

# SeaGlass

J U P I T E R I S L A N D

A R A R E G E M I N A P E R F E C T S E T T I N G

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Nestled between the Atlantic Ocean and the Intracoastal Waterway on Jupiter Island, SeaGlass captivates the imagination with its sleek contemporary architecture. These 21 discerning residences will deliver uncompromising luxury in a gated sanctuary, surrounded by Jupiter Island's pristine natural environment. Each exquisite residence maximizes panoramic Ocean-to-Intracoastal vistas, spanning up to 5,323 square feet of living area. These captivating homes will immerse residents in an unparalleled atmosphere of relaxation and pleasure, while delivering an exceptional level of design and detail.





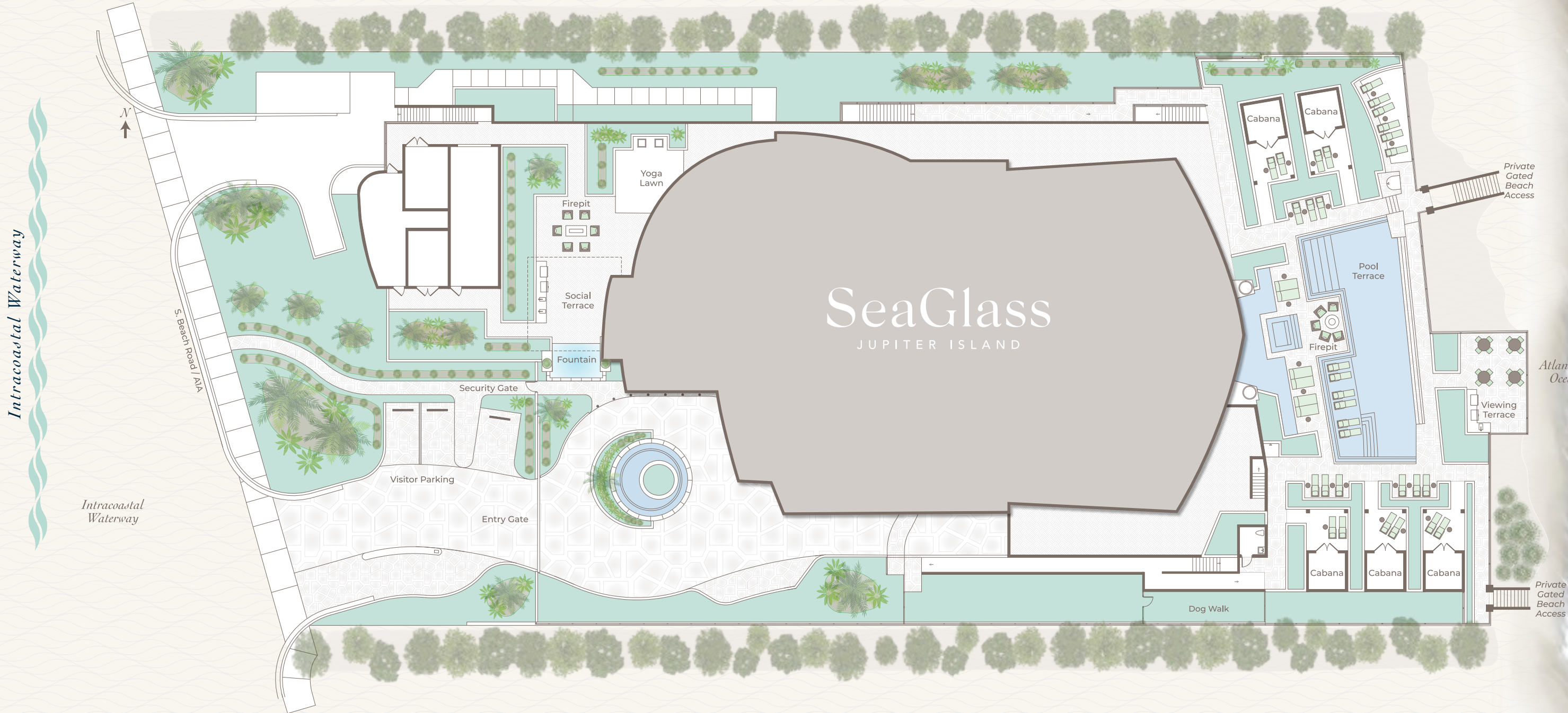


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Encompassing the land between the Atlantic shoreline and the banks of the Intracoastal, SeaGlass maximizes the building's unspoiled surroundings to create a sensory experience at every turn. Pristine white-sand beaches, gentle ocean breezes and the mesmerizing hues of the ocean envelop the community. Here, impeccable gated grounds expand to include a day-dock at the river's edge. This unique island retreat flows seamlessly into the natural surroundings through exceptional attention to detail.



# MASTER SITE PLAN



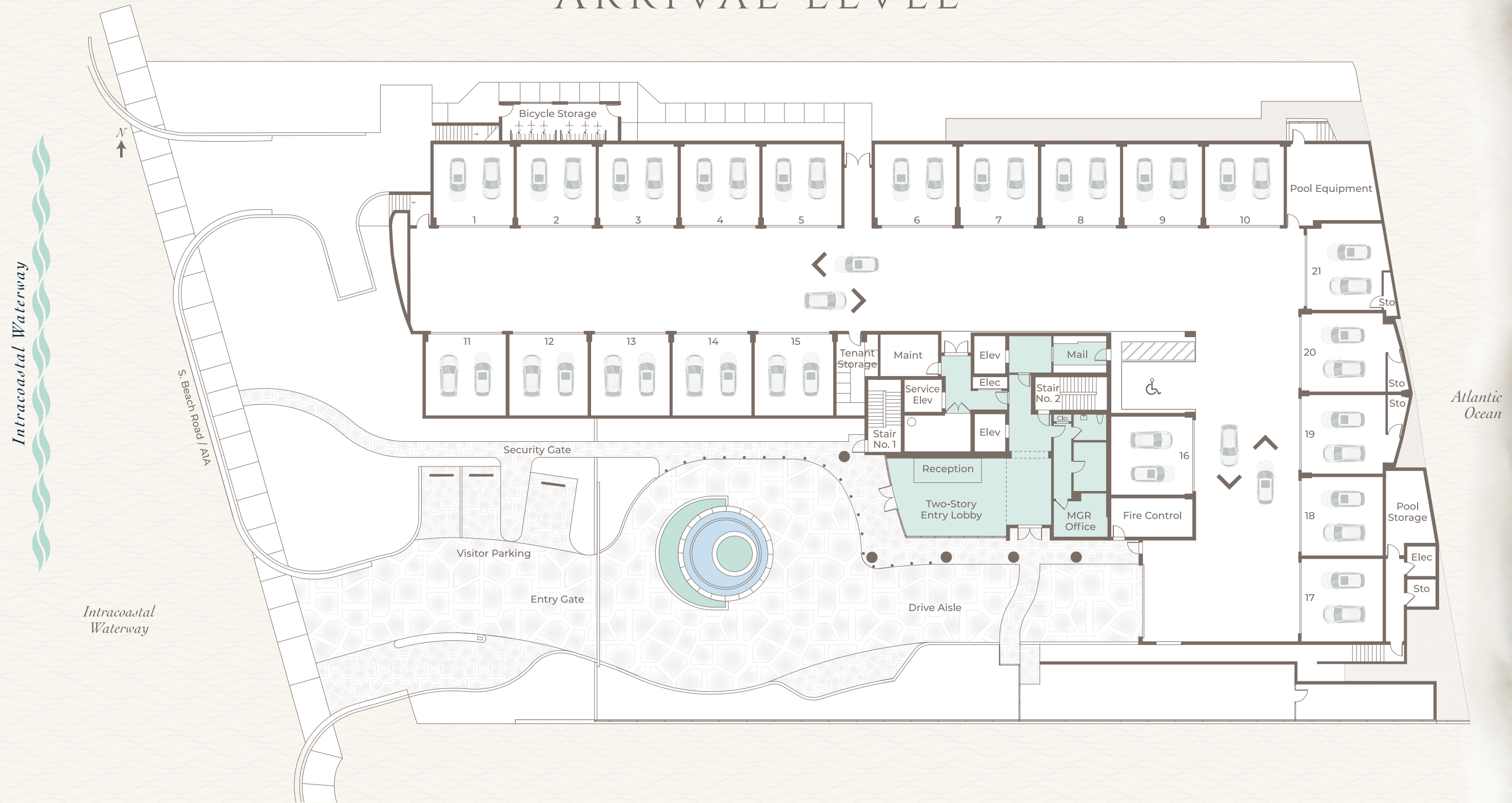


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Beyond the distinctive gated entrance with a signature water feature, each oceanfront residence provides every owner with a private, air-conditioned two-car garage with separate private storage area. Nearby elevators whisk residents directly to the private vestibule of their residence with ease. The soaring two-level lobby creates a memorable arrival for guests, while the accommodating staff will ensure a welcoming experience.



