the owner according to their preferences after closing. Mirrors are not included by the Developer. The white color area indicated on the plans for Sky Residences and Posthouse 5, for illustrative purposes only. The necessary infrastructure will be provided for future installation by the owner. Any such installation and/or customization shall be the owner's responsibility after closing. All expenses of appliances, counters, soffits, floor coverings, furniture and other fixtures of finish, including without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. <sup>2</sup>

\*WINE CELLAR IS OPTIONAL BUILDOUT BY CLIENT

# OCEAN HOUSE

SURFSIDE

RESIDENCE

# SKY WEST 10-12

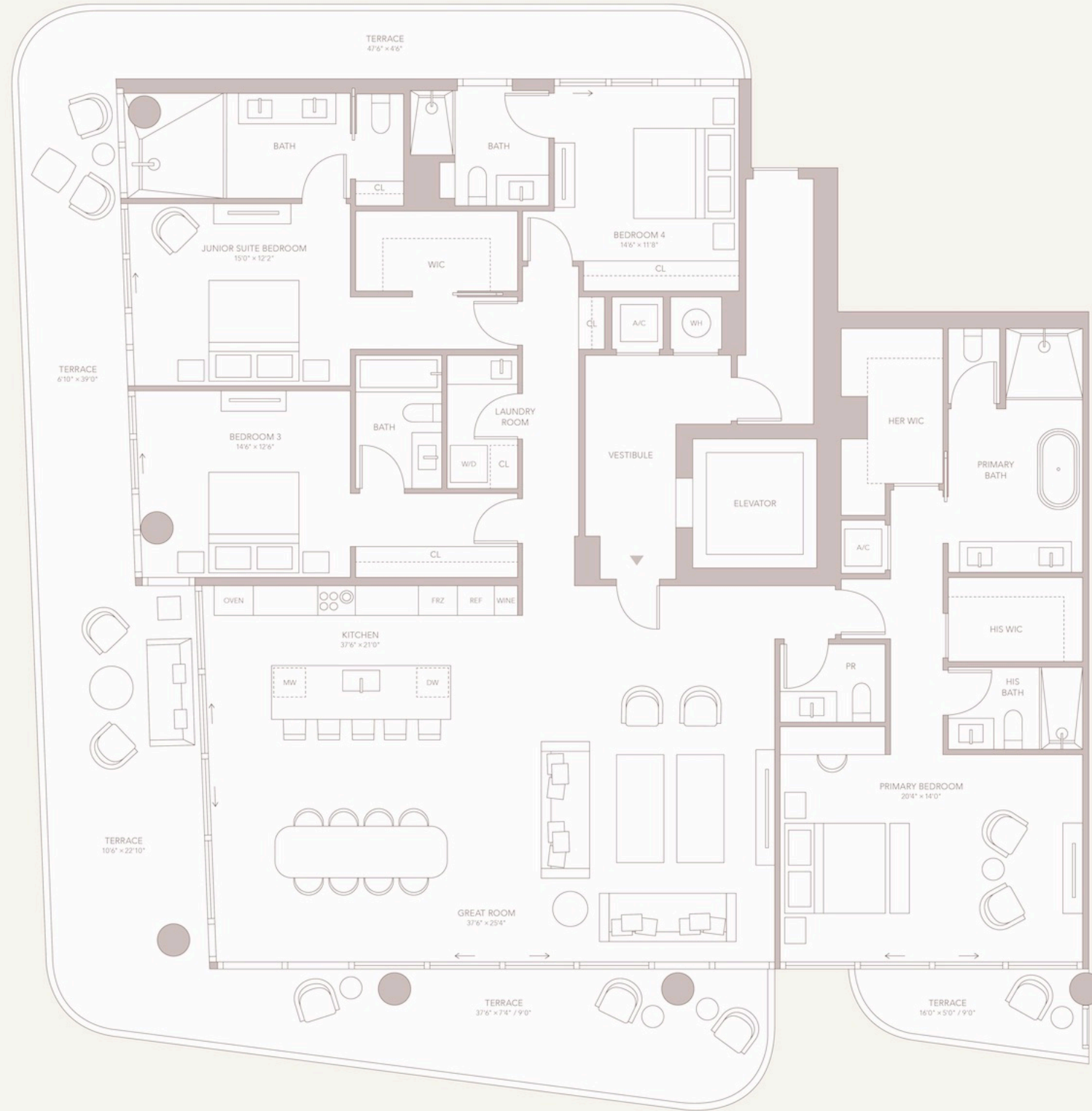
FLOORS

4 BEDROOMS  
5 BATHROOMS  
POWDER ROOM

INTERIOR: 3,335 SF  
EXTERIOR: 1,188 SF  
TOTAL: 4,523 SF

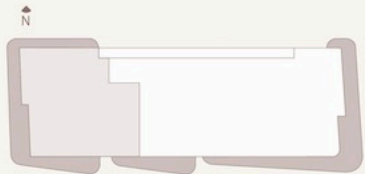
CITY & BAY VIEWS

ATLANTIC OCEAN



COLLINS AVE.

OCEAN



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.

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 only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is as set forth on Exhibit "J" to the Declaration of Condominium contained in the Prospectus. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room as if the room were a perfect rectangle, without regard for any cutouts or variations. 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 estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. Regular closets, walk-in closets, linen closets, and any other regular closets will not be finished or furnished with accessories, hardware, or furniture packages. These spaces are intended to be customized by the owner according to their preferences after closing. Wine cellars are not included by the Developer. The wine cellar area indicated on the plans for Sky Residences and Penthouse is for illustrative purposes only. The necessary infrastructure will be provided for future installation by the owner. Any such installation and/or customization shall be the owner's responsibility after closing. All depictions of appliances, fixtures, materials, finishes, floor coverings, furniture and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

# OCEAN HOUSE

SURFSIDE

RESIDENCE  
**SKY EAST**  
FLOOR  
**10**

4 BEDROOMS  
7 BATHROOMS  
POWDER ROOM  
FAMILY ROOM  
DEN / SUITE  
STAFF QUARTERS

INTERIOR: 5,470 SF  
EXTERIOR: 1,673 SF  
TOTAL: 7,143 SF

CITY & BAY VIEWS


ATLANTIC OCEAN



COLLINS AVE.

OCEAN

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.

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 only includes the interior space between the perimeter walls and excludes all interior structural components and other common elements). For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is as set forth on Exhibit "B" to the Declaration of Condominium contained in the Prospectus. Measurements of rooms set forth on this floor plan are generally taken as the farthest points of each given room (as if the room were a perfect rectangle), without regard for any alcoves or variations. 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 estimates which will vary with actual construction, and all floor areas, specifications and other development plans are subject to change, and will not necessarily accurately reflect the final plans and specifications for the development. Regular circular walls, closets, powder rooms, balconies, and any other square areas will not be finished or furnished with accessories, fixtures, or furniture packages. These spaces are intended to be customized by the owner according to their preferences after closing. Wine cellars are not included by the Developer. The wine cellar area indicated on the plan for Sky Residence and Penthouse is for illustrative purposes only. The necessary infrastructure will be provided for future installation by the owner. Any such installation and/or customization shall be the owner's responsibility after closing. All dimensions of appliances, counters, cabinetry, floor coverings, furniture and other matters of detail, including, without limitation, items of finish and decor, are conceptual only and are not necessarily included in each unit. 

\*WINE CELLAR IS OPTIONAL BUILDOUT BY CLIENT