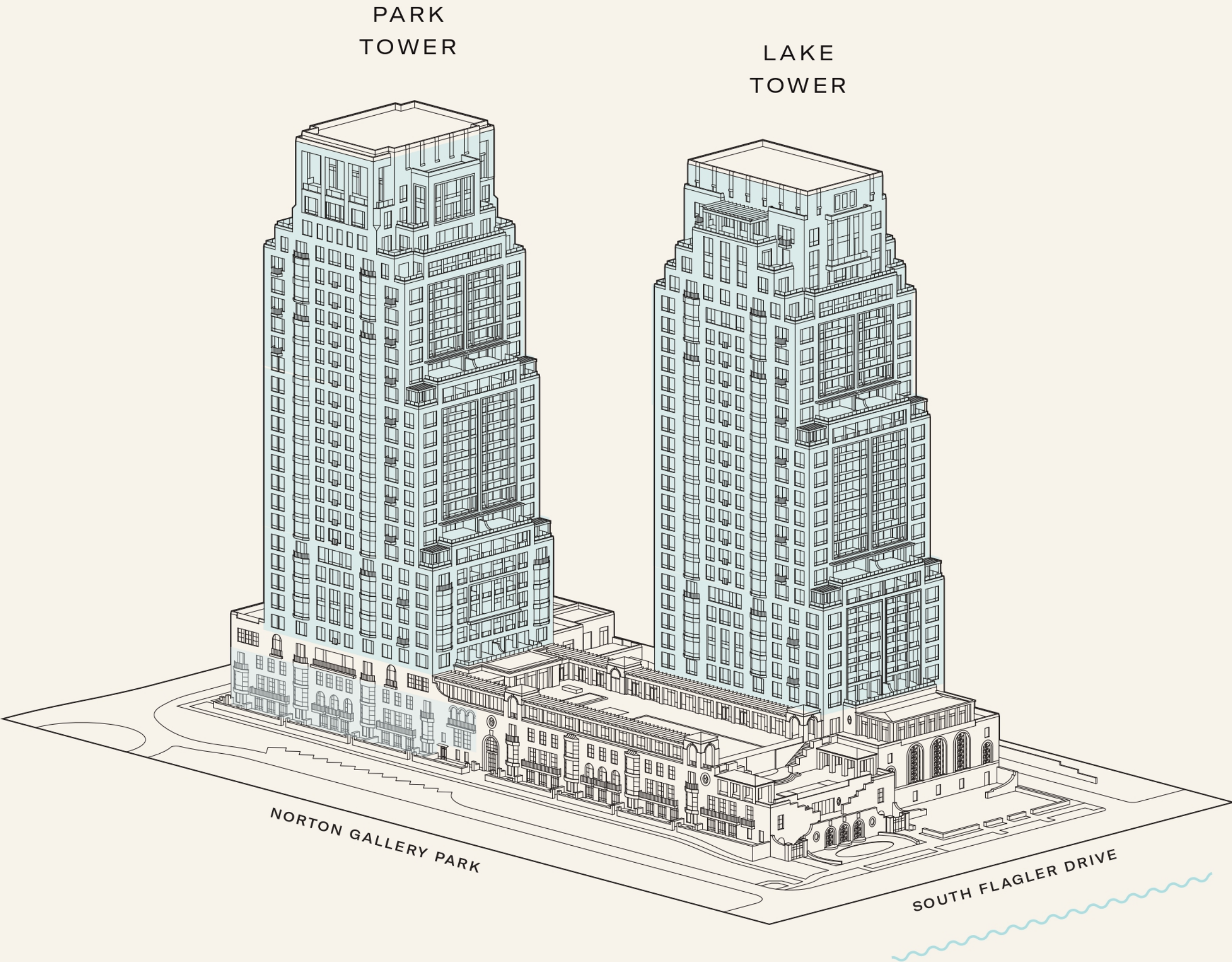


THE
RESIDENCES



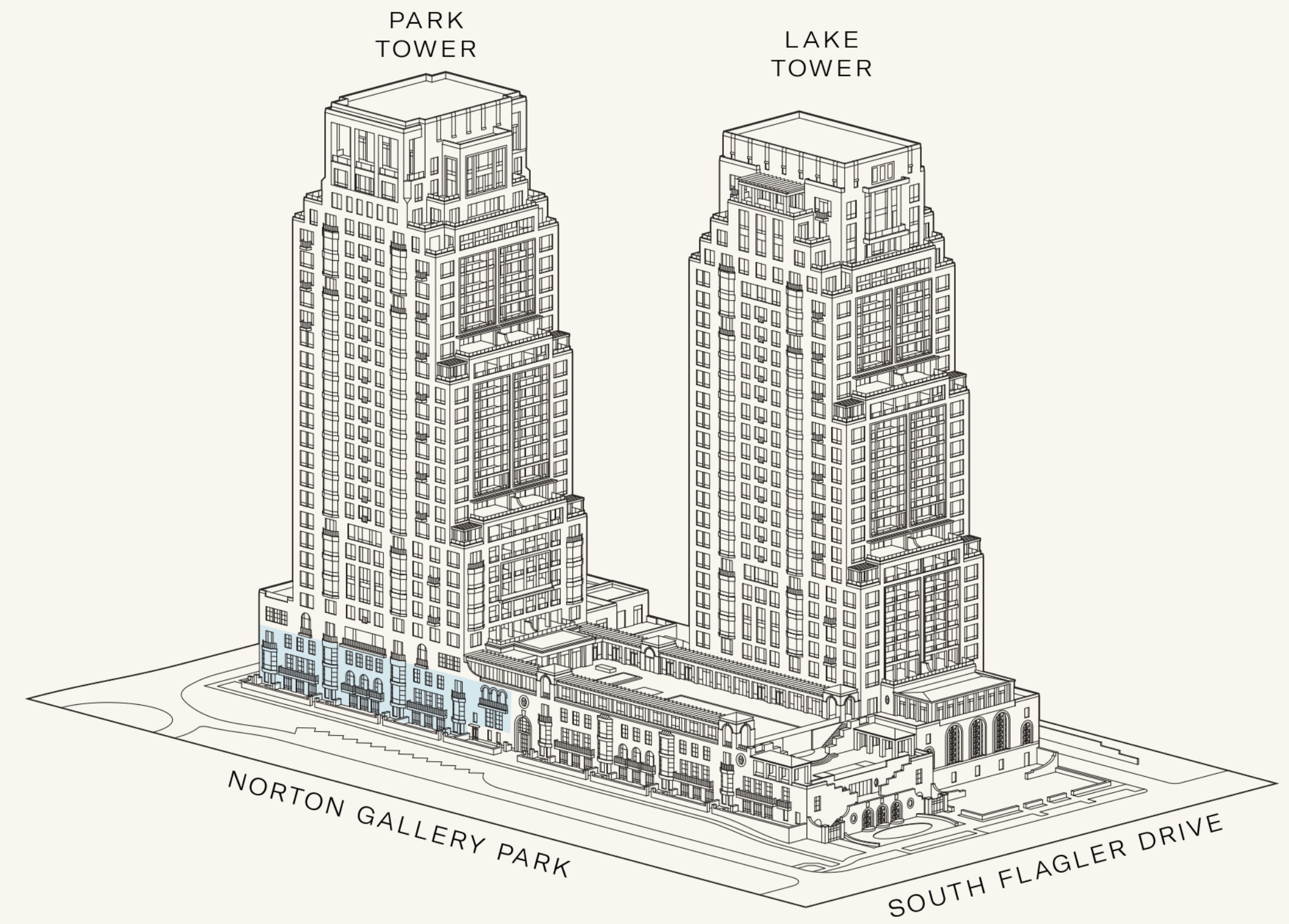
Overview of residence types for each tier in the
Park and Lake Towers.

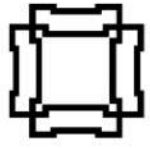
PARK RESIDENCES FLOORS 1-3

On floors 1, 2, & 3 there will be a collection of 9 different residence layouts ranging in size from approximately 1,800 to 3,000 square feet of interior space.

These unique homes will feature 1 and 2 bedroom configurations and will face south into the Norton Museum's newly designed 2-acre Sculpture Garden Park.

The three residences on the 1st floor are exceptionally rare as they each feature their own private outdoor garden terraces, gated and elevated above the park.



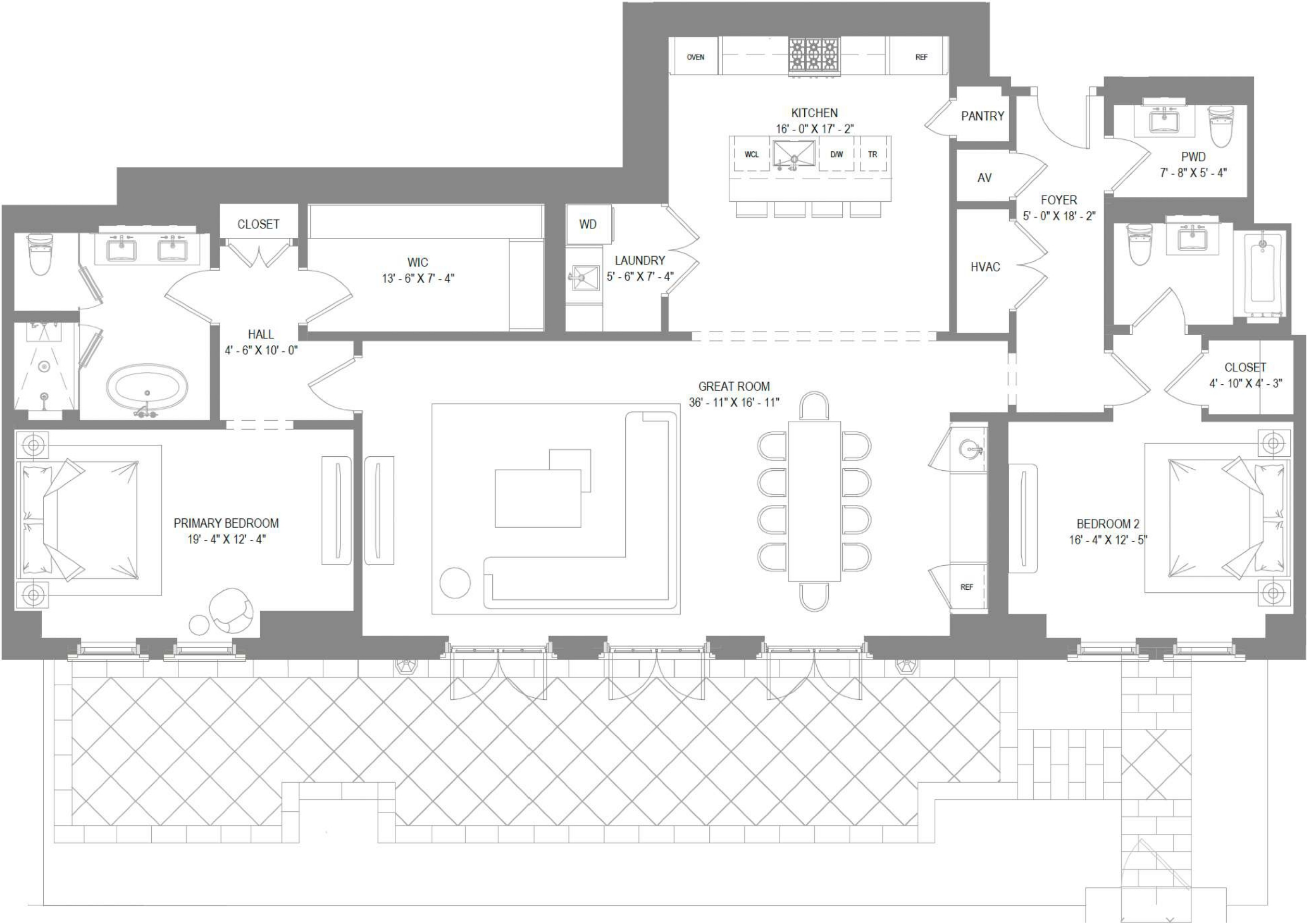


PARK RESIDENCE

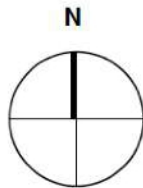
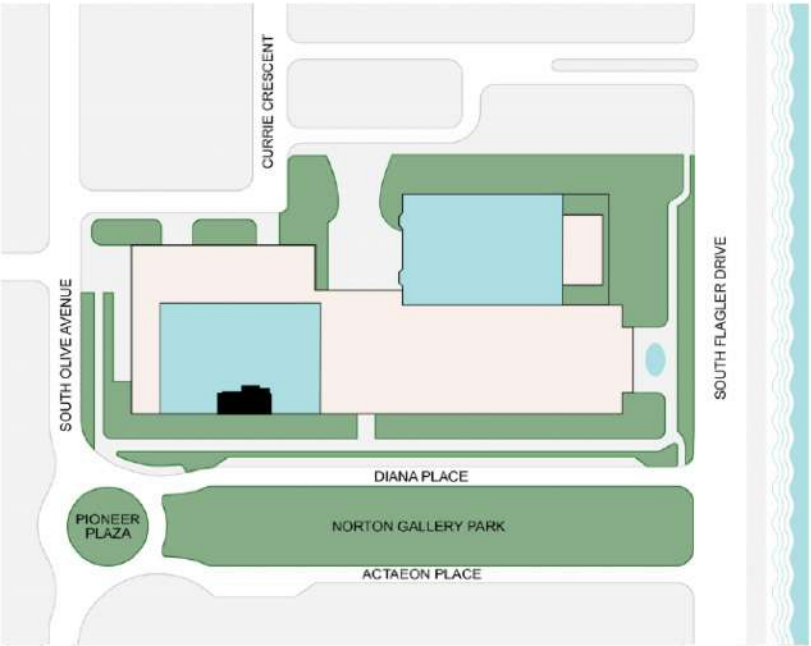
Residence 1-B
Floor 1