# ARRIVAL LEVEL





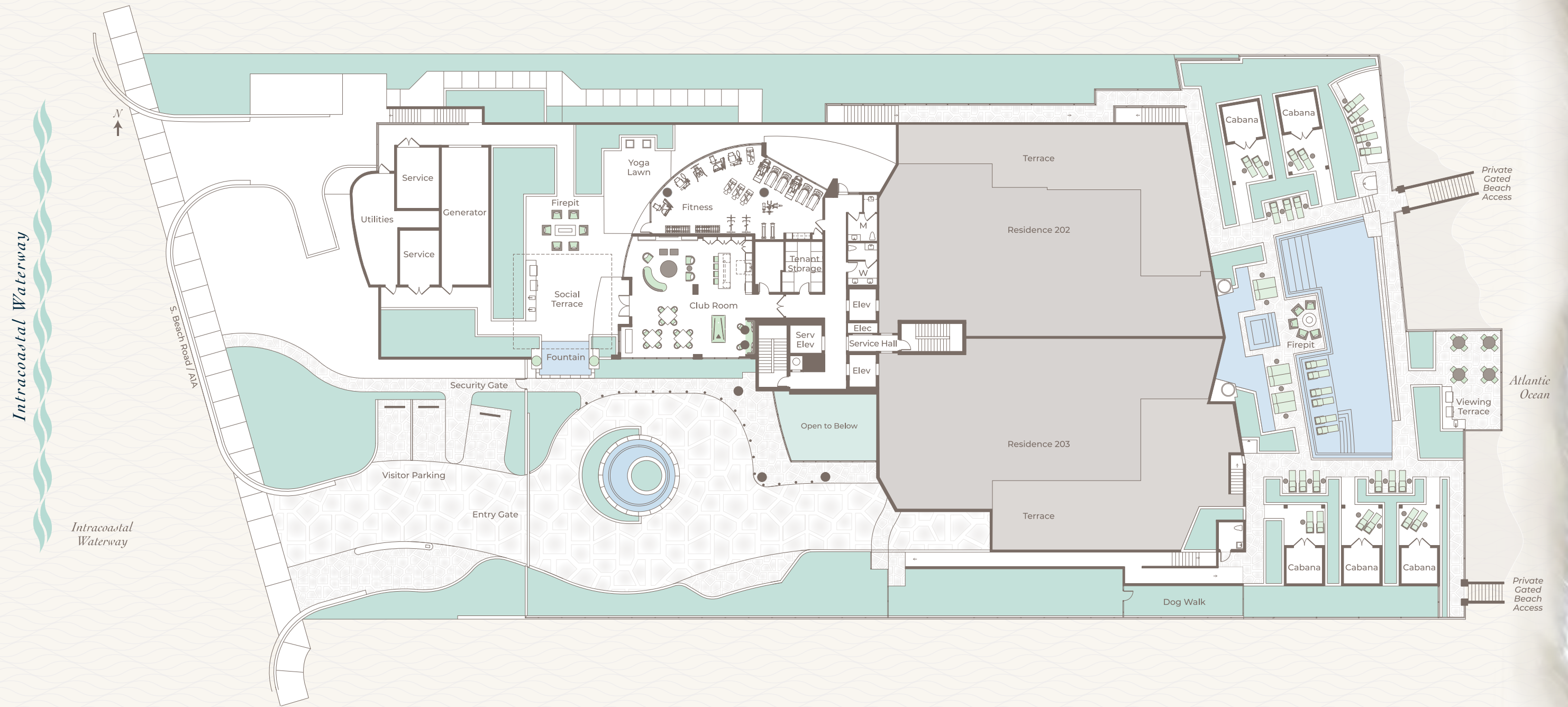
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SeaGlass offers residents a welcoming destination to unwind, relax and enjoy. This is quintessential downtime, intimate by design. Full-time staff is on hand to facilitate your arrival and lifestyle requirements. Gathering places are provided for moments with family and friends. Areas for fitness, meditation, watersports and even the family dog have been thoughtfully planned. An oceanfront pool and private fitness center have been tailored to exacting standards to create the ultimate oceanfront lifestyle.





# AMENITIES LEVEL





# RESIDENCE 202

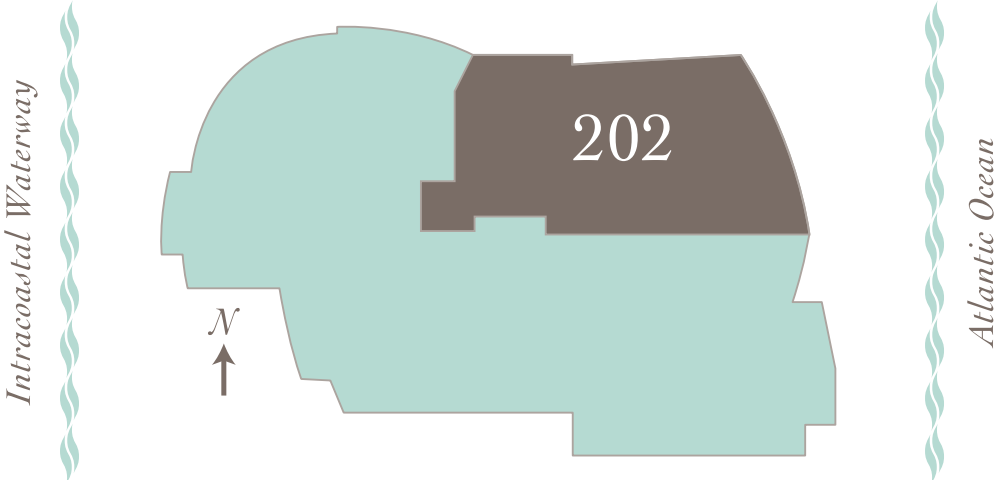
3 Bedrooms, 4.5 Baths

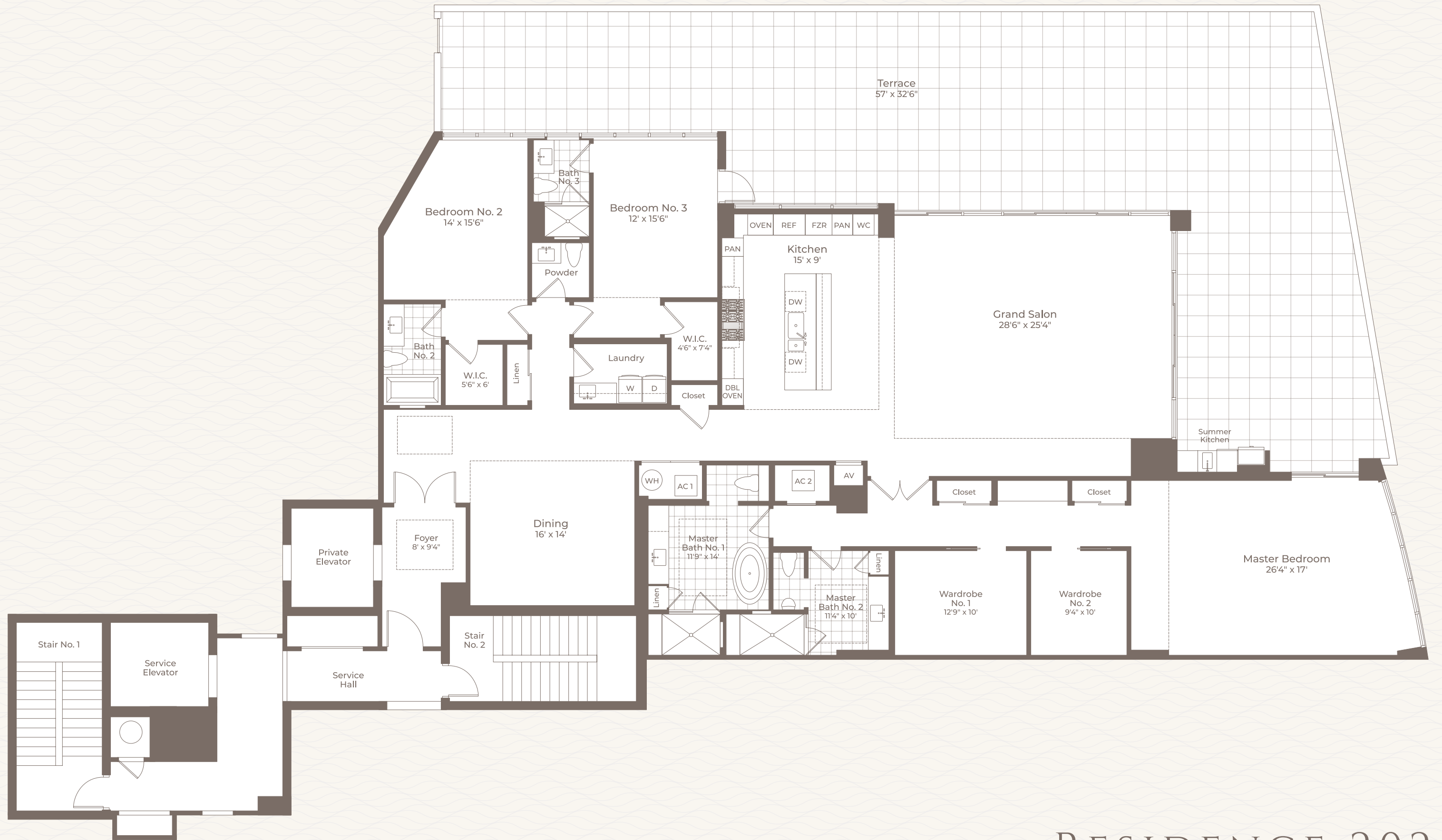
Residence: <sup>SQ. FT.</sup> 3,940

Terrace: 2,017

Total: 5,957

Paint-To-Paint: 3,734





# RESIDENCE 202

Stated dimensions are measured to the exterior boundaries of the exterior wall and the center line of the interior demising walls and, in fact, vary from the 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 interior structural components). Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cut outs. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times the width. All dimensions are approximate and all floor plans and development plans are subject to change.



