

RESIDENCE FEATURES

EDITION Residences, Miami Edgewater welcomes residents home with a decidedly EDITION touch. Managed and operated by EDITION, The Residences deliver exceptional living spaces set in a mood of tranquil, modern exclusivity.

RESIDENCE

- » One-, Two-, Three-, and Four-Bedroom Residences from 1,952 to 3,815 square feet
- » Semi-private elevators lead to Private Residential Foyer
- » 10' ceiling heights
- » Up to 10-foot deep terraces with panoramic views of Biscayne Bay, Downtown Miami, Miami Beach, and the Atlantic Ocean
- » Floor-to-ceiling glass windows and sliding glass terrace doors
- » Spacious walk-in closets
- » Dedicated laundry rooms featuring full-size, side-by-side washer and dryer
- » Pre-wiring for custom window treatments
- » Dedicated parking with additional valet option

KITCHEN

- » Custom millwork cabinetry in Natural White Oak finish.
- » Natural Dolomite honed stone countertop and full backsplash.
- » Panel-ready appliances include 30" Subzero Designer Column Refrigerator and 30" Subzero Designer Column Freezer with Ice Maker, as well as 24" Subzero Designer Undercounter Wine Cooler and 24" ASKO Dishwasher in kitchen island.
- » Five-burner 36" Wolf Contemporary Gas Cooktop
- » Built-in 36" Wolf Ceiling-Mounted Stainless Steel Hood
- » Built-in 30" Wolf M Series Contemporary Single Oven

MASTER BATHROOM

- » Wet room clad in Natural Dolomite honed stone with shower niche for toiletries.
- » Custom free-standing tub positioned along floor-to-ceiling glass window overlooking Biscayne Bay.
- » Double vanity with backlit mirror, White Oak soft-close cabinets and under-cabinet shelf with lighting.
- » Designer Kohler plumbing fixtures in Vibrant Brushed Nickel finish.
- » Water closet features electric toilet with opaque glass privacy door.

POWDER ROOM

- » Single vanity with Natural Dolomite honed stone countertop and White Oak soft-close cabinets.
- » Designer Kohler plumbing fixtures in Vibrant Brushed Nickel finish.
- » White Oak wood wall panelling, ceiling accent lighting, mirror and wall sconce are optional upgrades.

FLOORING

- » Porcelain flooring to be provided throughout unit; buyers will have three flooring options to choose from.
- » The White Oak wood flooring shown in the sales gallery will be offered as an optional upgrade.
- » Balcony flooring to be porcelain tile.





The EDITION Residences Miami Edgewater are not owned, developed or sold by Marriott International, Inc. or its affiliates ("Marriott"). Two Roads Development LLC uses the EDITION marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made herein.

Broker Participation is welcomed and encouraged. 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. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices and availability are subject to change at any time without notice. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. This project is being developed by TRD Biscayne LLC, a Delaware limited liability company, which was formed solely for such purpose. Two Roads Development LLC, a Florida limited liability company ("Two Roads"), is affiliated with this entity, but is not the developer of this project. This condominium is being developed by TRD Biscayne LLC, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Two Roads pursuant to a license and marketing agreement with Two Roads. Any and all statements, disclosures, and/or representations shall be deemed made by Developer and not by Two Roads and you agree to look solely to Developer (and not to Two Roads and/or any of its affiliates) 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. The project described herein (the "Project") and the residential units located within the Project (the "Residential Units") are not owned, developed, or sold by Marriott International, Inc. or any of its respective affiliates (collectively, "Marriott"), and Marriott does not make any representations, warranties or guarantees whatsoever with respect to the Residential Units, the Project or any part thereof. TRD Biscayne LLC uses the EDITION brand name and certain other Marriott trademarks (collectively, the "Trademarks") in connection with the sales and marketing of the Residential Units in the Project under a limited, non-exclusive and non-sublicensable license from Marriott. The foregoing license may be terminated or may expire without renewal, in which case neither the Residential Units nor any part of the Project will be identified as a EDITION-branded project or have any rights to use the Trademarks. Branding & Creative by këvo.