2 BEDROOMS
2 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 2,301 SQ. FT.
EXTERIOR AREA: 1,098 SQ. FT.



INTRACOASTAL / OCEAN

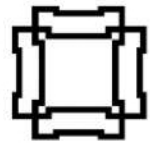


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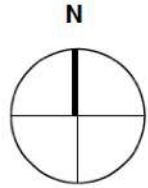
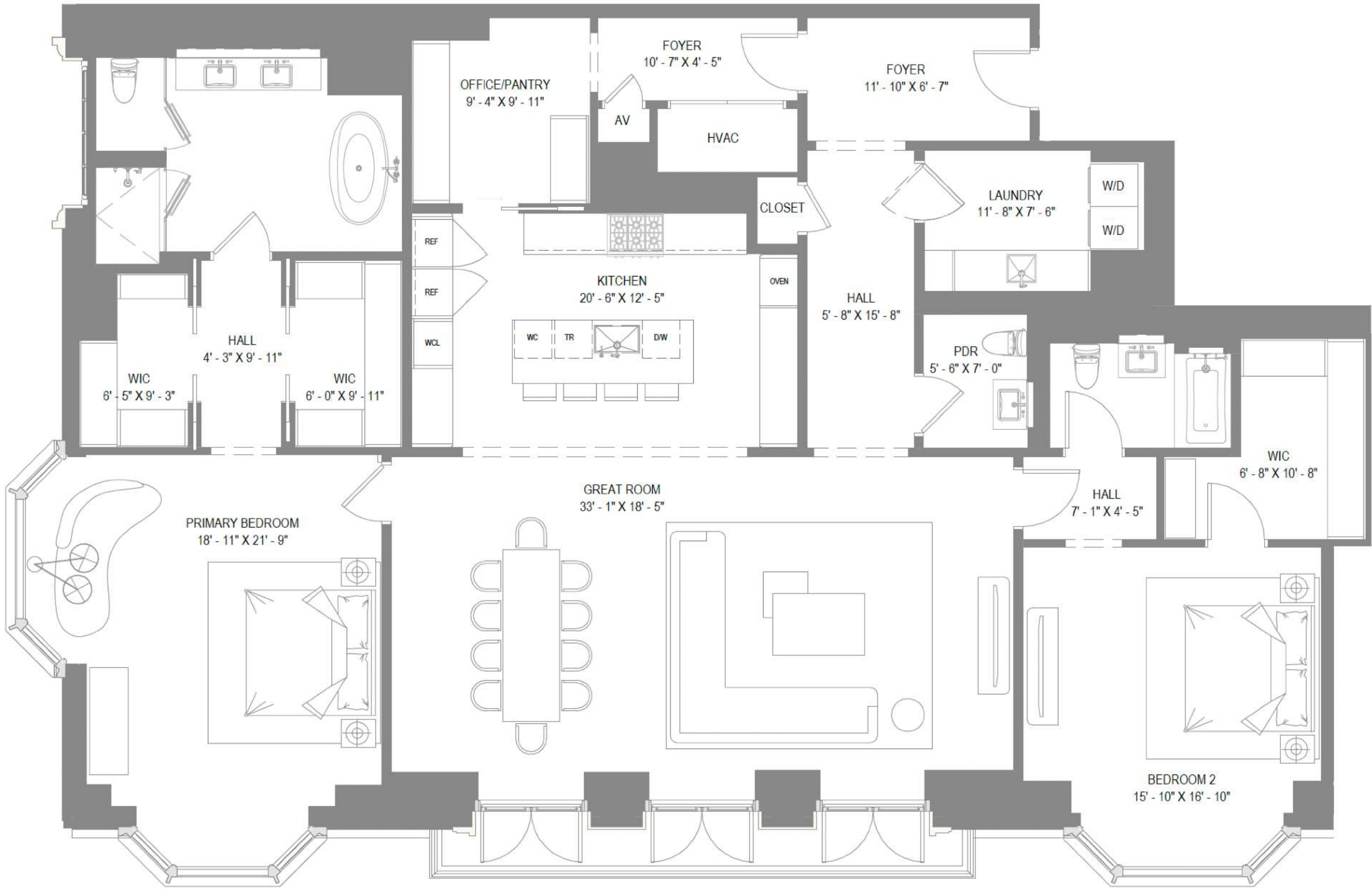


PARK RESIDENCE

Residence 2-A
Floor 2

2 BEDROOMS
2 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 2,811 SQ. FT.
EXTERIOR AREA: 94 SQ. FT.



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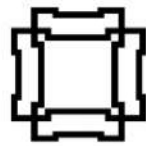
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INTRACOASTAL / OCEAN

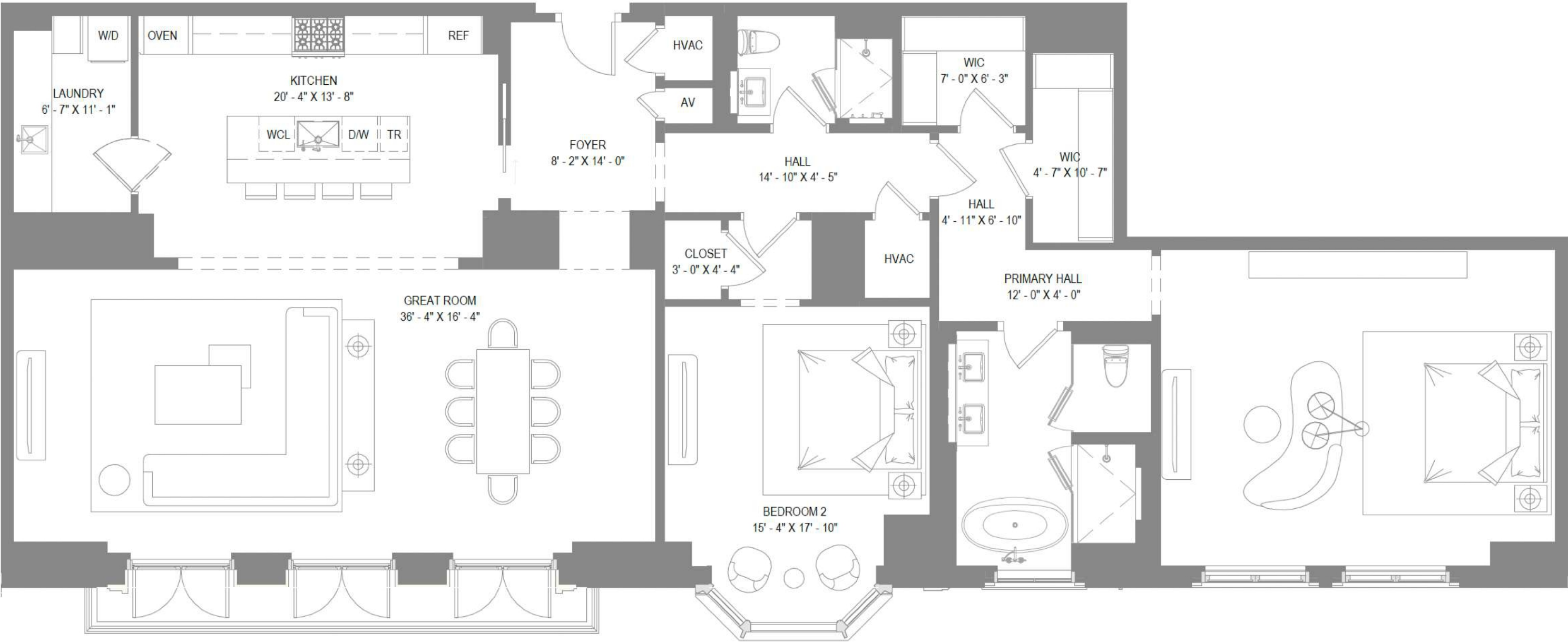


PARK RESIDENCE

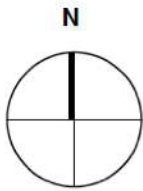
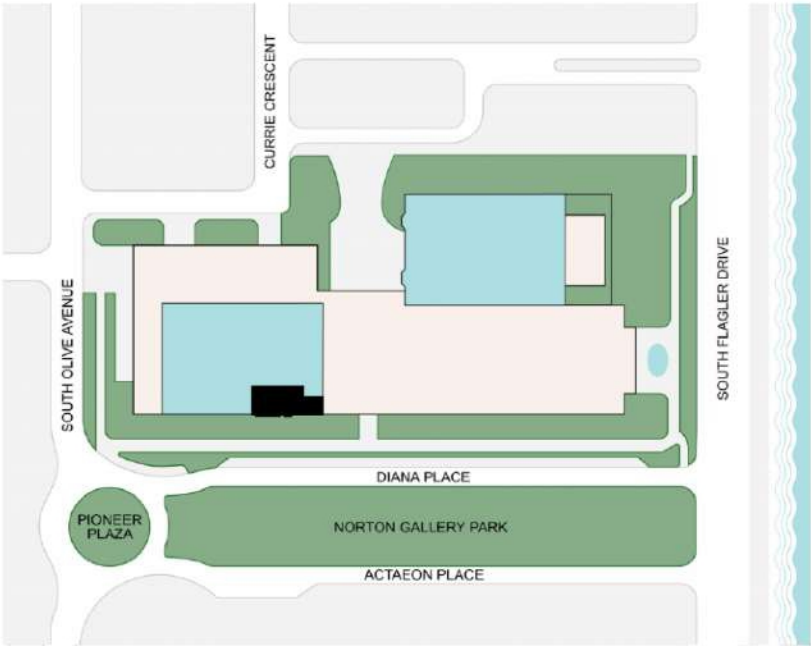
Residence 2-C
Floor 2

2 BEDROOMS
2 BATHROOMS

INTERIOR AREA: 2,547 SQ. FT.
EXTERIOR AREA: 90 SQ. FT.



INTRACOASTAL / OCEAN

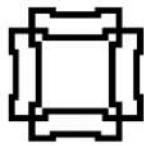


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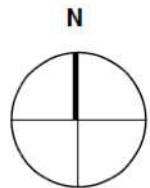
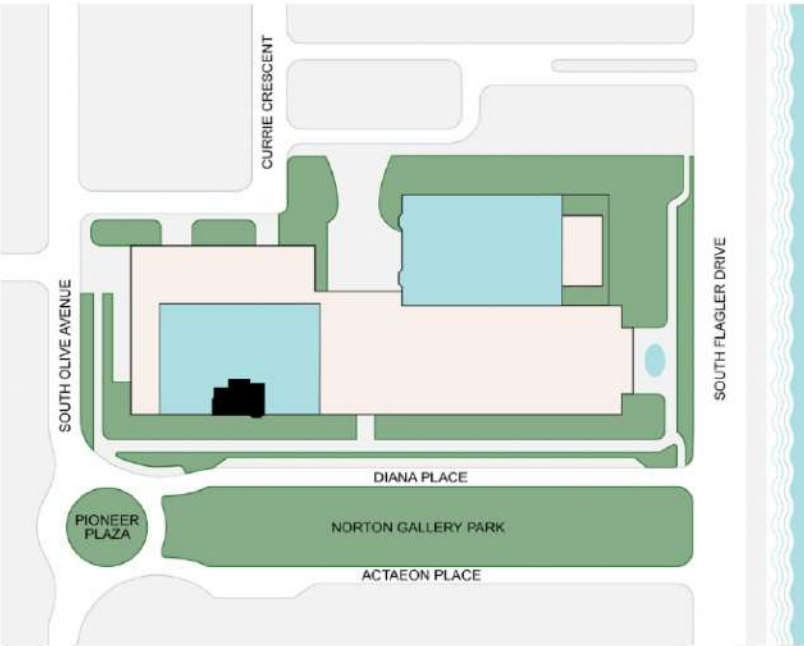
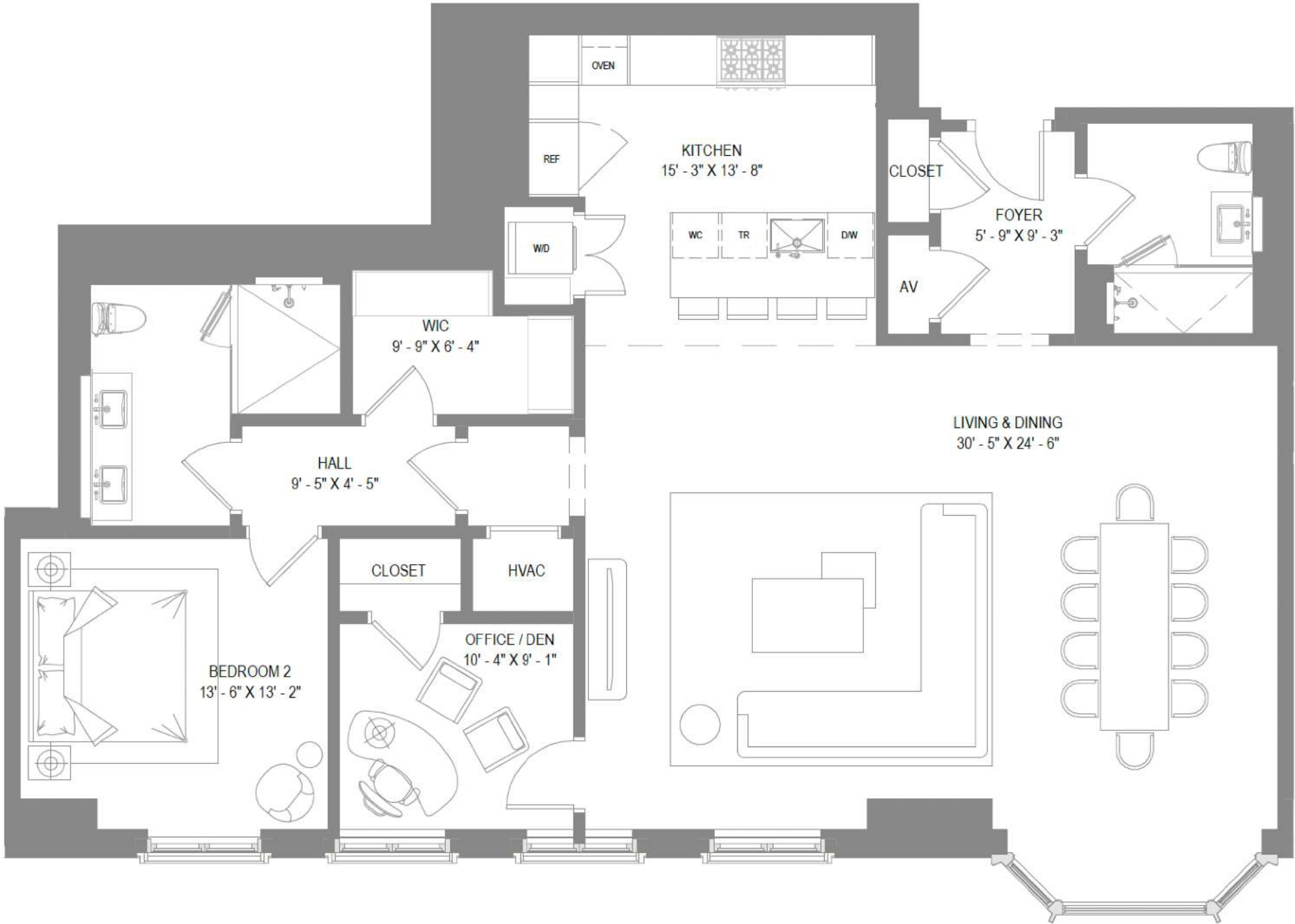


PARK RESIDENCE

Residence 3-B
Floor 3

- 1 BEDROOM
- 2 BATHROOMS
- 1 OFFICE / DEN

INTERIOR AREA: 1,844 SQ. FT.