# RESIDENCE 203

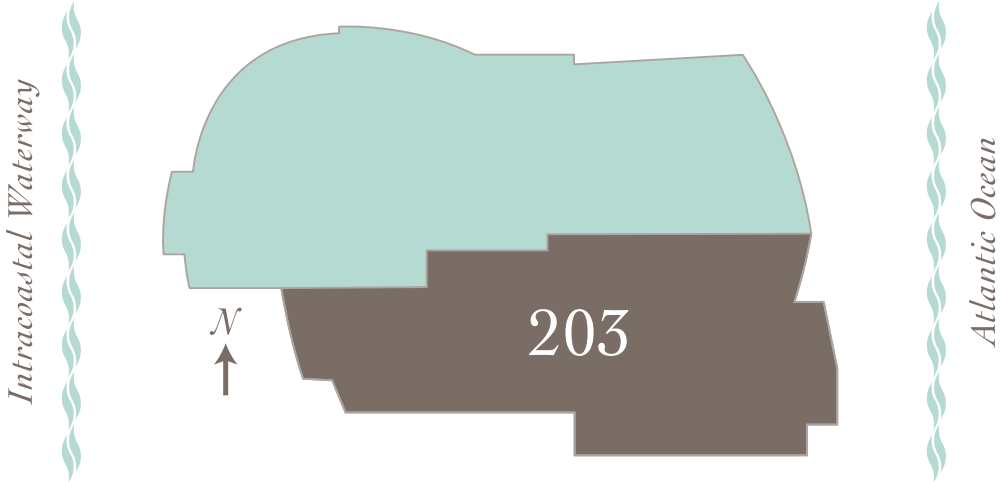
3 Bedrooms, 4.5 Baths

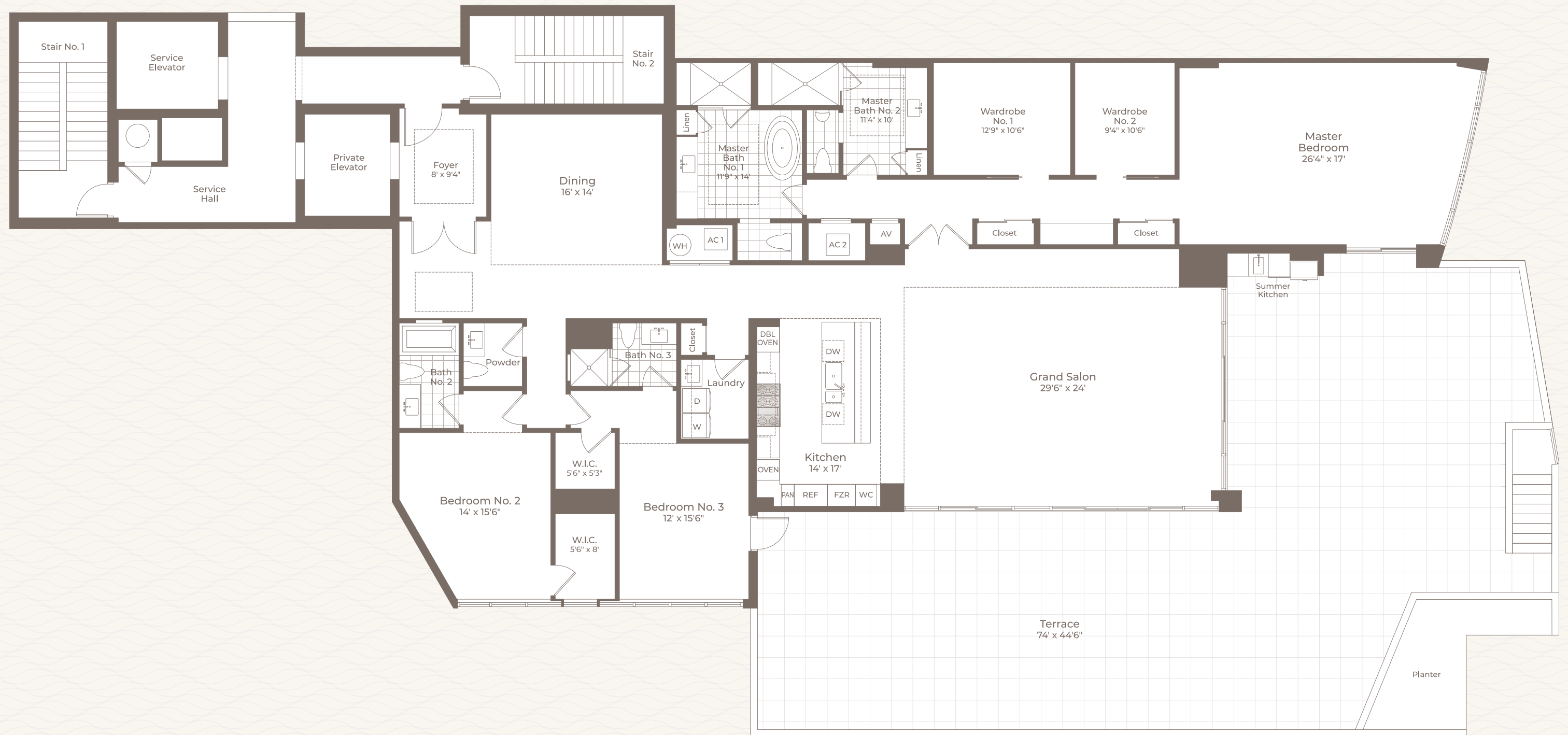
Residence: SQ. FT.  
3,877

Terrace: 2,065

Total: 5,942

Paint-To-Paint: 3,655





# RESIDENCE 203

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# RESIDENCE 01

## LEVELS 3-7

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3 Bedrooms, 4.5 Baths, Den

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Residence:	<small>SQ. FT.</small> 3,781
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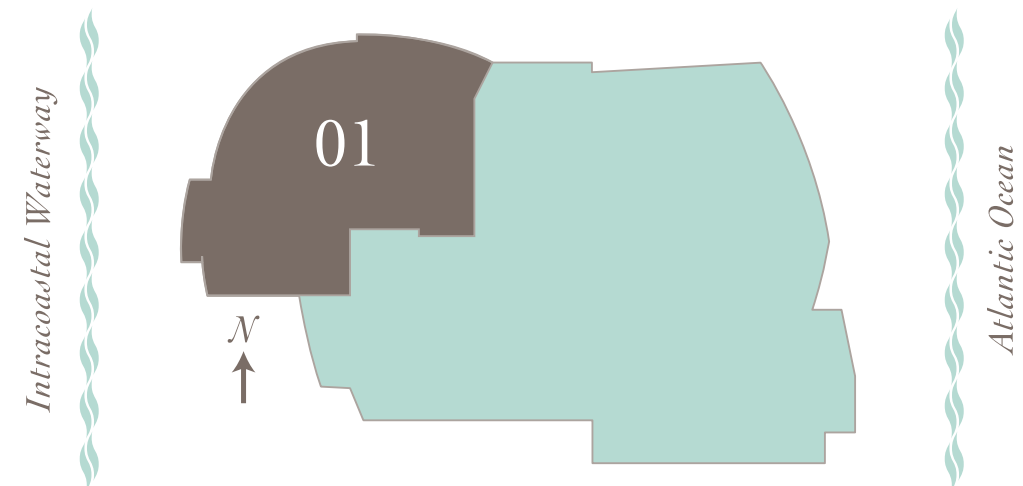
Terrace:	832
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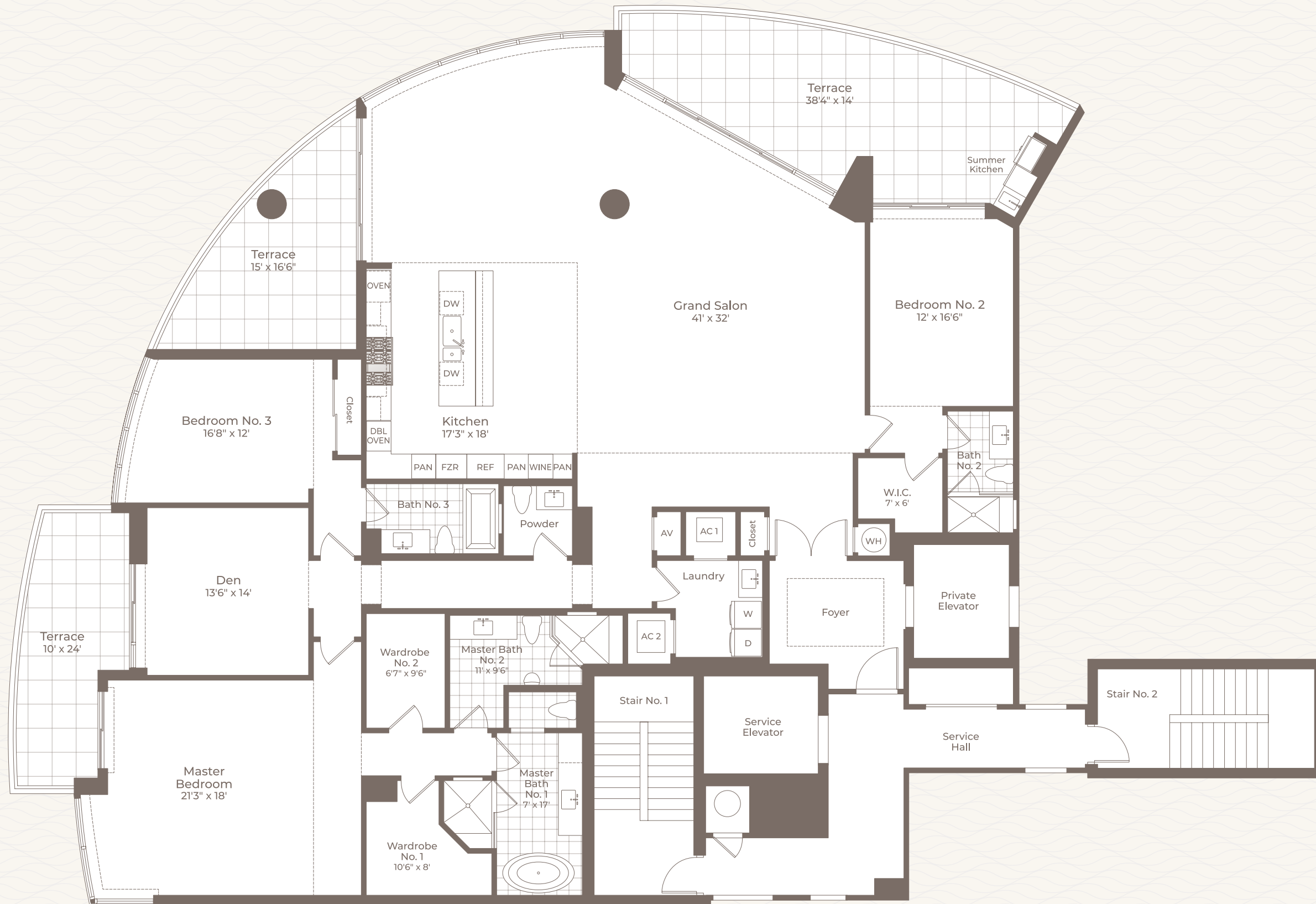
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Total:	4,613
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Paint-To-Paint:	3,593
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# RESIDENCE 01

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# RESIDENCE 02

## LEVELS 3-7

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3 Bedrooms, 4.5 Baths

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	<small>SQ. FT.</small>
Residence:	3,940

Terrace:	698
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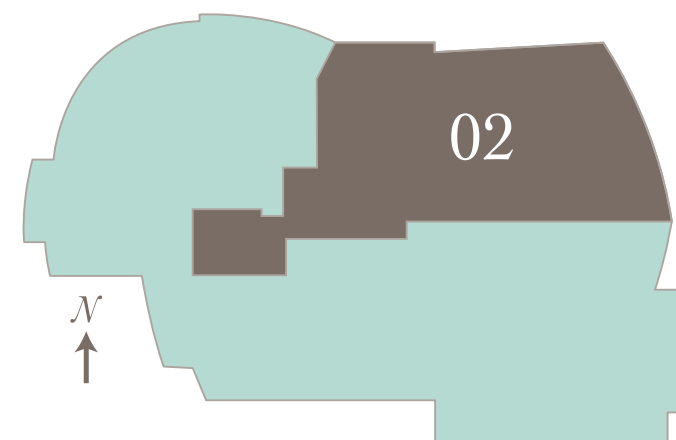
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Total:	4,638
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Paint-To-Paint:	3,734
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*Intracoastal Waterway*



*Atlantic Ocean*





# RESIDENCE 02

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# RESIDENCE 03

## LEVELS 3-7

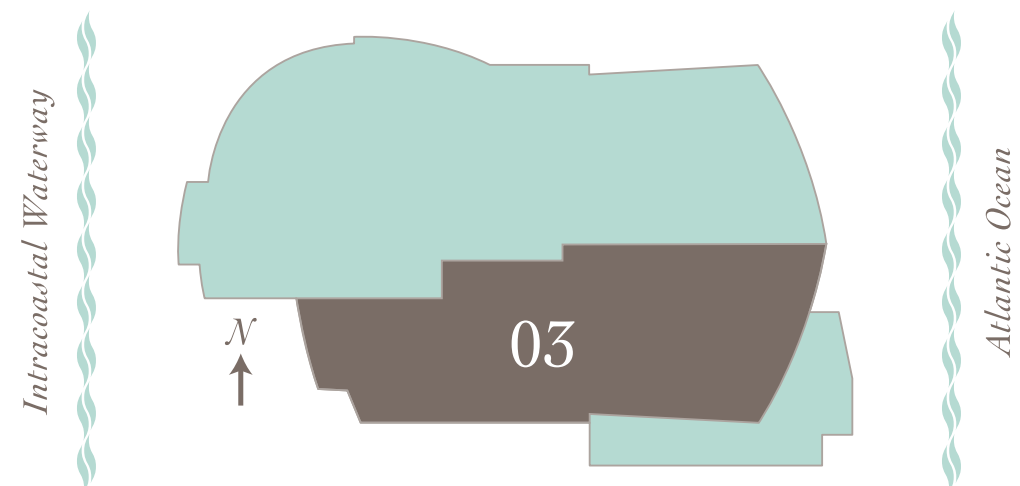
4 Bedrooms, 5.5 Baths, Family Room + Den

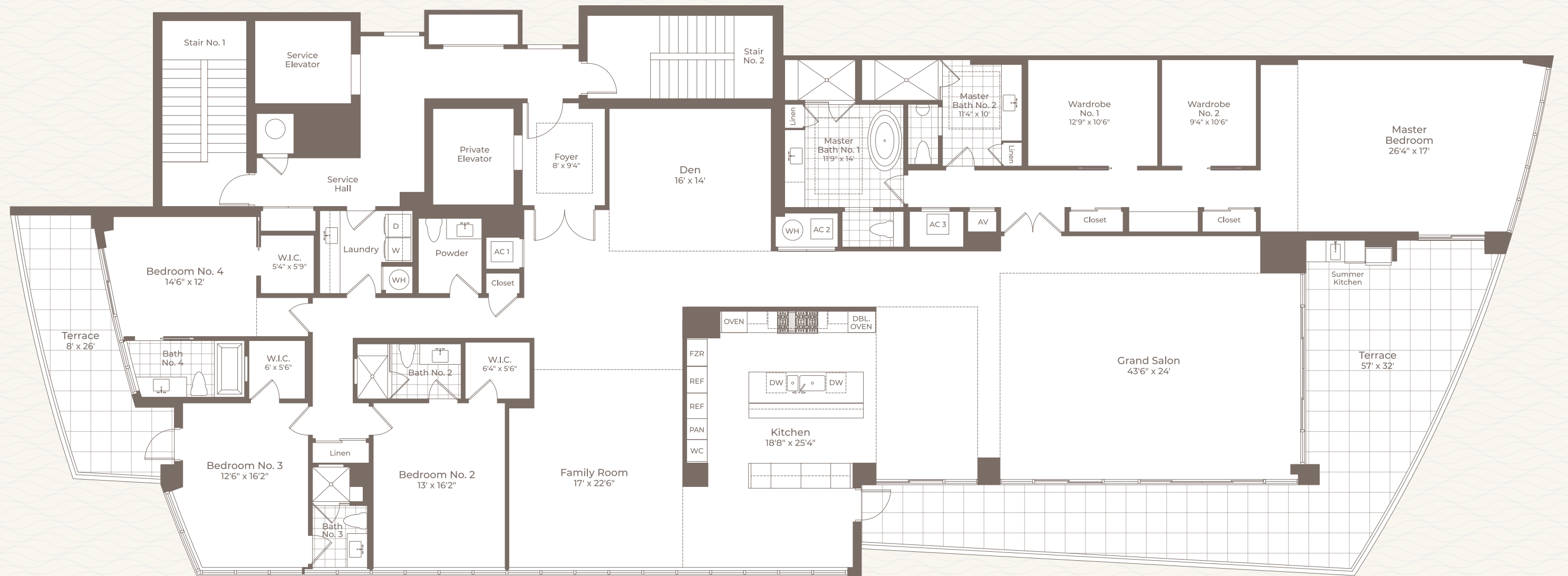
Residence:	<small>SQ. FT.</small> 5,210
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Terrace:	1,003
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Total:	6,213
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Paint-To-Paint:	4,959
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# RESIDENCE 03