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TIER ONE FLOORS 5-9

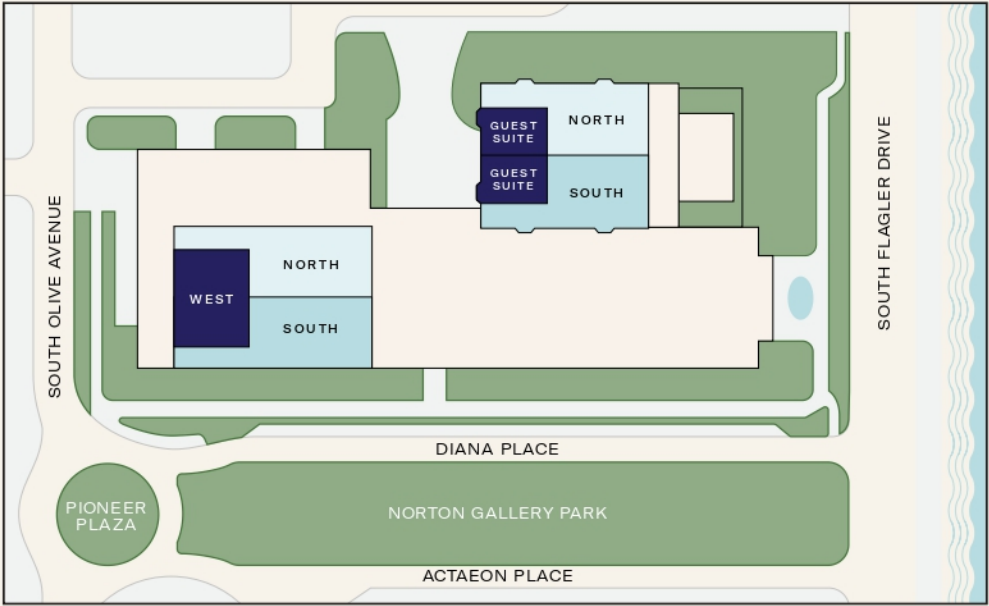
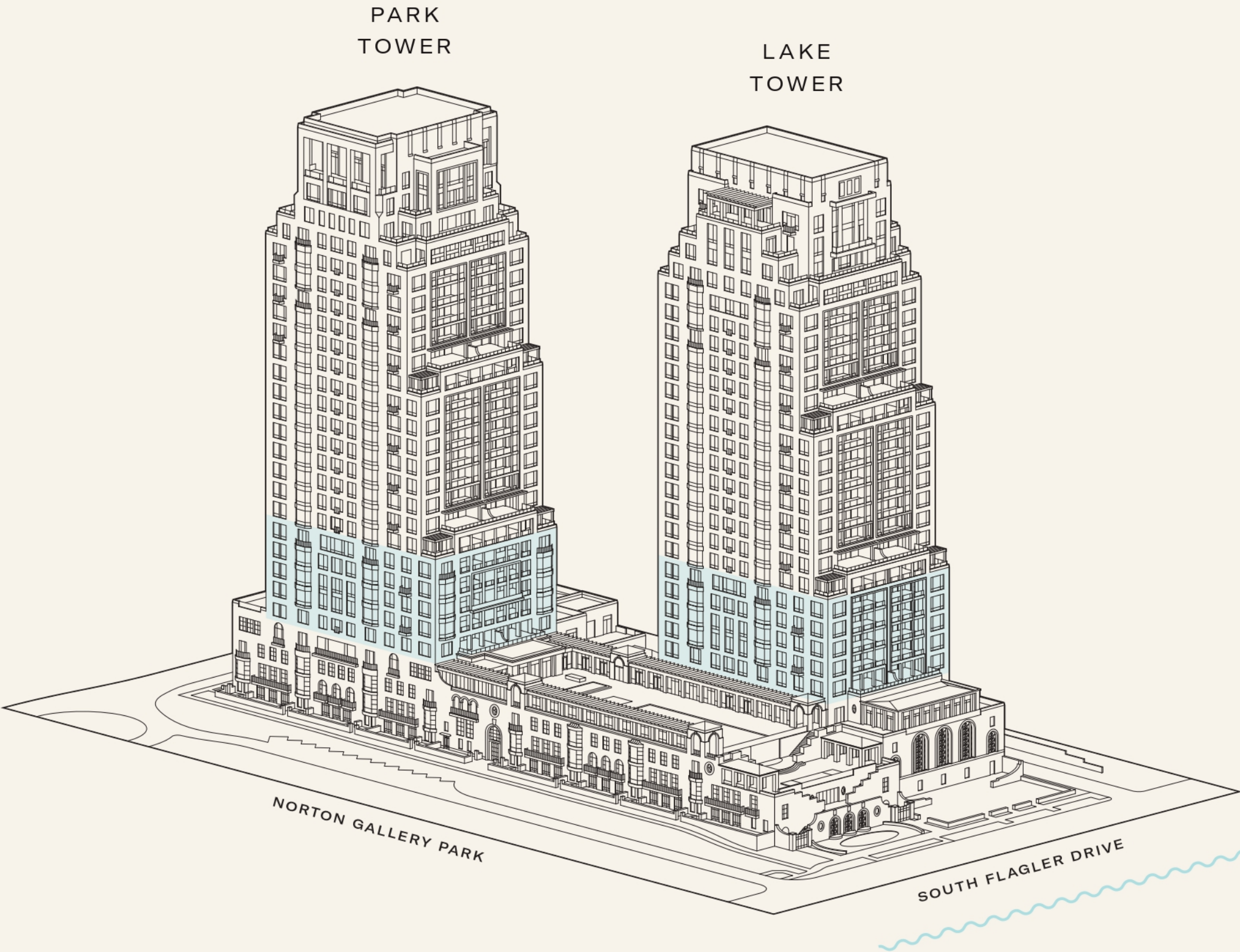
The first architectural tier of South Flagler House is designed with a four-bedroom North and three-bedroom South residence on each floor. These homes are uniquely programmed to feature an east facing loggia with a minimum depth of 16’.

Tier One of the Park Tower additionally will feature five west-facing two-bedroom residences that are accessible via their own private elevator bay.

Tier One of the Lake Tower will feature ten one-bedroom private guest suites that residents of South Flagler House will have the exclusive opportunity to purchase.

Residences located on the 5th floor in each tower will feature extra-large outdoor spaces.

All east facing loggias will be a minimum of 31’ wide.



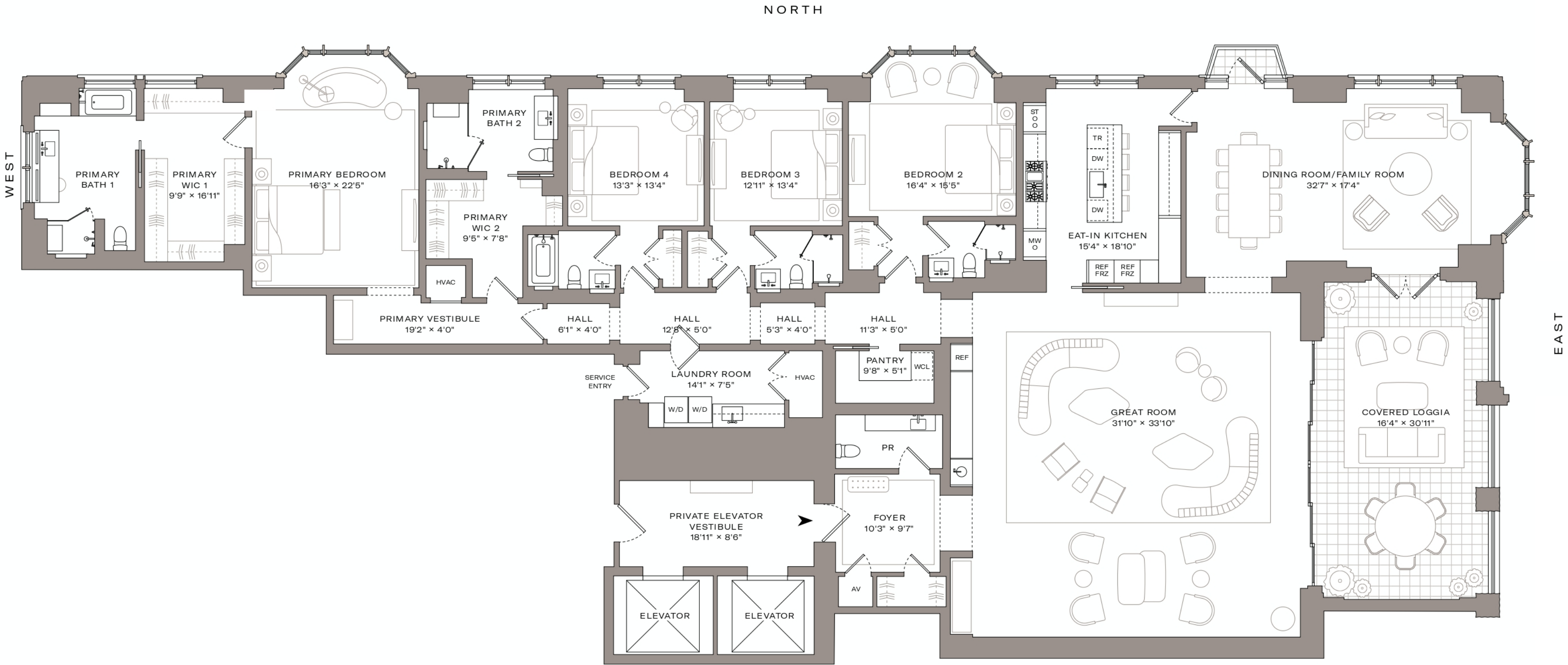
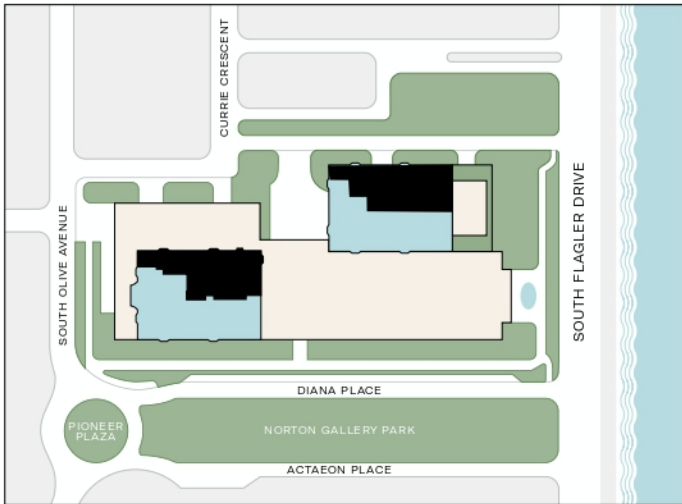
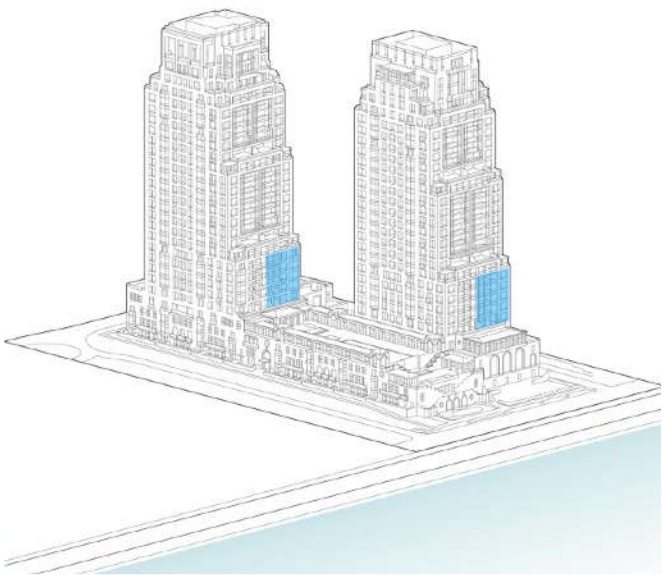


PARK & LAKE TOWER

Typical Tier 1
North Residence
Floors 6-9

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 5,385 SQ. FT.
EXTERIOR AREA: 576 SQ. FT.



INTRACOASTAL / OCEAN



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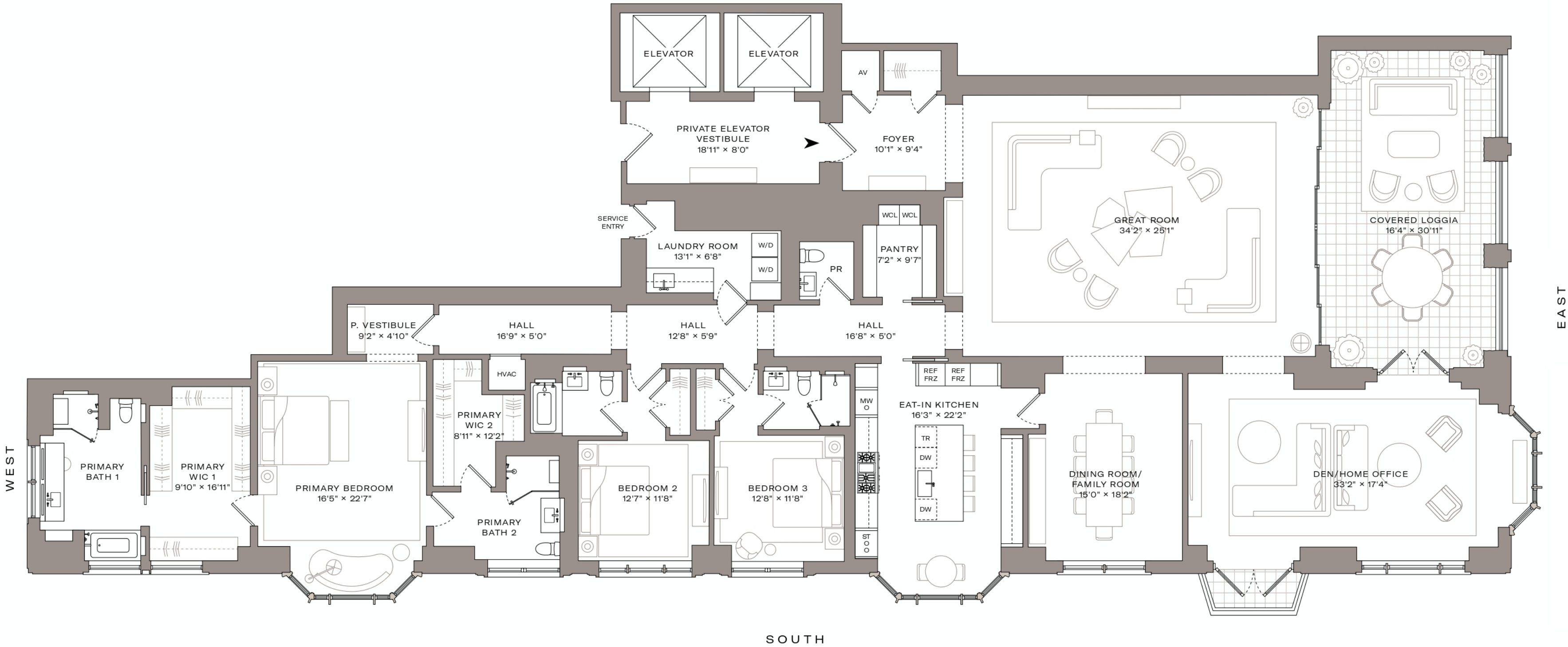
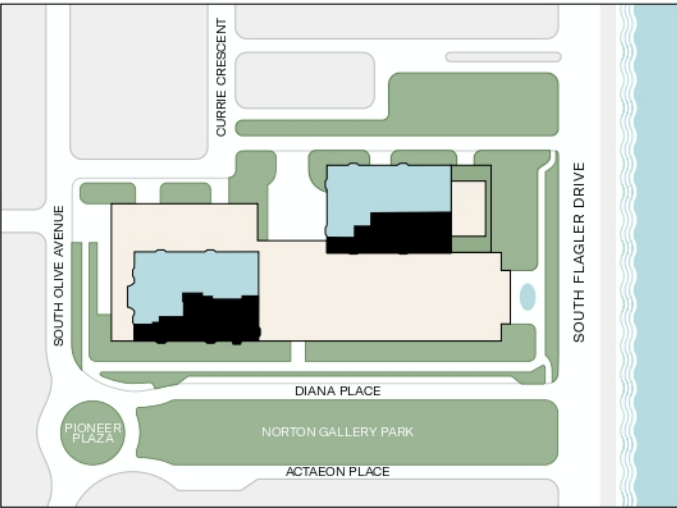
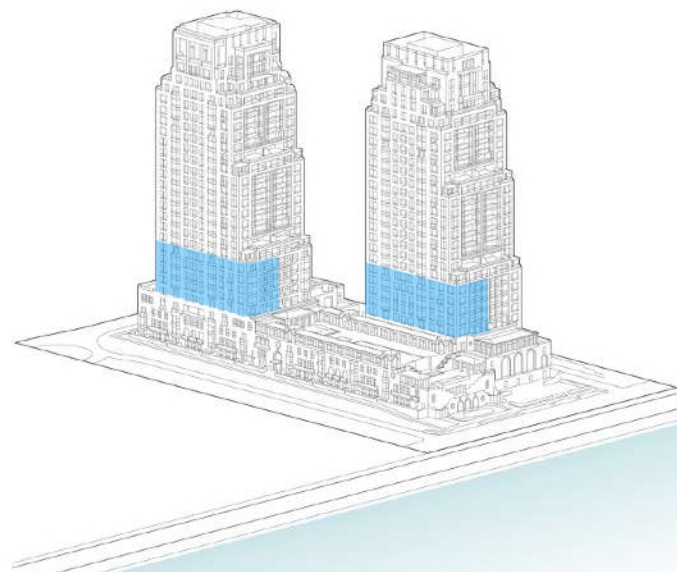


PARK & LAKE TOWER

Typical Tier 1
South Residence
Floors 6-9

3 BEDROOMS
4 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 5,055 SQ. FT.
EXTERIOR AREA: 590 SQ. FT.



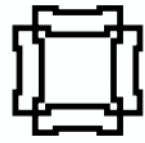
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EAST

INTRACOASTAL / OCEAN

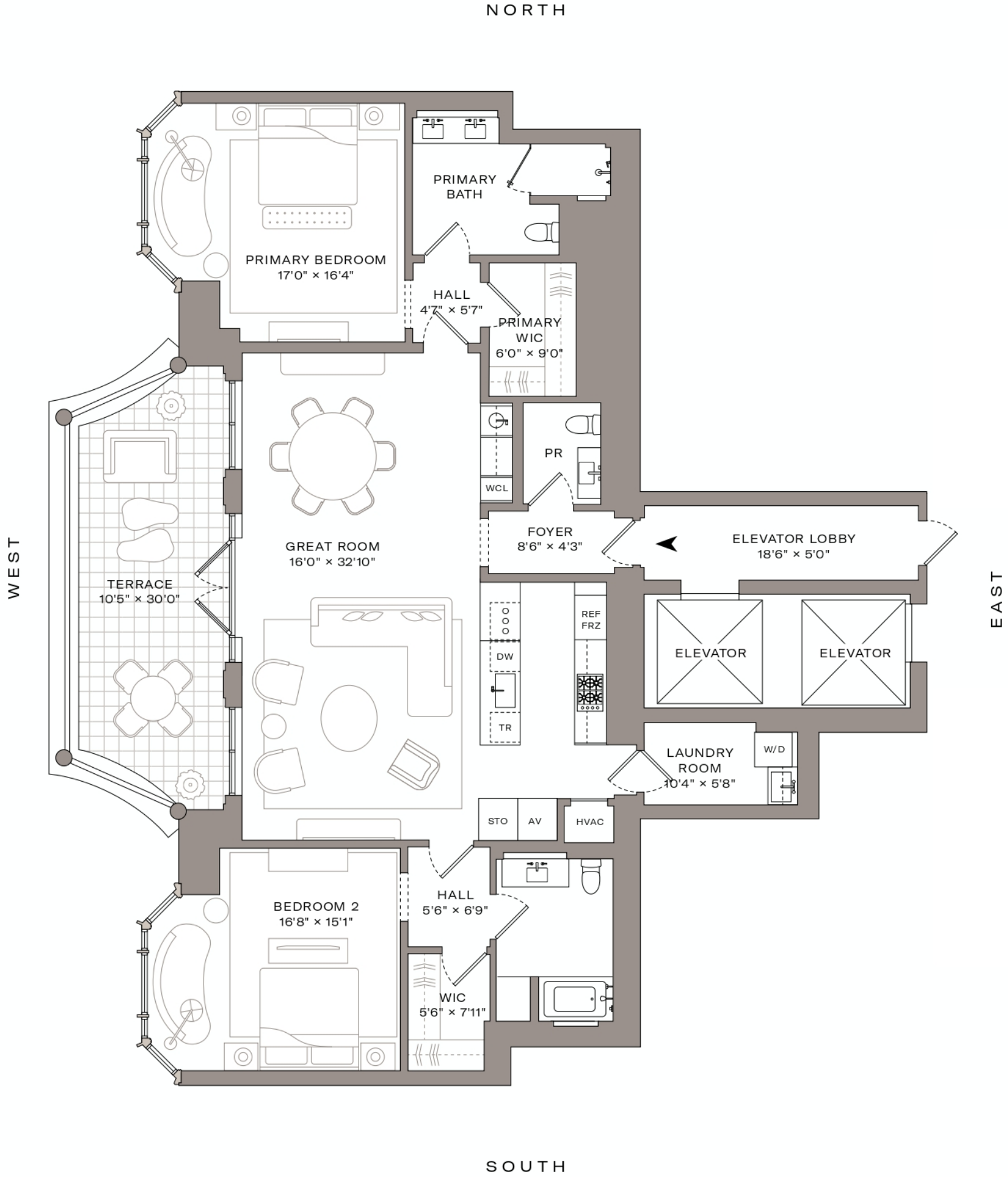
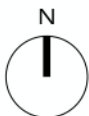
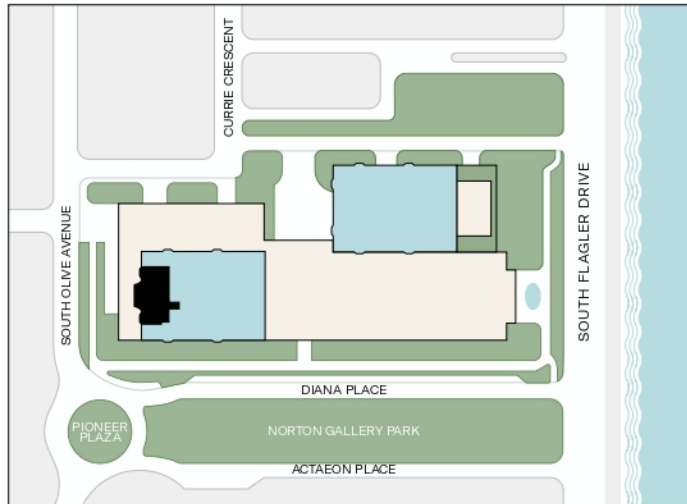
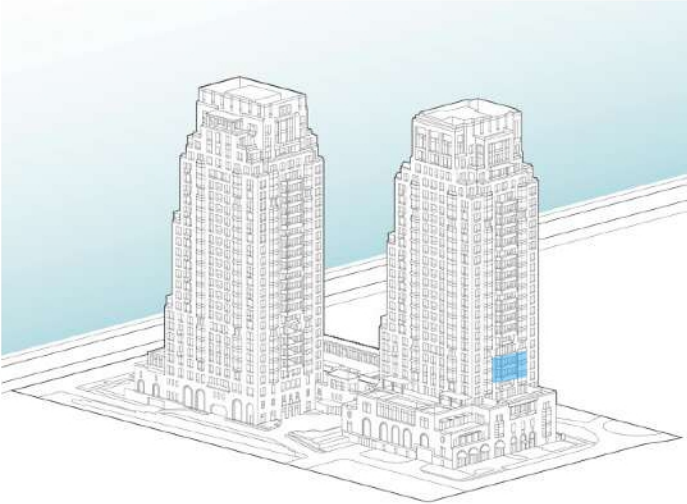


PARK TOWER ONLY

Typical Tier 1
West Residence
Floors 7 & 8

2 BEDROOMS
2 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 2,181 SQ. FT.
EXTERIOR AREA: 340 SQ. FT.



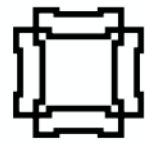
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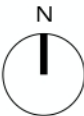
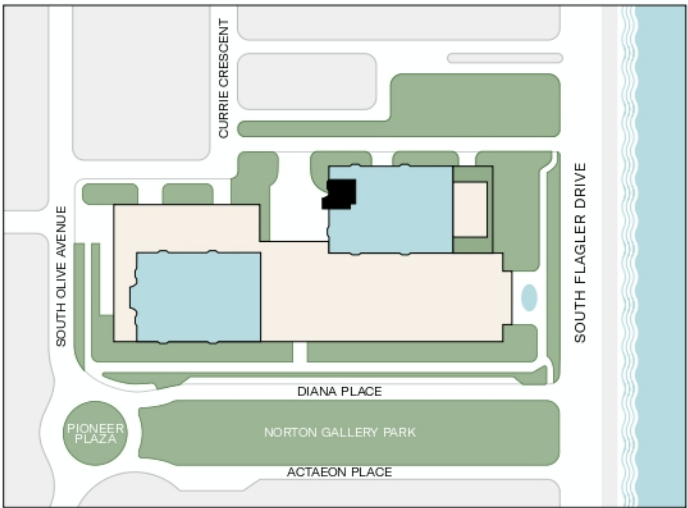
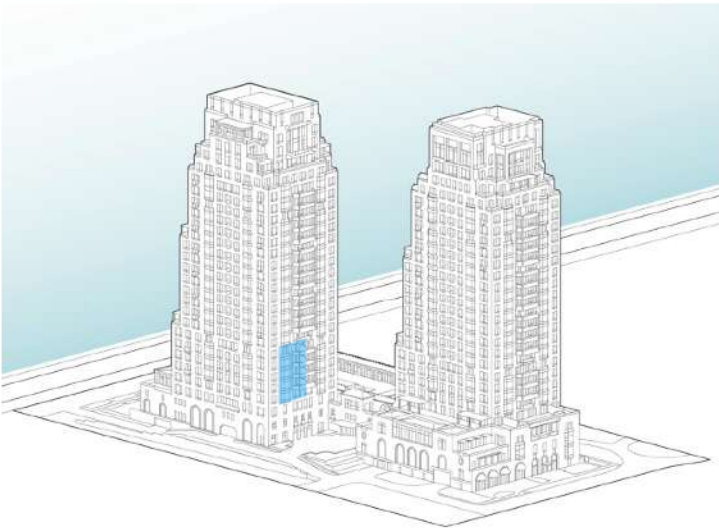


LAKE TOWER ONLY

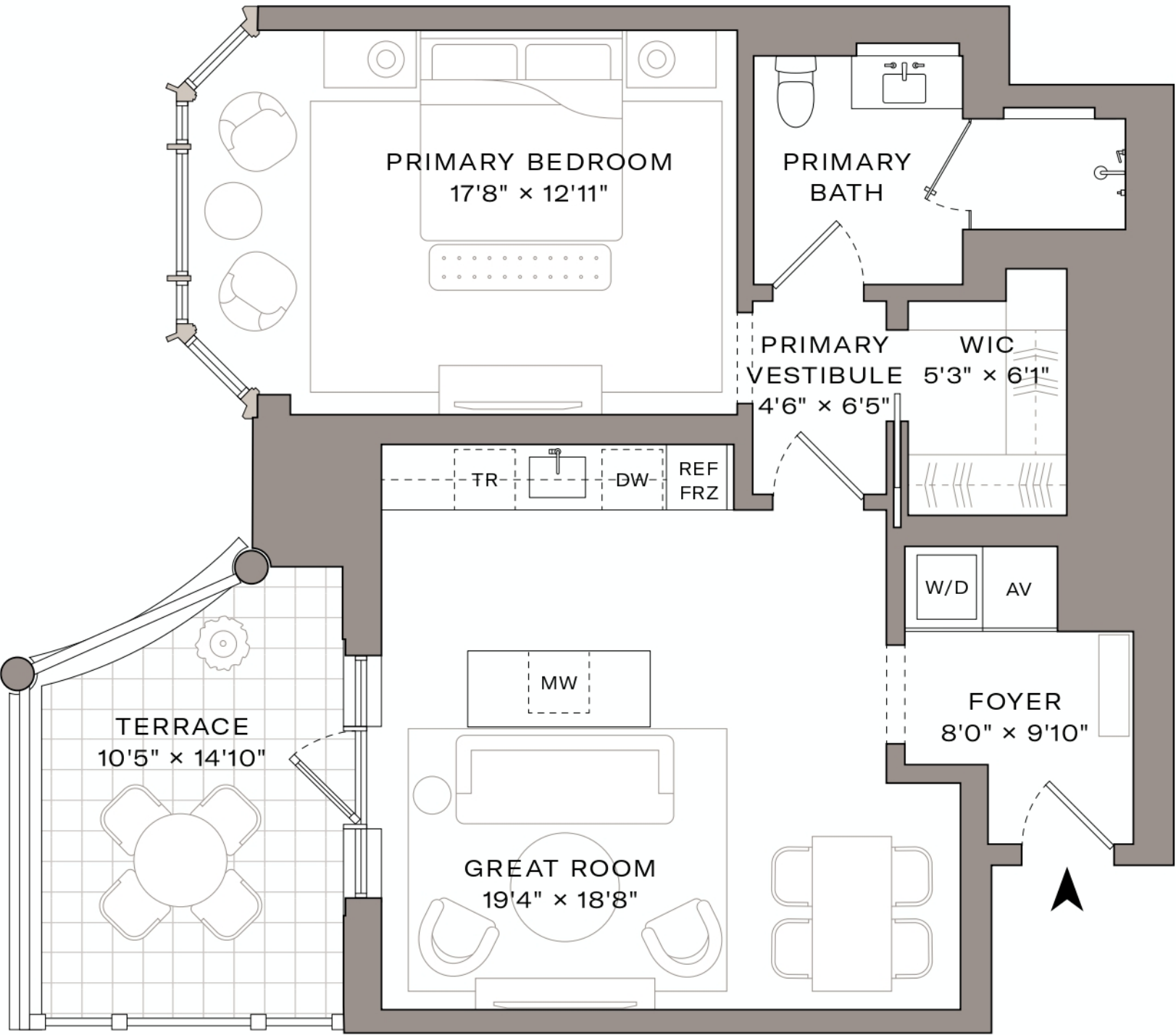
Typical
Northwest Guest Suite
Floors 5-9

1 BEDROOM
1 BATHROOM

INTERIOR AREA: 908 SQ. FT.
EXTERIOR AREA: 170 SQ. FT.