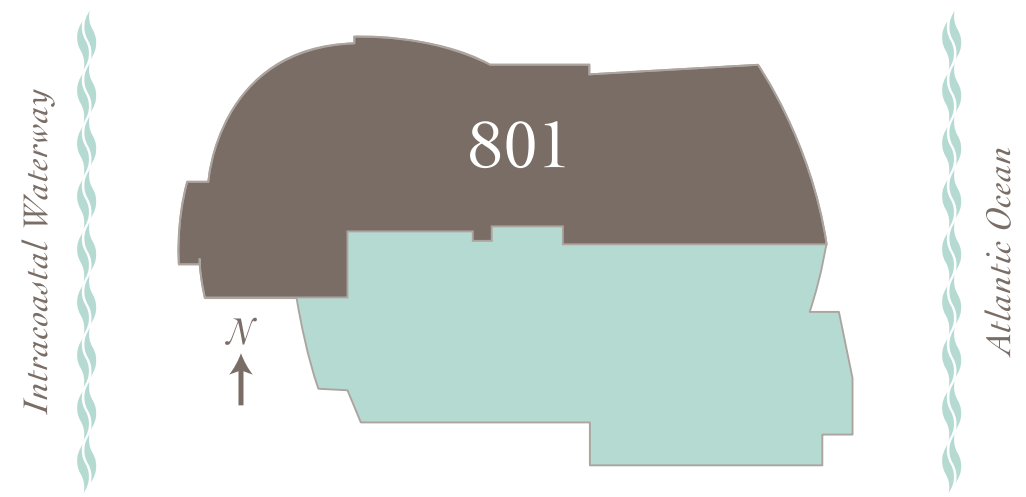
Stated dimensions are measured to the exterior boundaries of the exterior wall and the center line of the interior demising walls and, in fact, vary from the dimensions that would be determined by using the description and definition of the "unit" set forth in the declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cut outs. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times the width. All dimensions are approximate and all floor plans and development plans are subject to change.



# RESIDENCE 801

4 Bedrooms, 5.5 Baths, Family Room + Den

	<small>SQ. FT.</small>
Residence:	5,323
Terrace:	3,917
Total:	9,240
Paint-To-Paint:	5,065







# RESIDENCE 803

4 Bedrooms, 5.5 Baths, Family Room + Den

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Residence:	<small>SQ. FT.</small> 5,210
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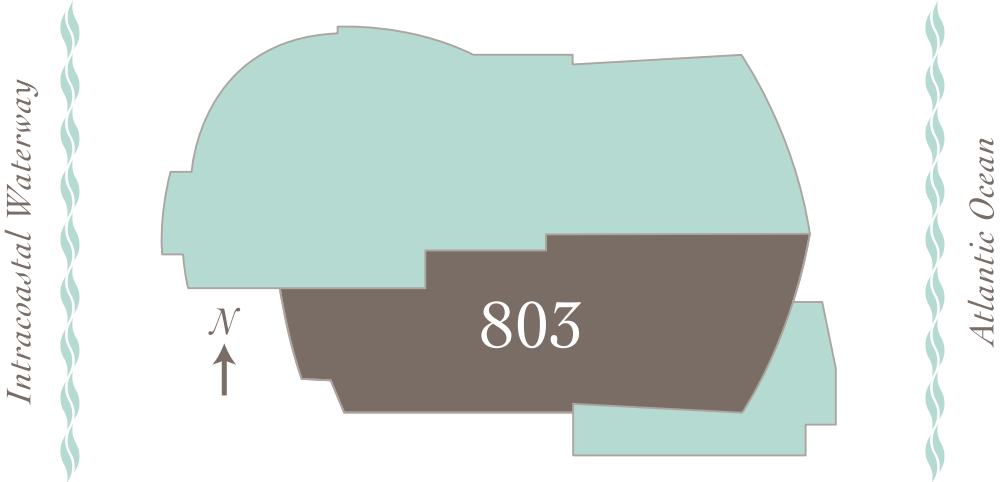
Terrace:	1,003
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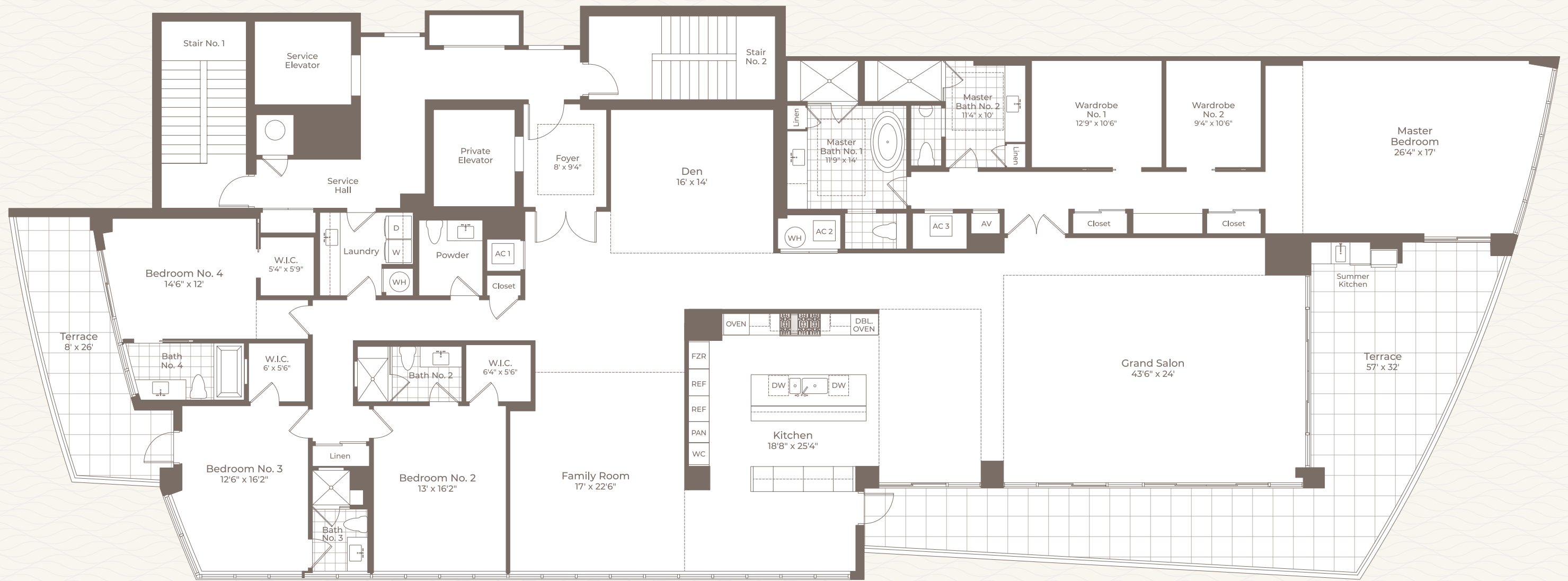
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Total:	6,213
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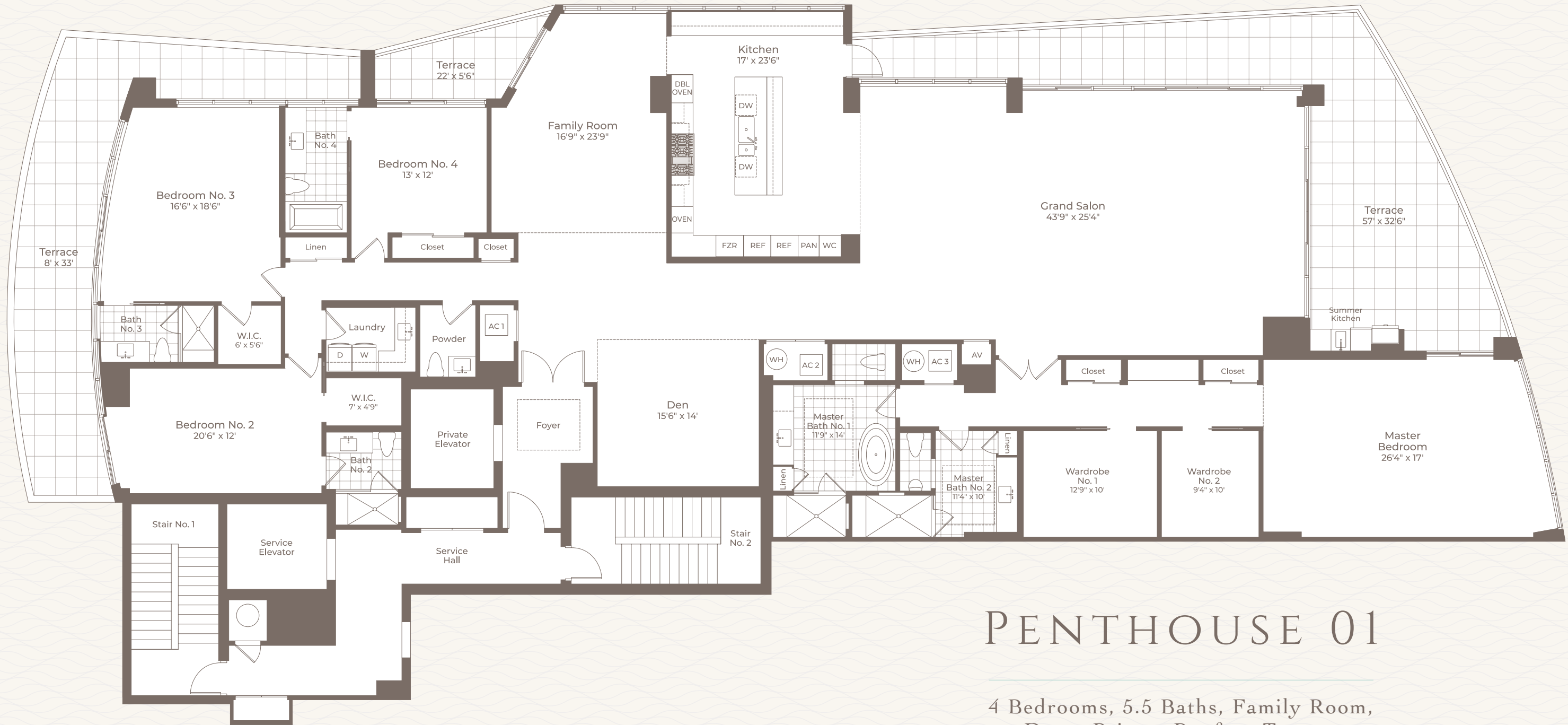
Paint-To-Paint:	4,959
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# RESIDENCE 803