WEST



EAST

SOUTH

INTRACOASTAL / OCEAN



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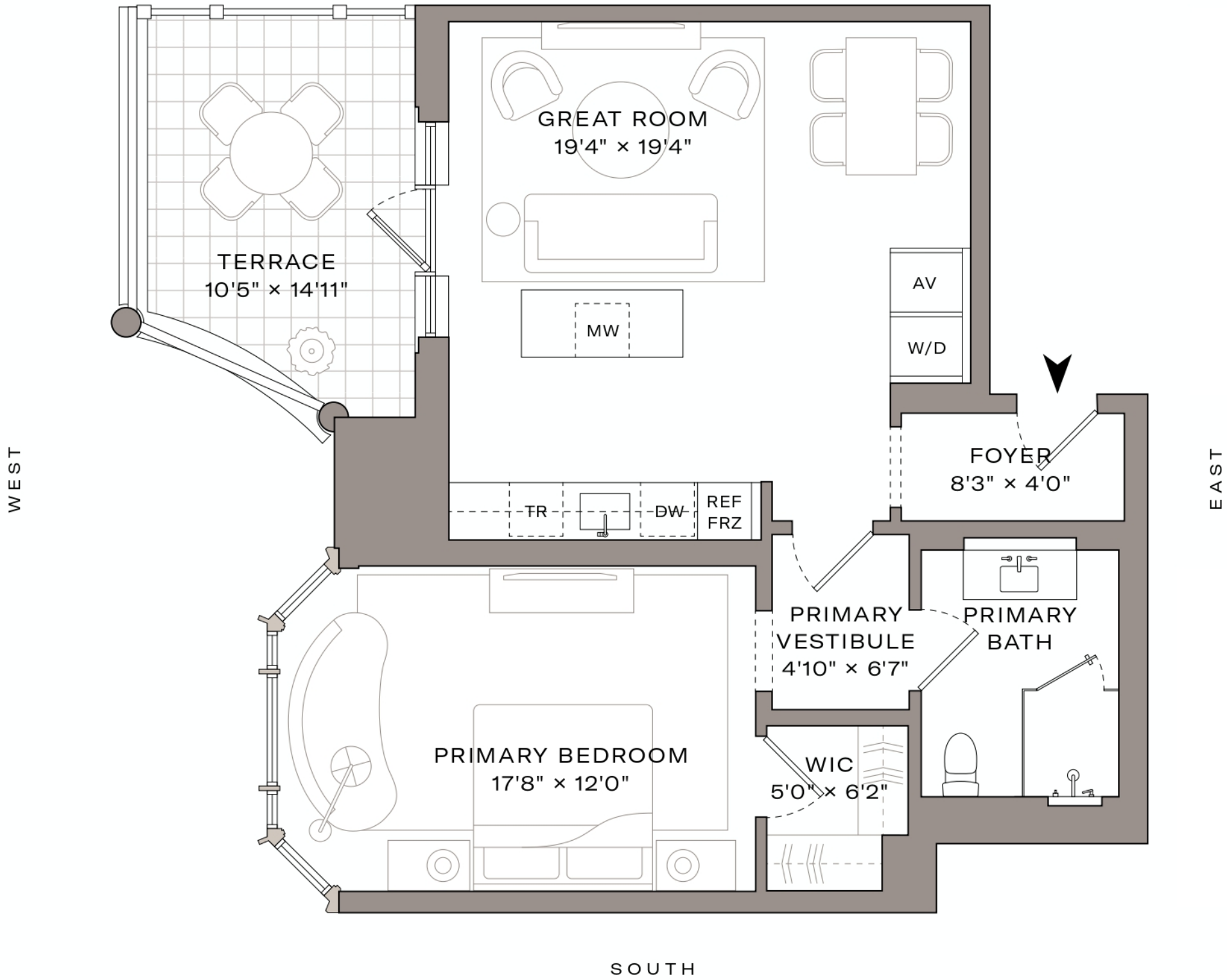
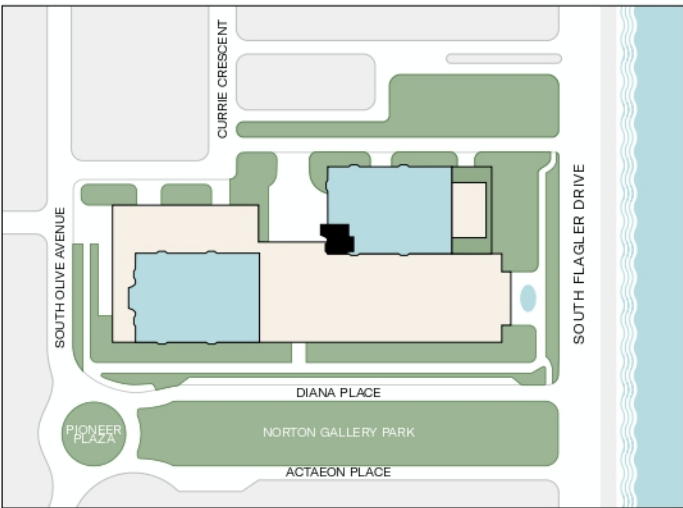
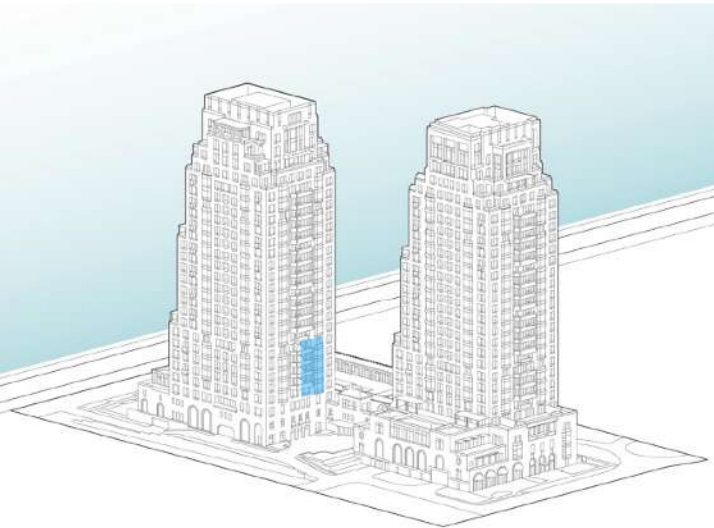


LAKE TOWER ONLY

Typical
Southwest Guest Suite
Floors 5-9

1 BEDROOM
1 BATHROOM

INTERIOR AREA: 881 SQ. FT.
EXTERIOR AREA: 170 SQ. FT.



INTRACOASTAL / OCEAN



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TIER TWO FLOORS 10-18

In the second tier of South Flagler House, the Lake Tower will feature a four-bedroom North residence and a five-bedroom South residence on each floor.

In the second tier of Park Tower there will be a three-bedroom North residence, three-bedroom South residence, and two-bedroom West residence on each floor.

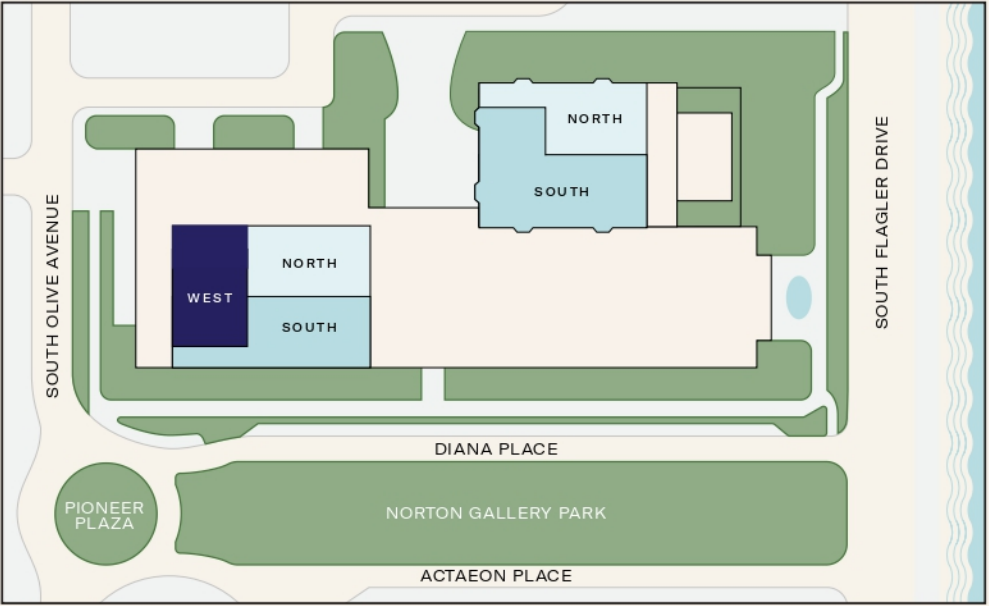
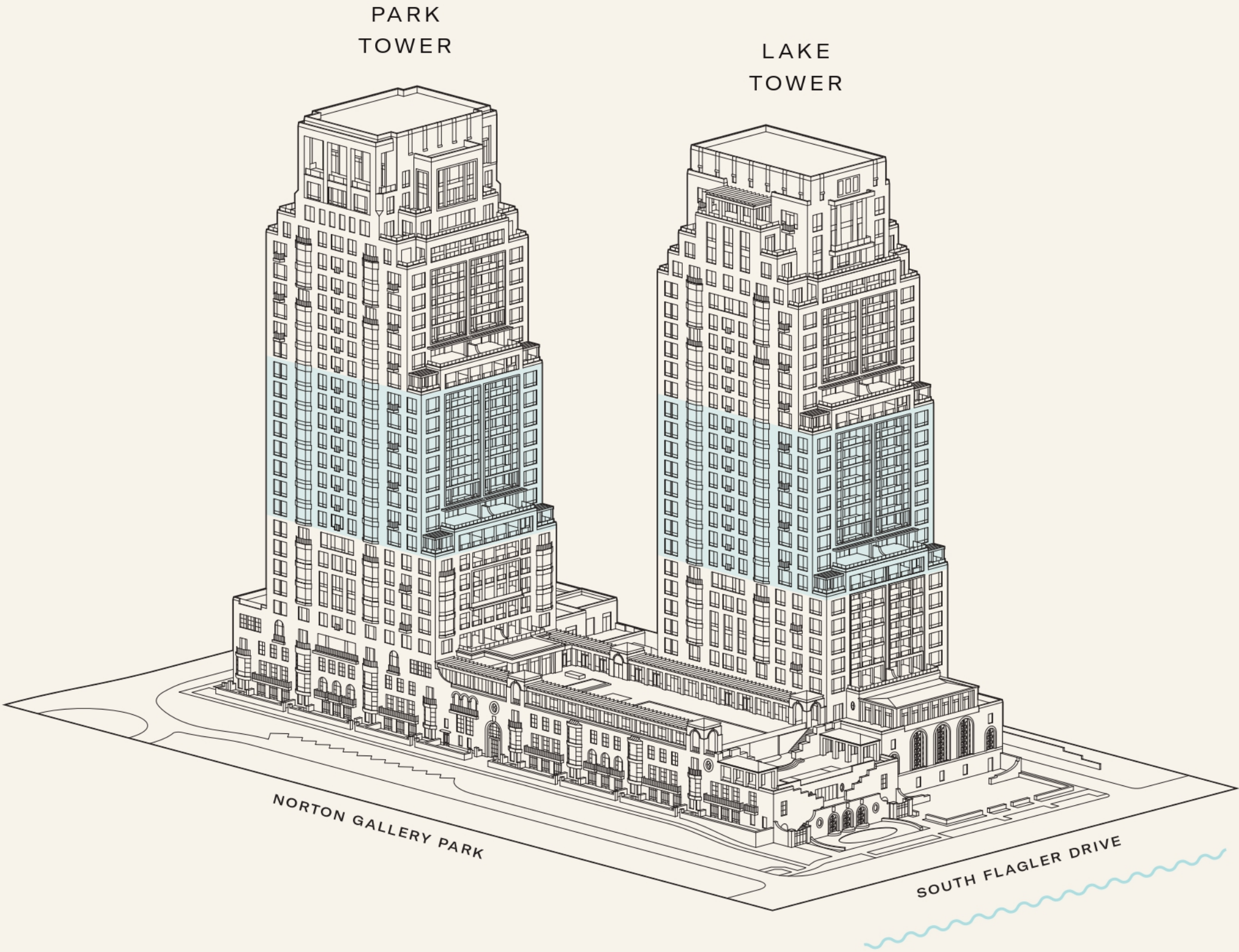
The five-bedroom South residences in the Lake Tower include secondary or “guest” bedrooms on the western facade that offer the unique flexibility of being an attached or detached “guest house” as their design includes a living room, morning kitchen and private entry foyer from the elevator core.

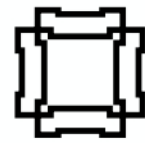
Floors 10 and 11 are rare setback levels that provide extra-large east facing loggias extending up to 23’ in depth.

The 10th floor loggia is fully covered and includes an uncovered corner loggia located off of the office while the 11th Floor loggia is covered to 12’ providing partial shading.

All East facing loggias will be approximately 31’ wide.

All West facing loggias will be approximately 30’ wide.



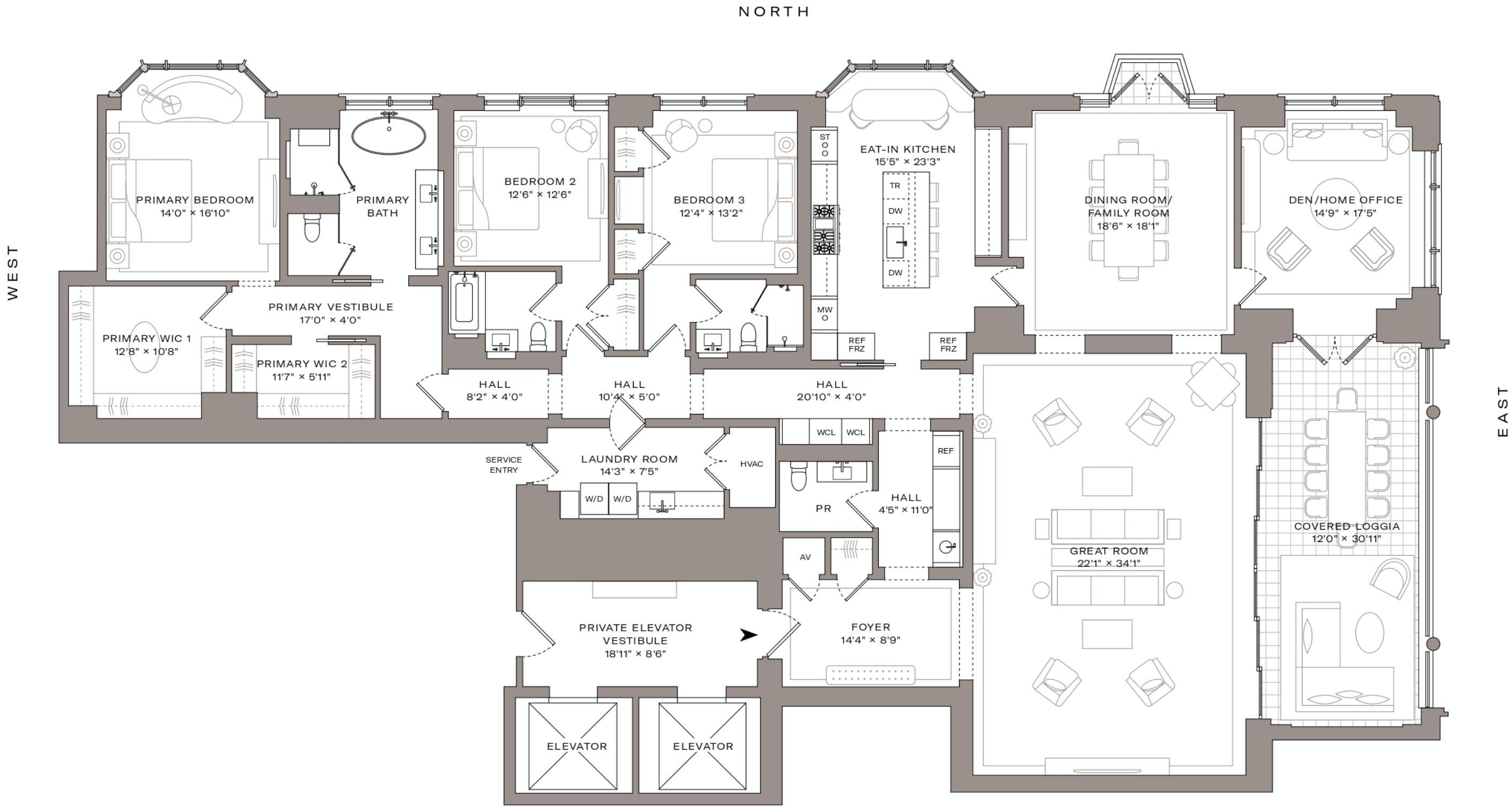
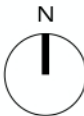
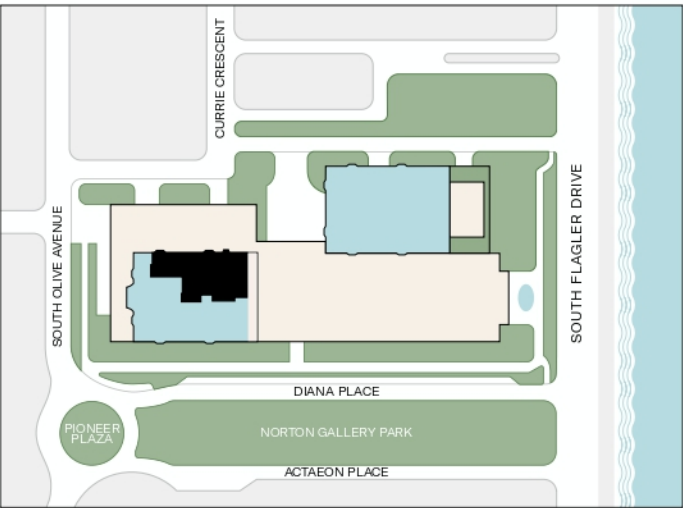
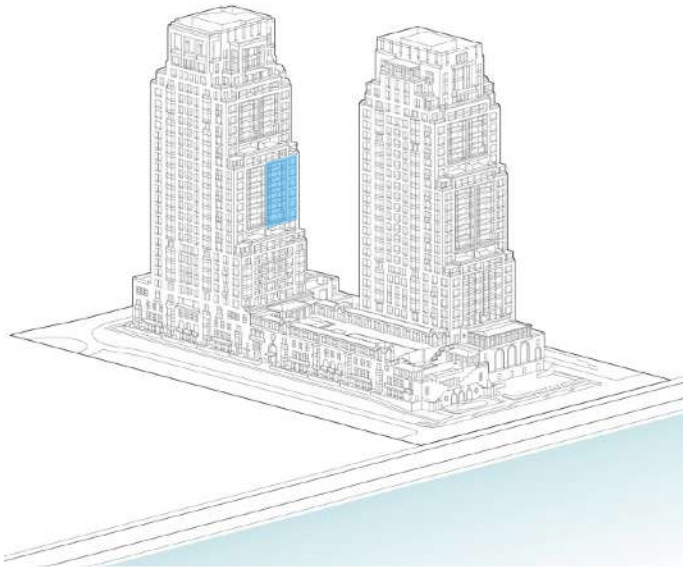


PARK TOWER ONLY

Typical Tier 2
North Residence
Floors 12-18

3 BEDROOMS
3 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 4,380 SQ. FT.
EXTERIOR AREA: 446 SQ. FT.



INTRACOASTAL / OCEAN

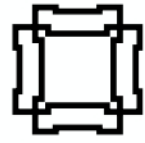


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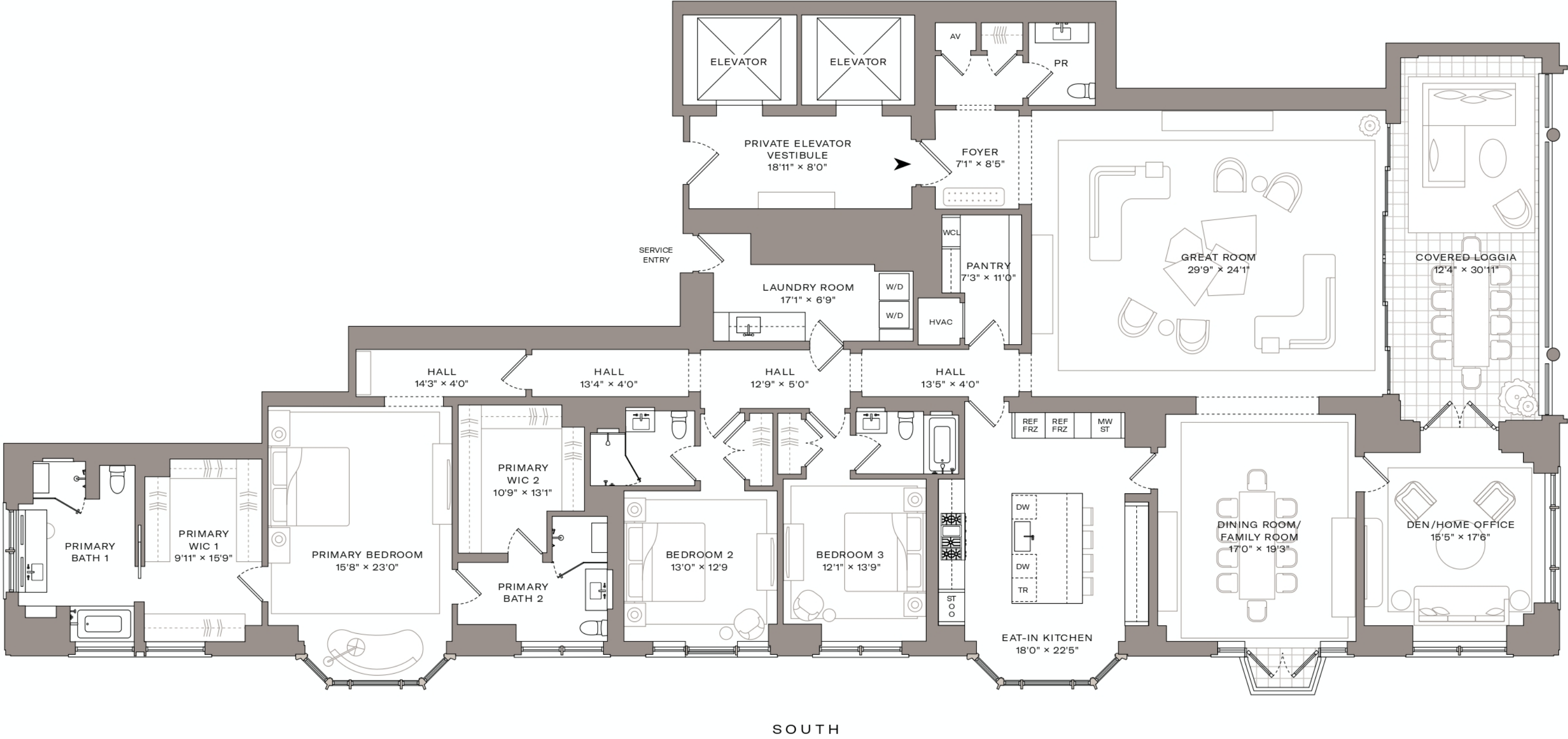
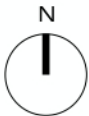
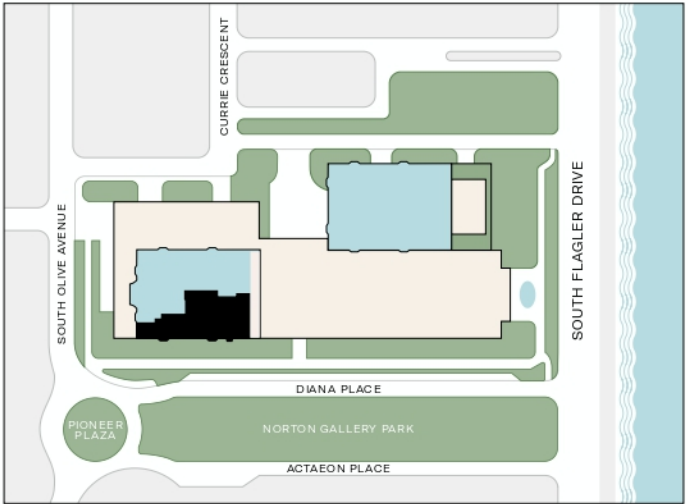
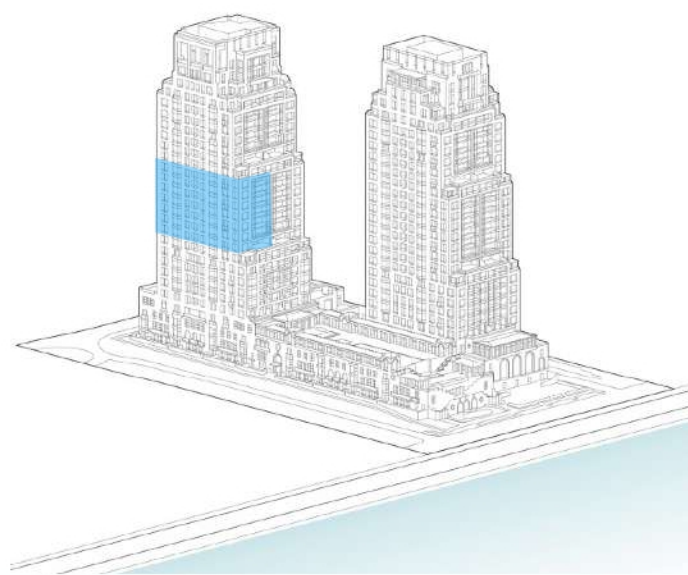


PARK TOWER ONLY

Typical Tier 2
South Residence
Floors 12-18

3 BEDROOMS
4 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 4,631 SQ. FT.
EXTERIOR AREA: 446 SQ. FT.



INTRACOASTAL / OCEAN

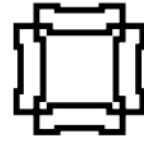


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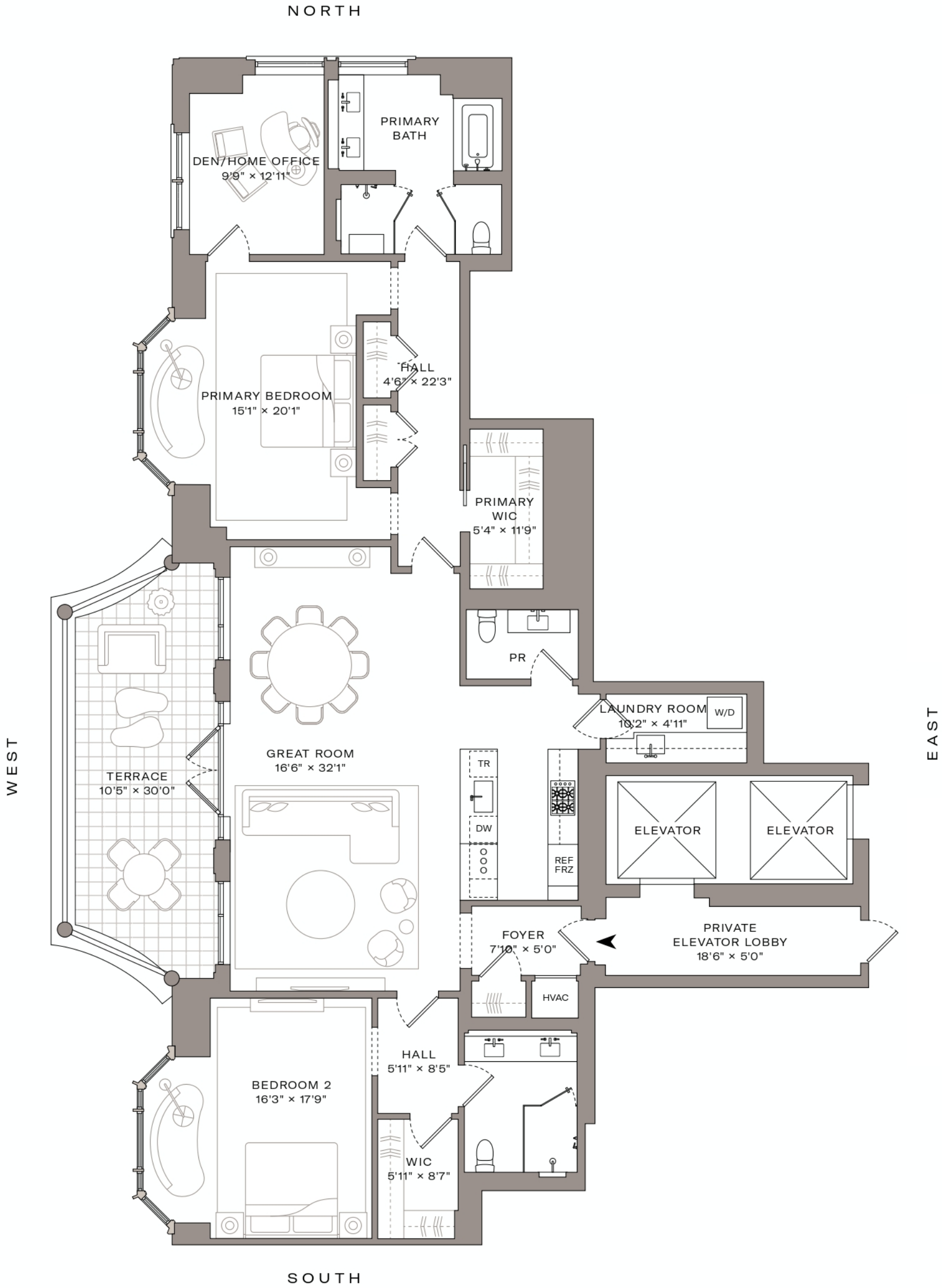
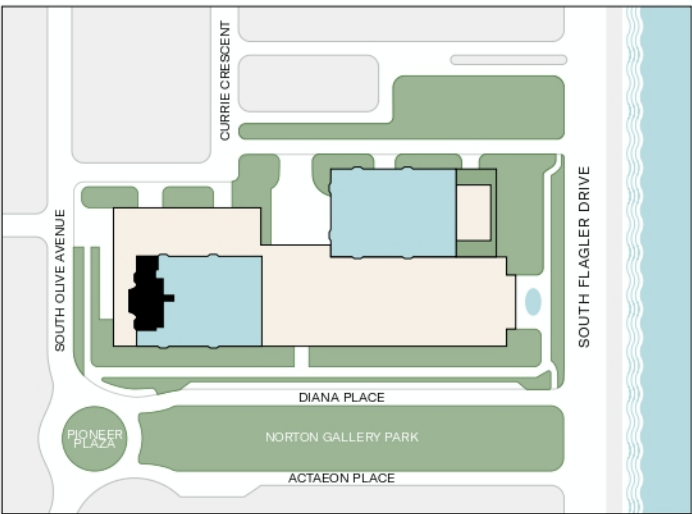
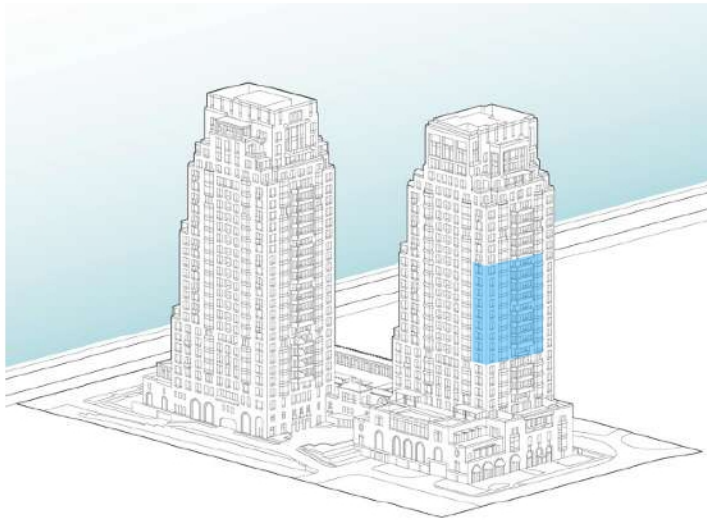