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# PENTHOUSE 01

4 Bedrooms, 5.5 Baths, Family Room,  
Den + Private Rooftop Terrace

Residence: <sup>SQ. FT.</sup> 5,323

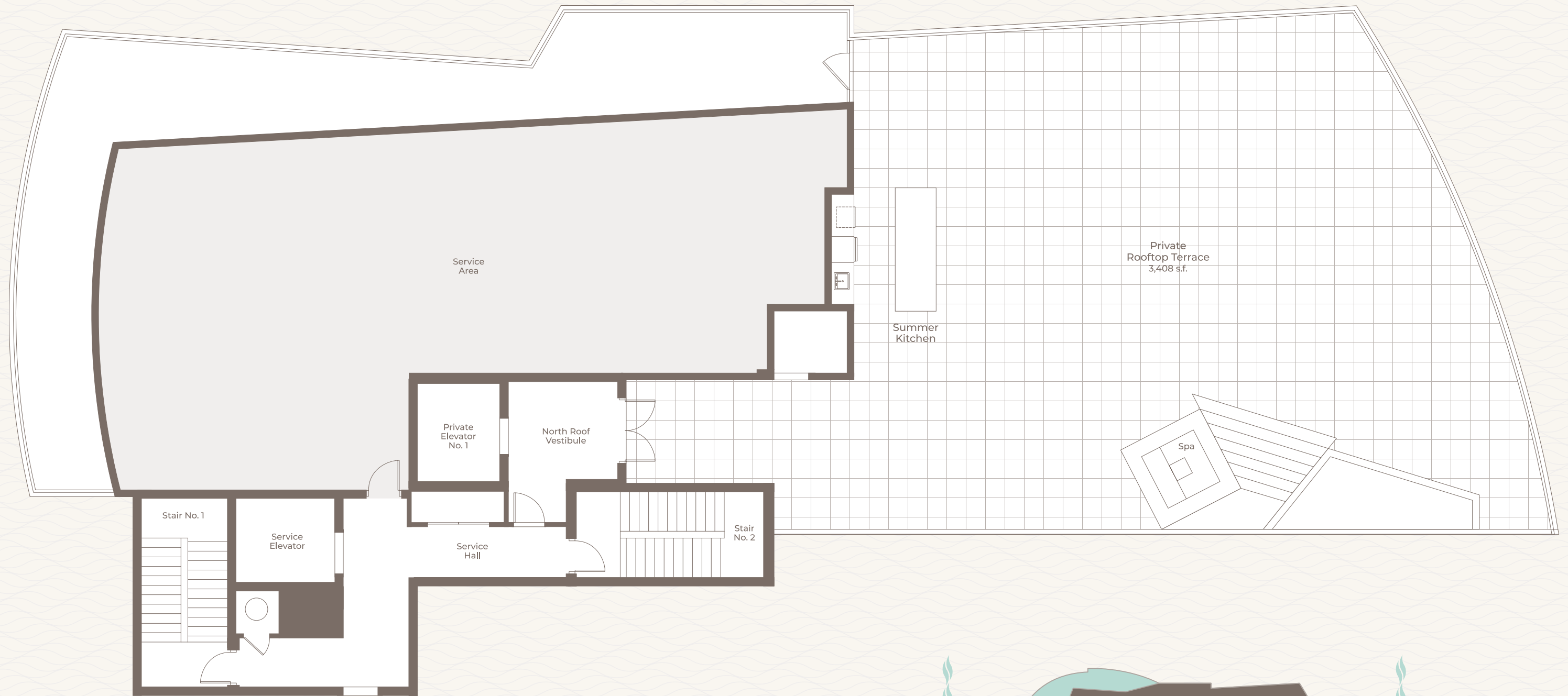
Terrace: 1,274

Rooftop Terrace: 3,408

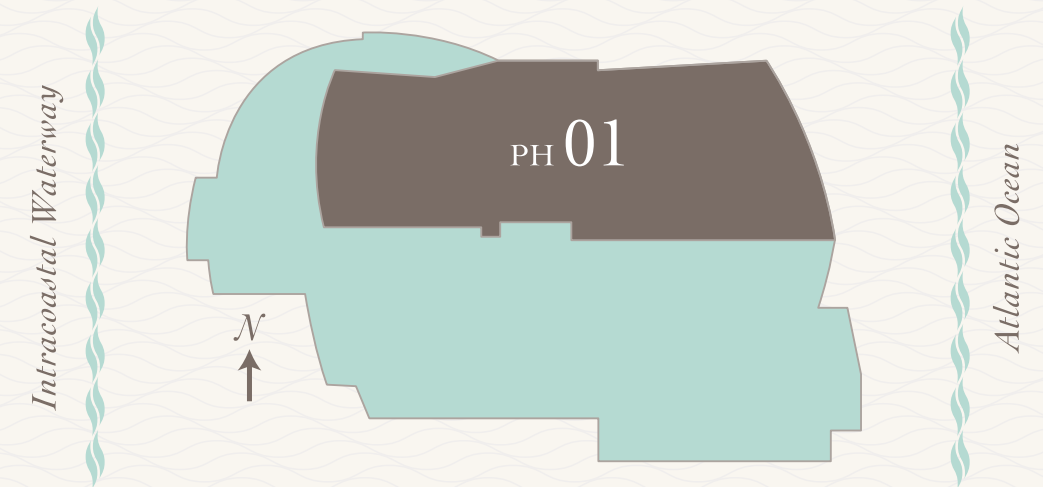
Total: 10,005

Paint-To-Paint: 5,065





Private Rooftop Terrace



Stated dimensions are measured to the exterior boundaries of the exterior wall and the center line of the interior demising walls and, in fact, vary from the 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 interior structural components). Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cut outs. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times the width. All dimensions are approximate and all floor plans and development plans are subject to change.

# PENTHOUSE 03

4 Bedrooms, 5.5 Baths, Family Room,  
Den + Private Rooftop Terrace

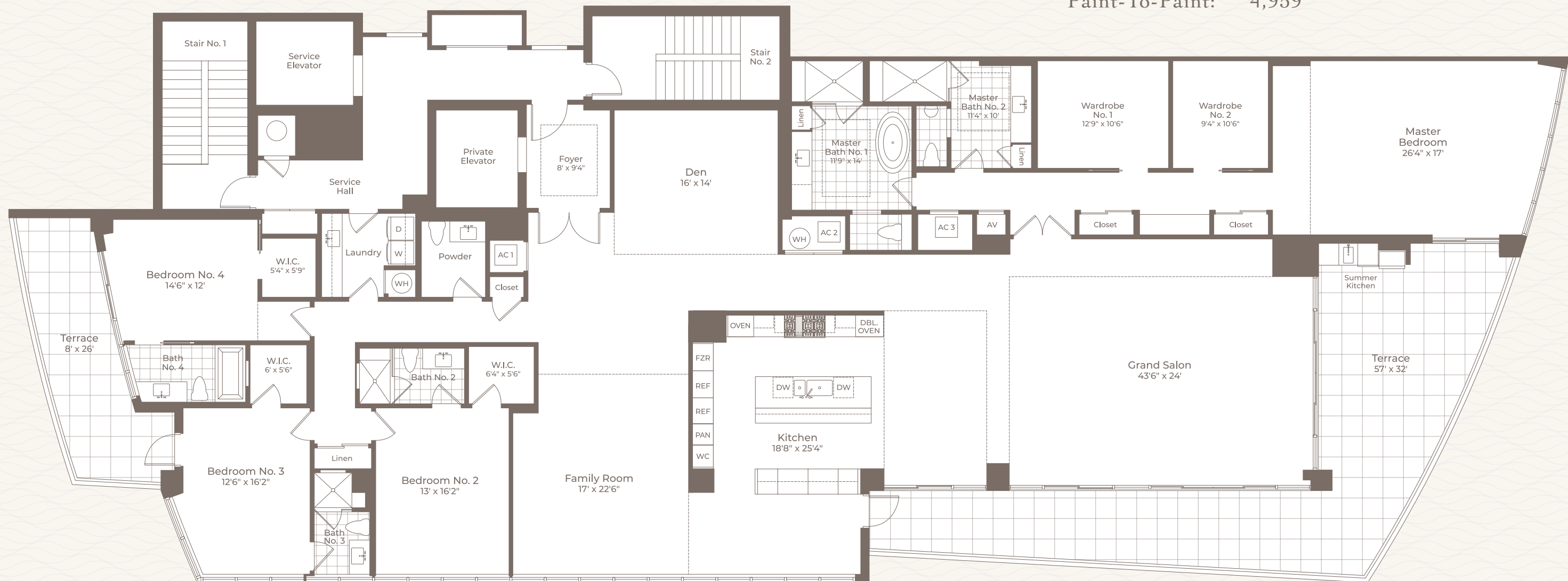
Residence: <sup>SQ. FT.</sup> 5,210

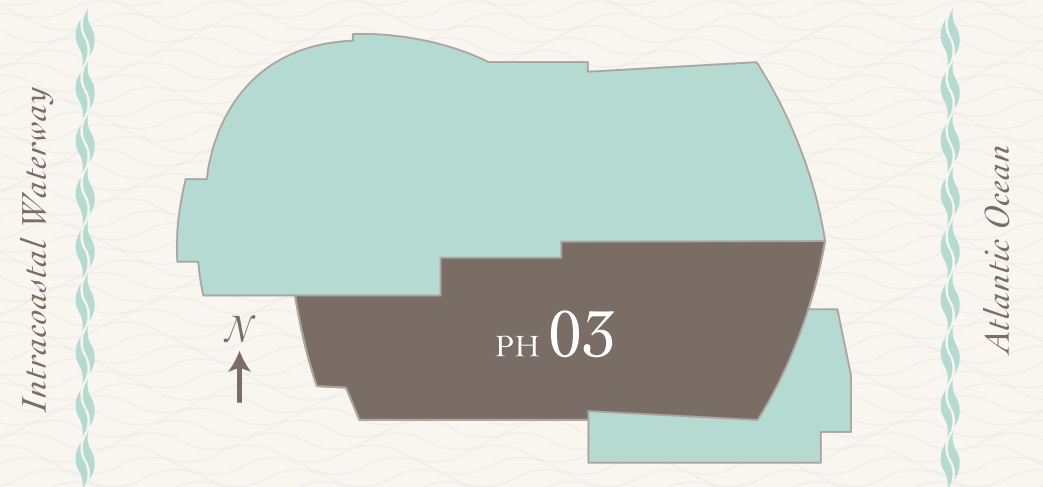
Terrace: 1,003

Rooftop Terrace: 3,394

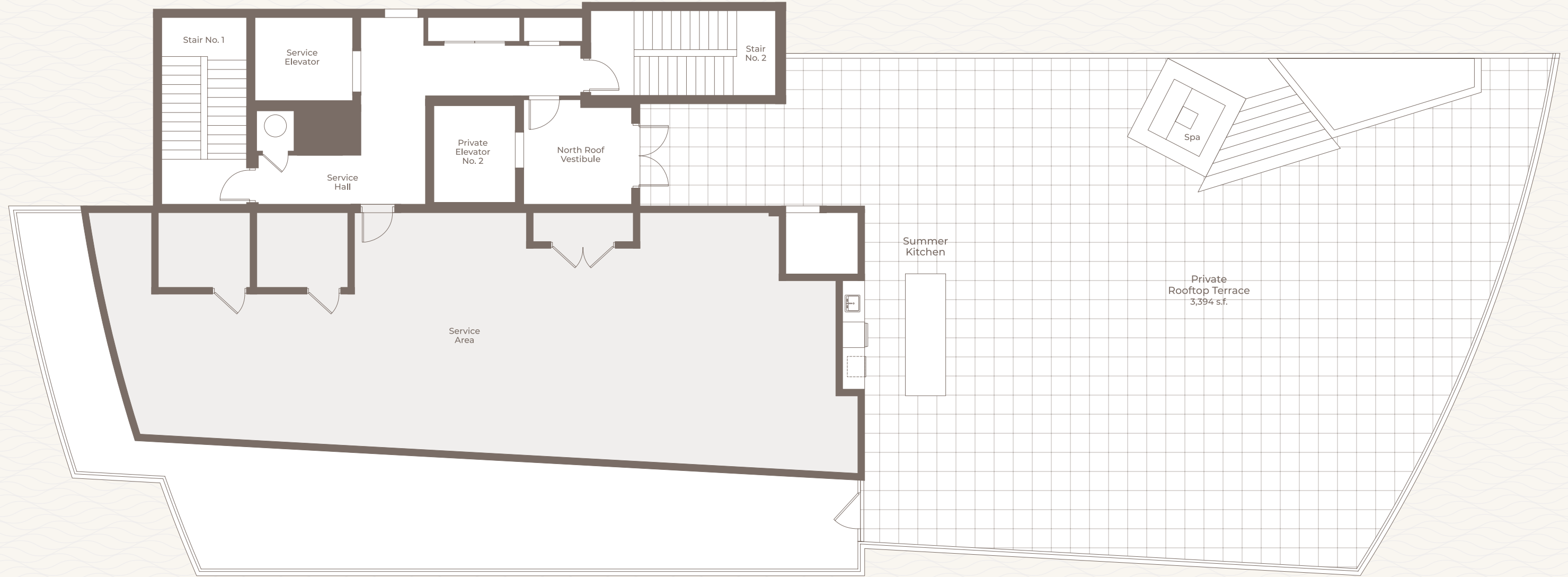
Total: 9,607

Paint-To-Paint: 4,959





### Private Rooftop Terrace



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Only 3.6 miles long, the Ocean-to-Intracoastal barrier island of Jupiter Island is known for the highest per capita income in the United States. A secluded sanctuary on Florida's east coast, the island is a haven for celebrities and elite travelers who appreciate the unique combination of an unspoiled natural habitat and the understated, relaxed environment.

Palm Beach International Airport (PBI) offers non-stop service to over 30 destination in the US and the Caribbean. Additionally, there are several private jet centers (FBOs) conveniently located nearby. Witham Field (KSUA) in Stuart and North Palm Beach County General Aviation Airport (F45) are a mere 20 minutes away, providing private air access outside of the Presidential restricted zone in Palm Beach to the south. The area is also home to several marinas with facilities designed to accommodate larger yachts.





SeaGlass  
JUPITER ISLAND



## FEATURES & AMENITIES

*Materials, finishes and appointments have been meticulously planned to enhance airy, light-filled spaces and provide contemporary comforts. This luxurious oceanfront enclave, designed by award-winning Swedroe Architecture, creates a seaside retreat that is both inviting and private. Discover the features that make SeaGlass such a rare gem.*

## BUILDING FEATURES & AMENITIES

- 21 expansive three- and four-bedroom corner residences with unobstructed views of the Ocean and Intracoastal Waterway
- Two Penthouses with private rooftop terraces
- Gated arrival entry with valet
- Enclosed parking with twenty-one electric vehicle ready, air conditioned two-car garages
- 24/7 attended, grand two-story lobby designed by Champalimaud Design
- Electronic fob-controlled access elevator to private entry foyer at each residence
- Lushly landscaped gardens with 170 linear feet of Atlantic Ocean beach frontage
- Emergency generator to power select residential comfort and communications components
- Pre-wired for cable TV and central satellite dish
- Oceanfront infinity-edge heated swimming pool with sun shelf
- Poolside sandy beach with chaise lounges
- Gated stair accesses to pristine sand beach and the Atlantic Ocean
- Beachside Summer Kitchen and outdoor viewing terrace
- Chaise lounges and umbrellas
- Private poolside cabanas for purchase
- Heated relaxation spa
- Full-time property manager
- Fitness Center with state-of-the-art weight-training and cardio equipment
- Yoga & Meditation Lawn
- Club Room with catering kitchen, lounge seating and game area
- Outdoor Social Terrace with BBQs and fire pit
- Dedicated dog walk area and bathing station
- Service elevator with separate service entry access
- Mail & Package Room with keypad access parcel storage
- Secure storage locker for each residence
- Dedicated bicycle storage
- Access controlled via security monitored entries
- Recycle sorting trash chute

## RESIDENCE EXTERIOR

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- Expansive private terraces
- Summer Kitchens including grill and storage
- Clear glass railings for unobstructed views
- Floor-to-ceiling energy efficient impact-resistant glass sliding doors and windows

## RESIDENCE INTERIOR

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- Audio-Video lighting, security and drapery keypad pre-wire
- Intelligent climate controls with digital thermostats
- Decora® designer series electrical outlets and switches
- Recessed down lighting throughout interior
- Level 5 white finished walls and ceilings
- Imported Italian solid core wood interior doors and casings, including Valli & Valli chrome finish door sets
- Spacious Great Room design, open floorplan layouts
- Typical 10' (or higher) ceilings in principal living areas and bedrooms