PARK TOWER ONLY

Typical Tier 2
West Residence
Floors 11-18

2 BEDROOMS
2 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 2,592 SQ. FT.
EXTERIOR AREA: 340 SQ. FT.



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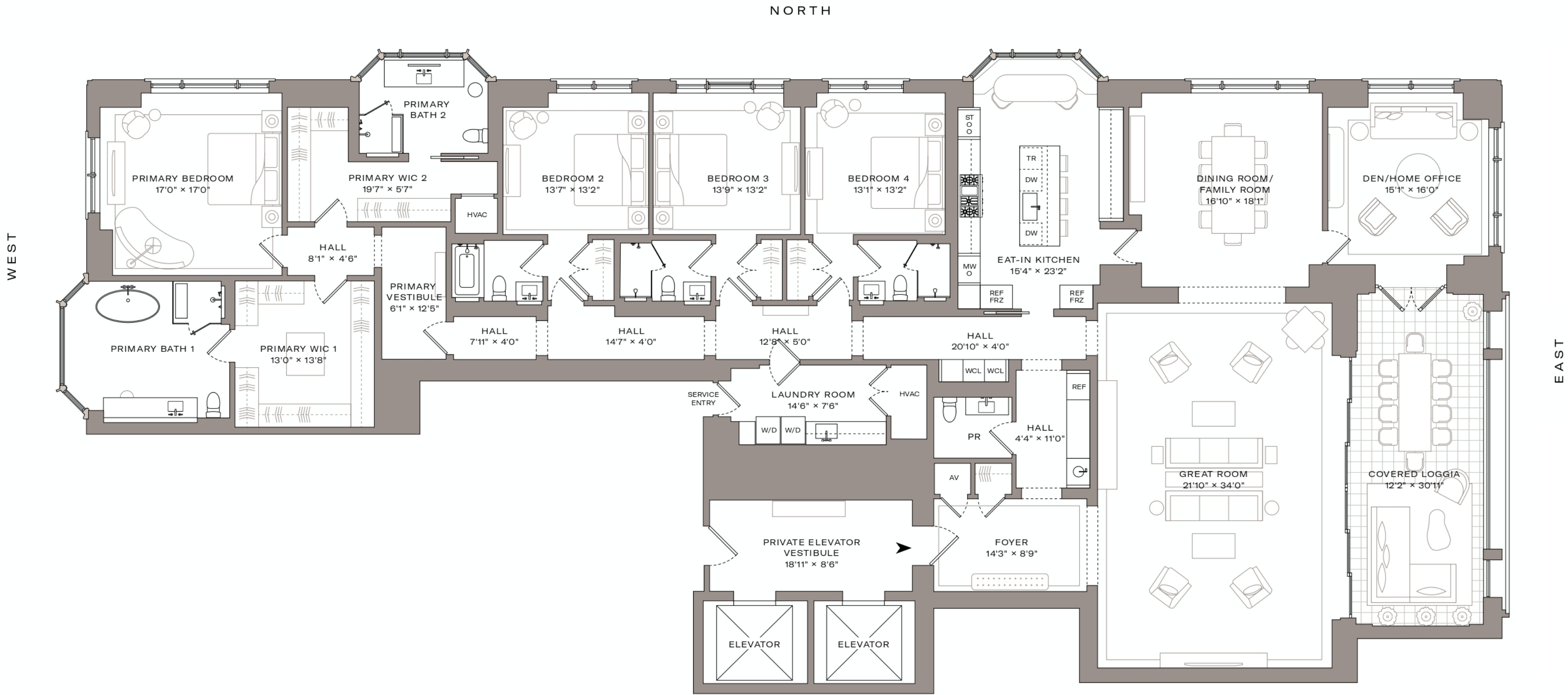
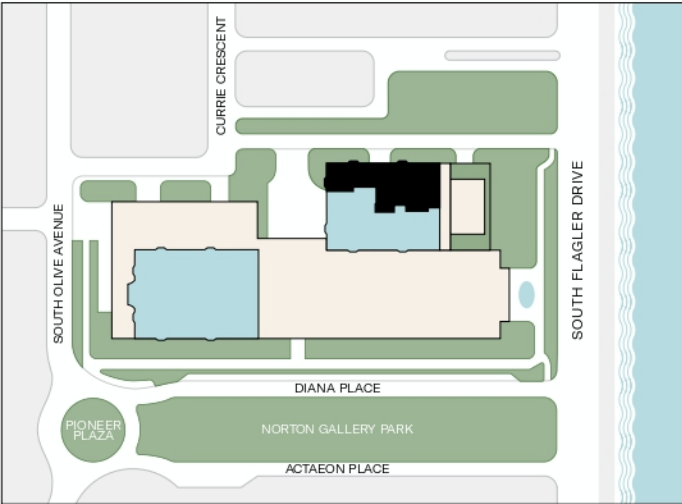
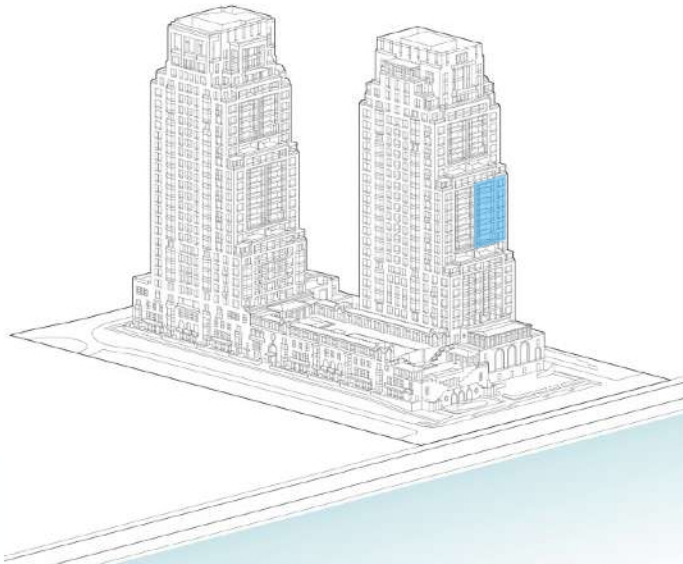


LAKE TOWER ONLY

Typical Tier 2
North Residence
Floors 12-18

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 5,173 SQ. FT.
EXTERIOR AREA: 425 SQ. FT.



INTRACOASTAL / OCEAN

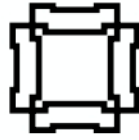


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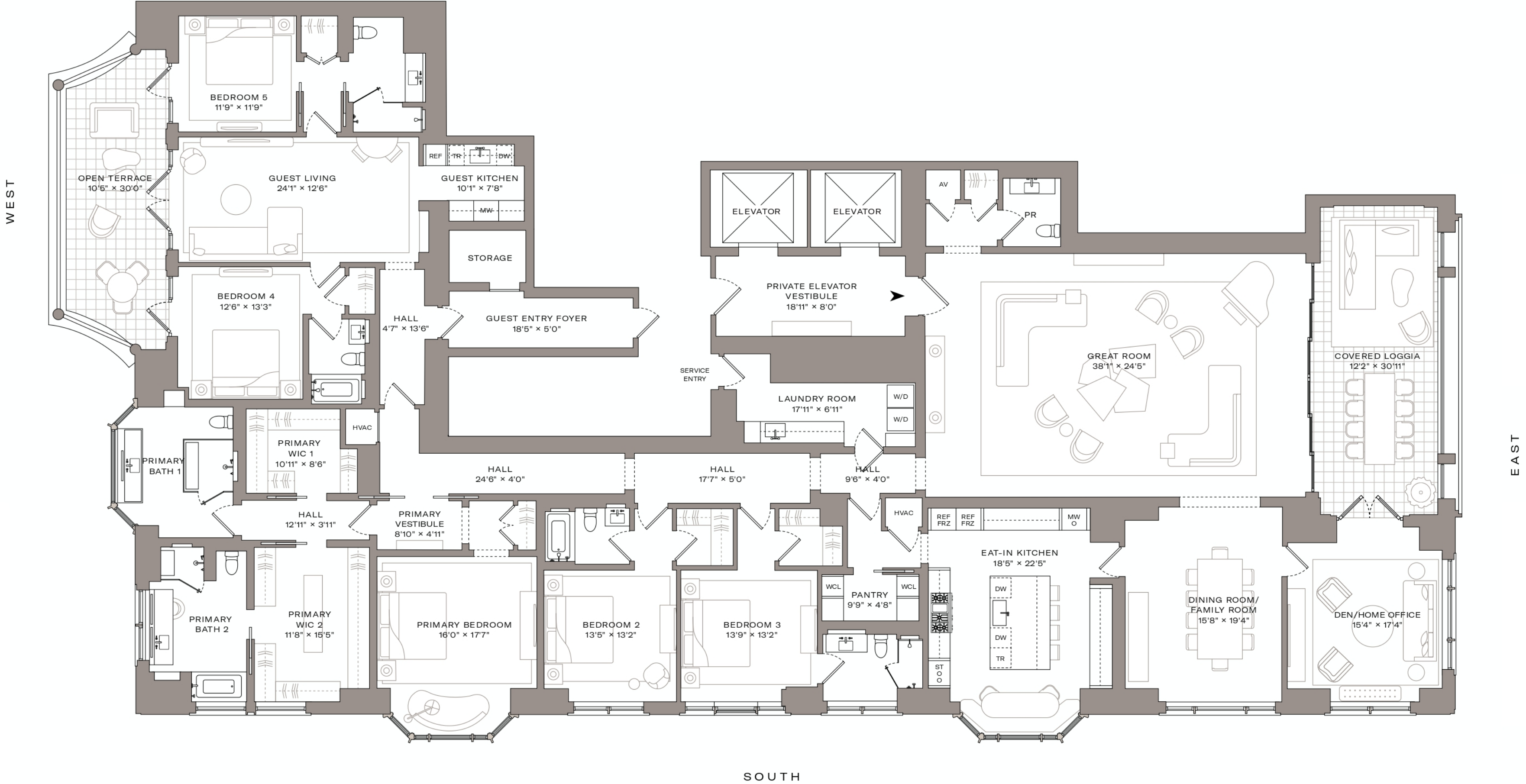
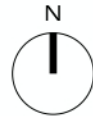
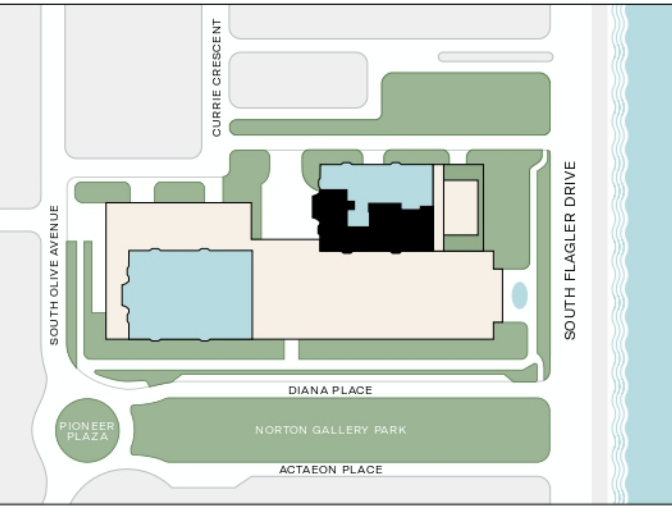
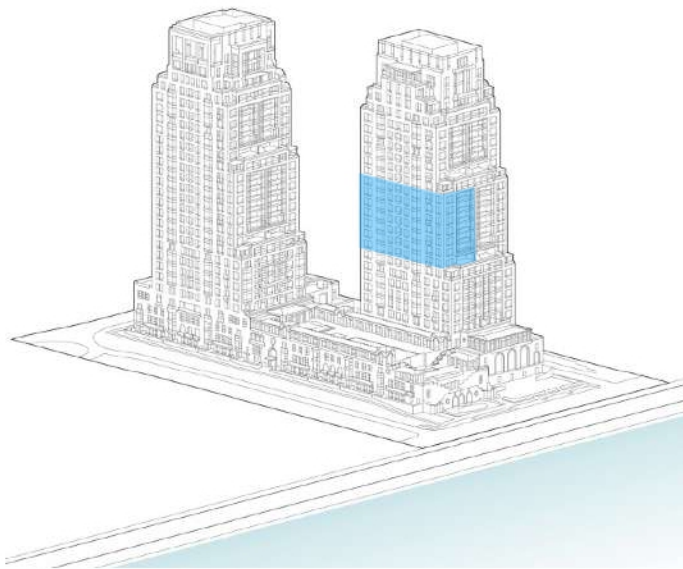


LAKE TOWER ONLY

Typical Tier 2
South Residence
Floors 12-18

5 BEDROOMS
6 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 6,488 SQ. FT.
EXTERIOR AREA: 765 SQ. FT.



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TIER THREE FLOORS 19-24

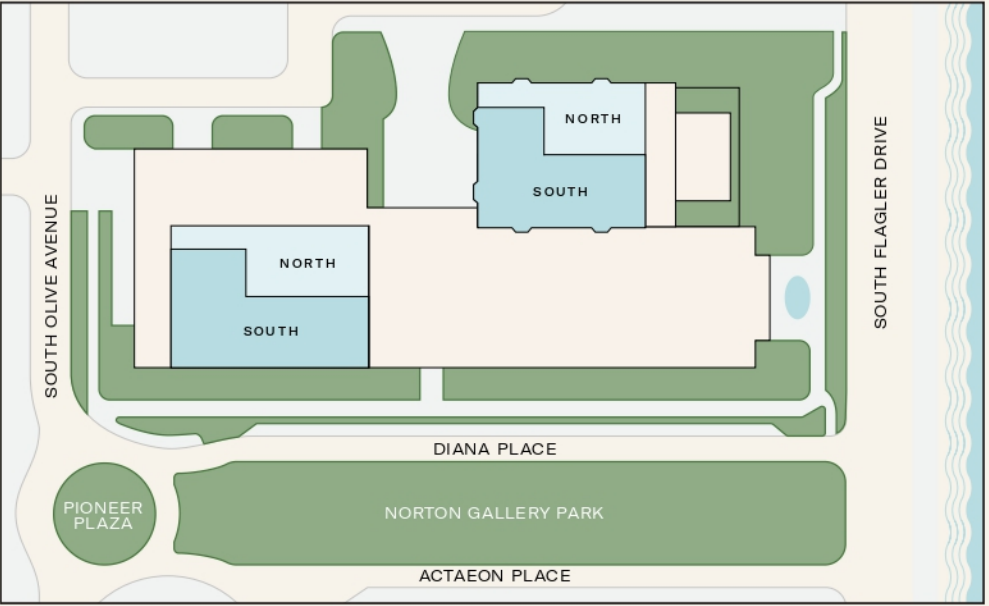
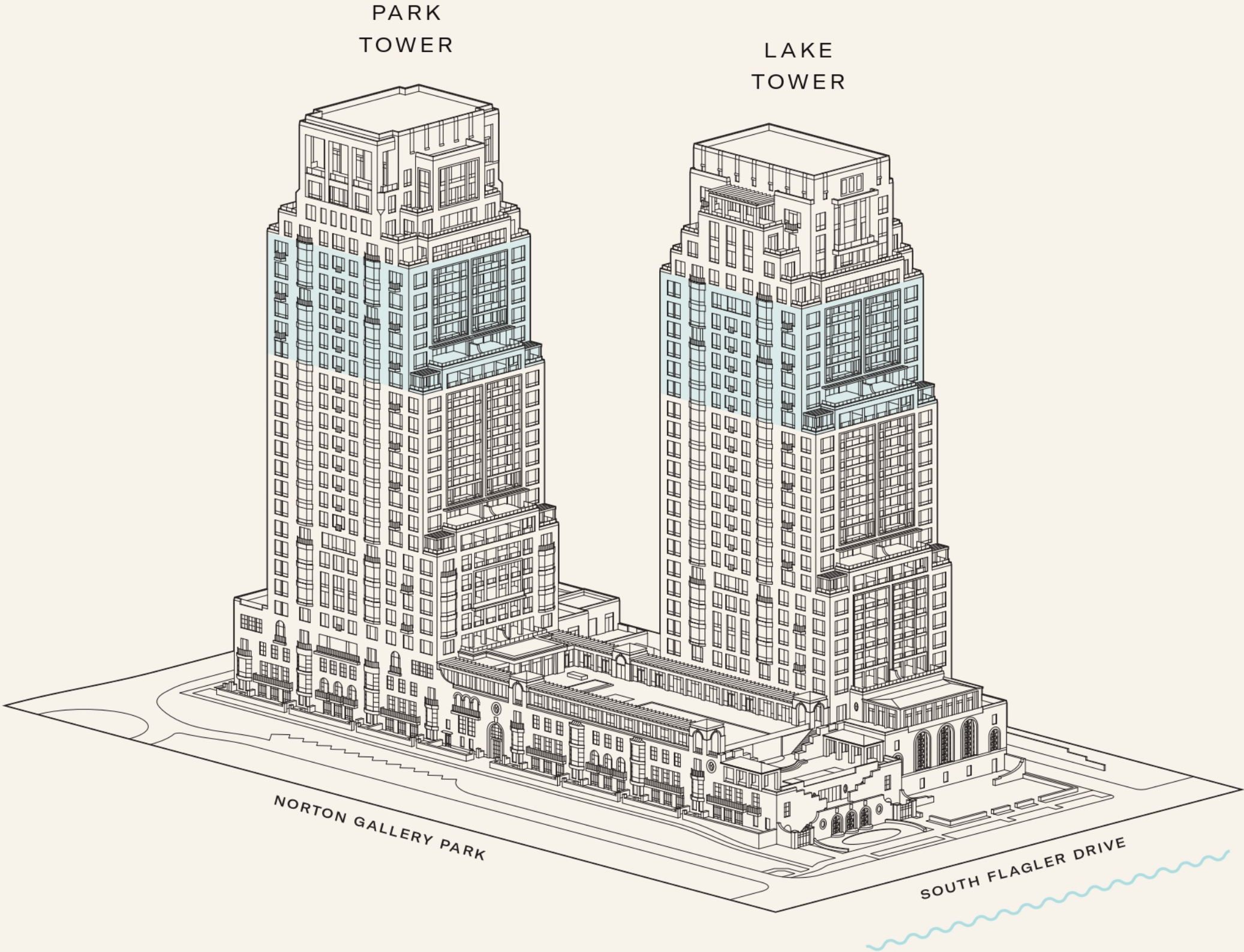
The third tier of South Flagler House is designed with a 3-bedroom North residence and a 4-bedroom South residence on each floor in both the Lake and the Park Towers. Residences span the entire length of the building from East to West and all offer private dining rooms and east facing loggias.