## KITCHEN

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- Imported Snaidero® cabinetry in white matte lacquer finish with integrated task lighting
- Professional stainless steel ventilation hood by Snaidero® with positive exhaust system and integrated LED lighting
- Double Miele® convection ovens
- Miele® 48" gas rangetop
- Miele® all refrigerator column with cabinet panel front
- Miele® all freezer column with cabinet panel front
- Miele® speed/microwave/convection oven
- Full height Miele® wine column with glass and cabinet panel front
- Two Miele® dishwashers
- InSinkErator® waste disposal
- Stone countertops and full-height backsplashes
- Instant hot water dispenser

## MASTER SUITE & BATHS

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- Direct private terrace access from master bedroom
- Double walk-in wardrobes in master bedroom
- Imported Italian wall-mounted vanities with designer mirrors, lighting and medicine cabinet
- Imported select marble flooring throughout master bath, wet areas and selected walls
- Steam shower with full height frameless glass enclosure
- Dornbracht® brushed platinum wall-mounted shower heads and hand-held wand
- Free standing 6' white, solid engineered stone soaking tub
- Dornbracht® brushed platinum finish faucets
- Gentleman's urinal by Duravit®
- Brushed platinum finish accessories including towel bars and toilet tissue dispenser

## GUEST BEDROOM(S) & BATH(S)

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- Generously sized guest bedrooms with spacious closets
- Imported Italian wall-mounted vanities, countertops, mirrors and lighting
- Bathroom floors and wet areas finished with imported Italian marble
- Dornbracht® chrome finish, single lever faucets, under-mounted lavatories and accessories

## POWDER ROOM(S)

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- Imported Italian wall-mounted vanities, countertops and lavatories
- Dornbracht® brushed platinum finish, single lever faucet
- One-piece, wall-mounted toilets with soft-close lid

## LAUNDRY

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- Energy-efficient, extra-large capacity washer and dryer
- White Snaidero® Italian cabinetry and countertop
- Biscuit laundry sink

## DEVELOPMENT TEAM

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**Turnberry Beach Road, LLC**  
Developer

**Fontainebleau Development**  
Managing Developer

**Perko Development Partners**  
Local Co-Development Partner

**Swedroe Architecture**  
Architect

**Champalimaud Design**  
Interior Design

**DS Boca**  
Landscape Architect

**Village of Tequesta**  
Town Municipality

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HALF A CENTURY OF EXPERIENCE. During its fifty-year history as a leading real estate development and property management company, Fontainebleau Development has refused to conform to traditional genres. The company's diverse residential, hospitality, retail and commercial projects valued at more than \$10 billion have received accolades for revolutionizing the living, working, leisure and shopping habits of millions of people across the country.

From Turnberry Ocean Colony, Porto Vita, Aventura Mall, Fontainebleau Hotel in Miami Beach and Turnberry Isle Country Club in Aventura, to signature properties in Las Vegas, Washington D.C. and the Bahamas, Fontainebleau Development has always been known for superb quality and impeccable service. SeaGlass has raised the bar on oceanfront living once again.

*“At Fontainebleau, perfection is a point of pride and unless we are proud of it, we will not build it.”*

Jeffrey Soffer  
CEO, Fontainebleau Development

 FONTAINEBLEAU  
DEVELOPMENT





# FONTAINEBLEAU'S LEGACY OF LUXURY DEVELOPMENT

TURNBERRY ISLE  
AVENTURA, FL  
UNITS: 1,030 LUXURY  
RESIDENCES

OCEANIA ISLAND TOWER V  
SUNNY ISLES BEACH, FL  
UNITS: 158 LUXURY RESIDENCES

FONTAINEBLEAU II &  
FONTAINEBLEAU III OCEAN CLUB  
MIAMI BEACH, FL  
UNITS: 748 LUXURIOUS CONDO-HOTEL  
RESIDENCES

THE RESIDENCES  
AT MGM GRAND  
LAS VEGAS, NV  
UNITS: 1,726 LUXURIOUS  
CONDO-HOTEL RESIDENCES

TURNBERRY ON THE GREEN  
AVENTURA, FL  
UNITS: 377 LUXURY RESIDENCES

TURNBERRY TOWER  
ARLINGTON, VA  
UNITS: 247 LUXURY  
RESIDENCES

TURNBERRY OCEAN CLUB  
RESIDENCES  
SUNNY ISLES BEACH, FL  
154 LUXURY RESIDENCES

PORTO VITA  
AVENTURA, FL  
UNITS: 367 LUXURY  
RESIDENCES

TURNBERRY PLACE  
LAS VEGAS, NV  
UNITS: 777 LUXURY  
RESIDENCES

TURNBERRY OCEAN COLONY  
SUNNY ISLES BEACH, FL  
UNITS: 260 LUXURY RESIDENCES

TURNBERRY TOWERS  
LAS VEGAS, NV  
UNITS: 638 LUXURY  
RESIDENCES

TURNBERRY VILLAGE  
AVENTURA, FL  
UNITS: 247 LUXURY  
RESIDENCES

THE RESIDENCES AT ATLANTIS  
PARADISE ISLAND,  
BAHAMAS  
UNITS: 495 LUXURY  
RESIDENCES



FONTAINEBLEAU HOTEL



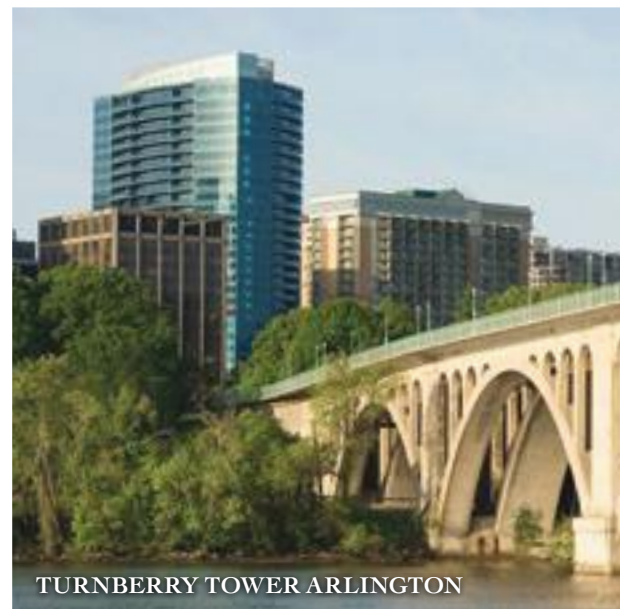
THE RESIDENCES AT ATLANTIS



PORTO VITA



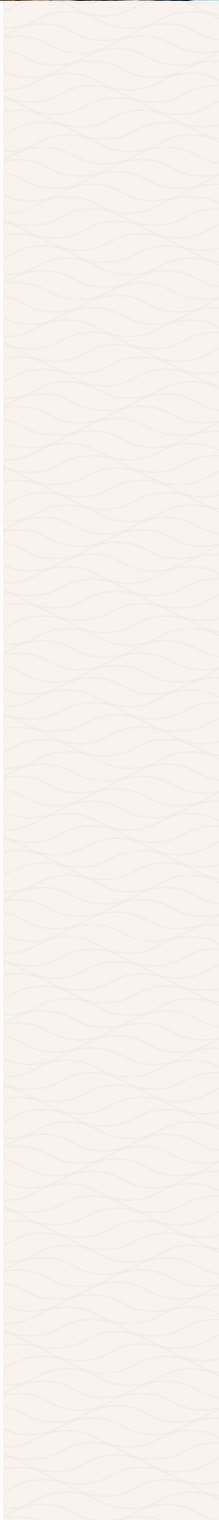
TURNBERRY OCEAN COLONY



TURNBERRY TOWER ARLINGTON



THE RESIDENCES AT MGM GRAND



# SeaGlass

J U P I T E R I S L A N D

We are pledged to the letter and spirit of the US Policy for achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. All real estate advertised herein is subject to the US Federal Fair Housing Act of 1968 which makes it illegal to make or publish any advertisement that indicates any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin. Please check with your local government agency for more information.

The sketches, renderings, pictures and illustrations are proposals only and the developer reserves the right to modify, revise or withdraw any or all of the same at its sole discretion without notice. The renderings illustrate and depict a lifestyle, however, amenities, features and specifications are subject to change without notice. All information is deemed reliable but is not guaranteed and should be independently verified.

Note: Plan materials and specifications are subject to architectural and other revisions at the sole discretion of the developer, builder or architect, or as may be requested by law. Floor plans may not be to scale. Any furniture, appliances or decorator ready items depicted herein are shown for artistic and illustrative purposes only and are not included in the purchase and sale of the residence. Stated dimensions are measured to the exterior boundaries of the exterior wall and the center line of the interior demising walls and, in fact, vary from the 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 interior structural components). Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cut outs. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times the width. All dimensions are approximate and all floor plans and development plans are subject to change.



**ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE.** All dimensions, features, and specifications are approximate and subject to change without notice. Brokers warmly welcomed.