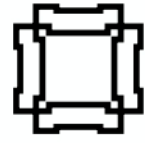
South Residences include a western terrace measuring 10' by 30' and are designed with a flexible attached or detached “guest house”.

The 19th and 20th floors are rare setback levels that provide extra-large east facing loggias measuring 23' in depth by 31.5' in width.

The 19th Floor loggia is fully covered and includes an uncovered corner terrace located off of the Family Room/Library, while the 20th Floor loggia is partially covered to 12' and does not include a corner terrace.

Floors 21 - 24 include the standard 12' by 31.5' wide loggia.



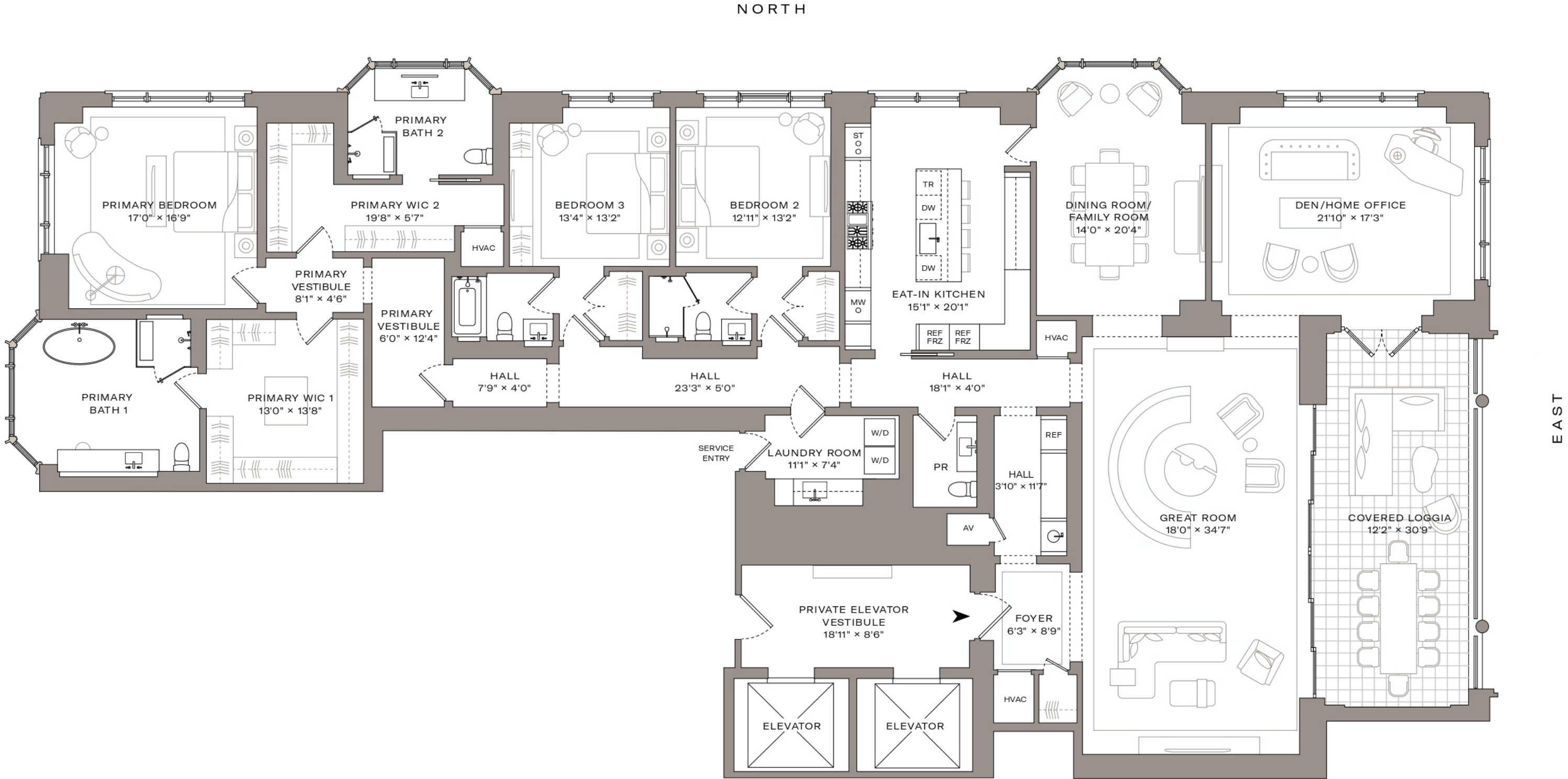
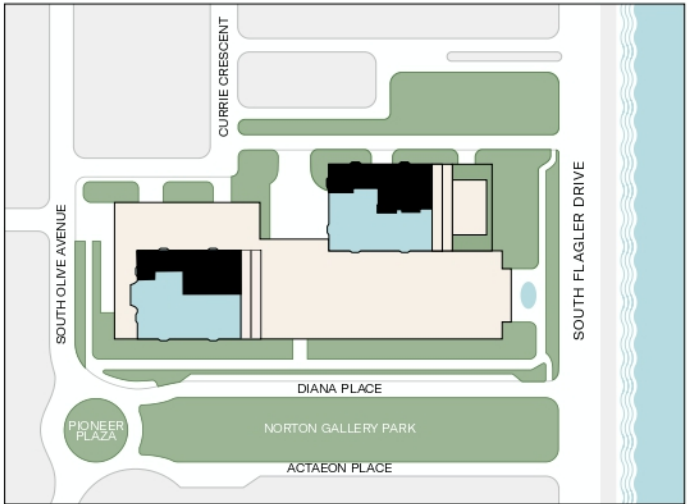
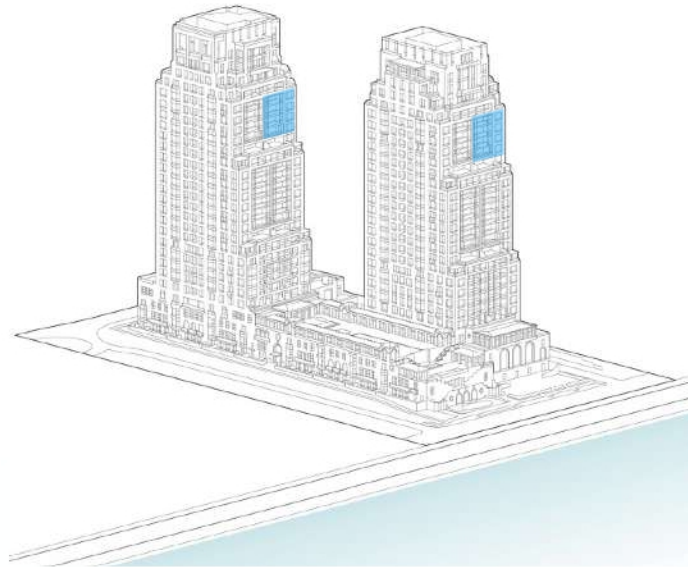


LAKE & PARK TOWER

Typical Tier 3
North Residence
Floors 21-24

3 BEDROOMS
4 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 4,612 SQ. FT.
EXTERIOR AREA: 425 SQ. FT.



INTRACOASTAL / OCEAN



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WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. 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 depictions of appliances, fixtures, furnishings, counters, soffits, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. This is not an offer to sell, or solicitation of offers to buy, the condominium units in jurisdictions where such offer or solicitation cannot be made or are otherwise prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the offering documents for the condominium and no statement should be relied upon if not made in the offering documents. The features, amenities, designs, design professionals, finishes and specifications are proposed only, and the Developer reserves the right to modify, substitute, revise or withdraw any or all of same in its sole discretion and without prior notice. The photographs contained in this brochure may be artists renderings or stock photography and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed and are merely intended as illustrations of the activities and concepts depicted therein. This Condominium is being developed by SFH Owner LLC ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not Related Companies or any principal of the Related Companies and any purchaser agrees to look solely to Developer (and not to Related Companies and/or any of its affiliates or principals) 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.

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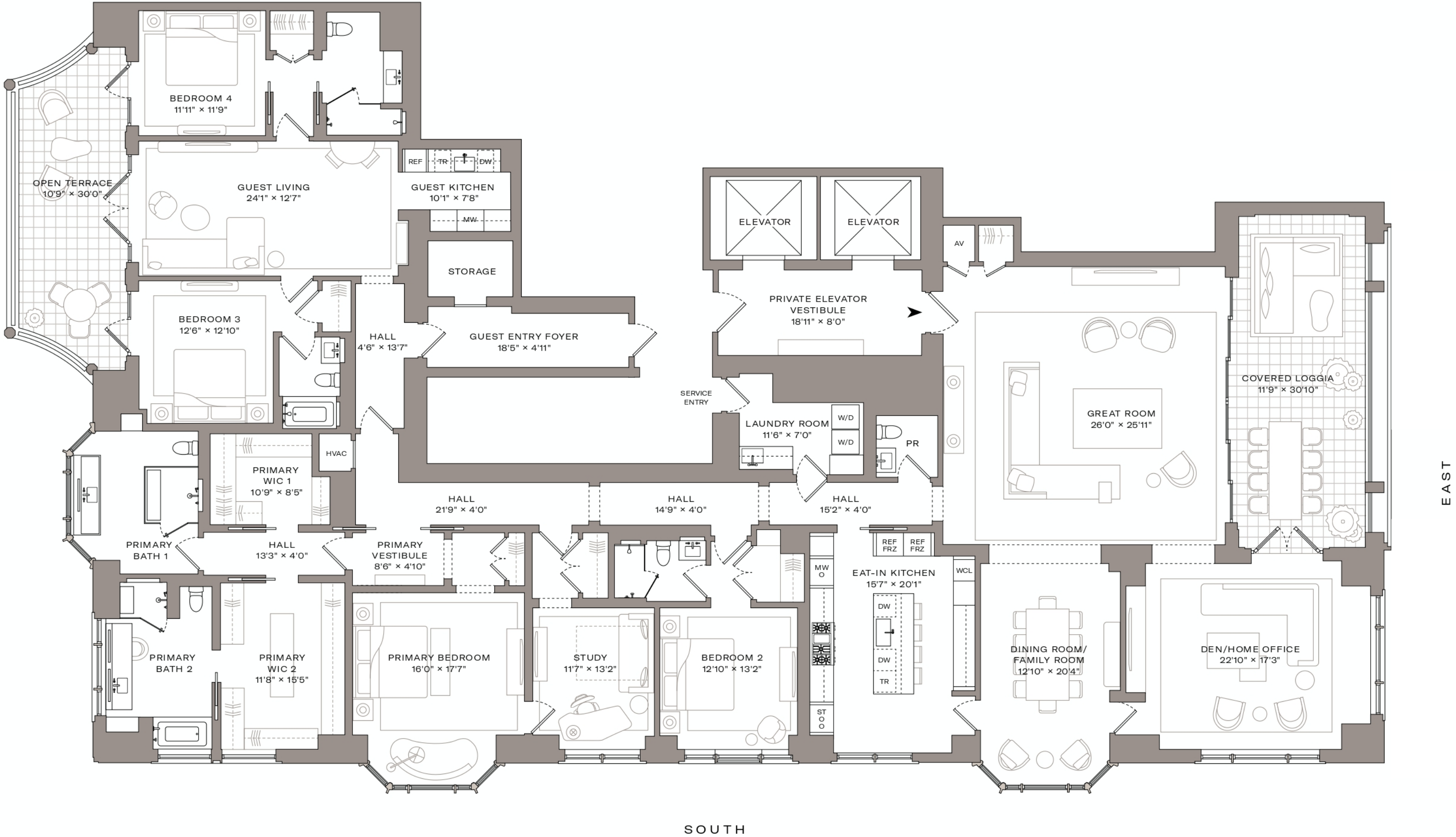
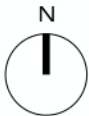
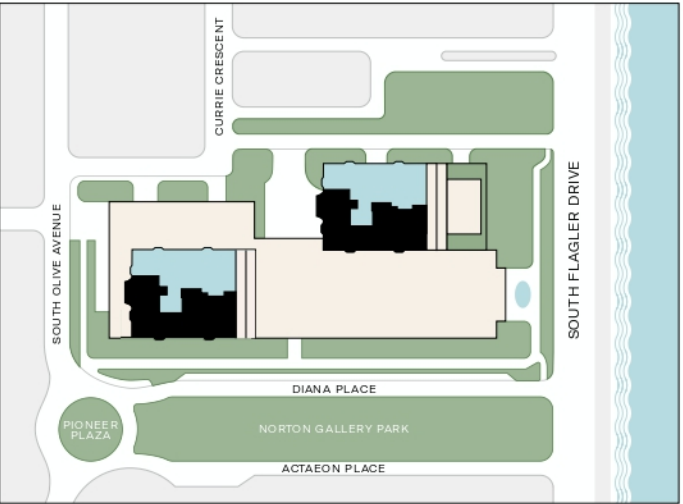
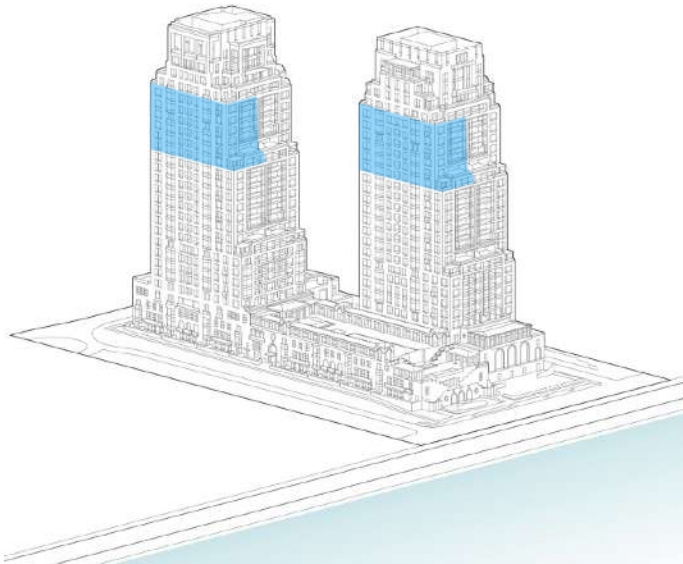


LAKE & PARK TOWER

Typical Tier 3
South Residence
Floors 21-24

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 5,824 SQ. FT.
EXTERIOR AREA: 765 SQ. FT.



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PENTHOUSE FLOORS 25-28

South Flagler House is designed with two full floor penthouses and one duplex penthouse in each tower. All six of these penthouse residences feature one-of-a-kind layouts while offering best-in-class indoor and outdoor living spaces and views.

Penthouse Buyers have the opportunity to purchase 1-bedroom private guest suites before they are availed to the rest of the building.

For more information on these exclusive offerings, including pricing, please contact our sales team today:

info@southflaglerhouse.com

