



SEAGLASS
COVE

PROJECT OVERVIEW

AN ENCHANTING NEW OCEANFRONT ENCLAVE

Like the imperfectly shaped gems of sea glass, uniquely refined by ocean waves, SeaGlass Cove is an elegant island residential community, tucked against the dazzling beauty of the Atlantic Ocean.

*14 new oceanfront homes in the Florida Keys,
reflecting life exquisitely.*

Start the day with a cup of espresso on your private balcony, welcoming the sunrise over the azure waters of the Atlantic. In the afternoon, you can serve lunch to friends from your summer kitchen while relaxing on your private cabana, just footsteps from the pristine beach and resort swimming pool.





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SITE PLAN

This private enclave embraces you with the allure of the islands. SeaGlass Cove is highlighted by a beautifully landscaped setting with a hidden beach along the Atlantic Ocean’s welcoming waters. And a resort-style pool and pickleball court offer additional opportunities to enjoy this sunlit community.

A rare oasis for a limited few, where adventures begin and time is measured in memories.

PHASE 1	Units 7-9
PHASE 2	Units 1-6
PHASE 3	Units 10-14

* Under Contract

TIMELESS BAREFOOT LUXURY IN ELEGANT ISLAND STYLE

Your elegant island home is surrounded by the splendor of openwater views. Modern barefoot luxury meets maintenance-free ease, with only 14 new three-story homes encircling a white sand beach and resort-style pool. Private and gated, with more dolphins than neighbors. Spacious four- and five-bedroom homes feature 4,800+ square feet of living and entertainment space, ample suites for generations of family and friends, two-car garages, and spectacular oceanfront beach cabanas in a rare oasis.



AMENITIES OVERVIEW





UPLAND BEACH

Paddle Boarding,
Kayaking, Snorkeling,
Fishing, and Swimming

- 819 ft of oceanfront views from the beach



RESIDENCES

FRONT ELEVATION OF RESIDENCE 6



REAR ELEVATION OF RESIDENCE 14



PRIVATE CABANA



GREAT ROOM



KITCHEN



MASTER BEDROOM



BATHROOM



INTERIOR DESIGN SPECS

APPLIANCES

Kitchen	KitchenAid 36" French-Door Refrigerator
	KitchenAid 36" Gas Cooktop
	KitchenAid 30" Convection Oven
	KitchenAid 30" Wall Microwave
	KitchenAid Dishwasher

Wine Bar	KitchenAid 24" Wine Cooler
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Laundry	Samsung Stackable Washer/Dryer
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CABINETS

Kitchen	
Bath Vanities Base	Shaker Style Cabinetry with Undercabinet LED Lighting & Designer Hardware at Lower Cabinets
Kitchen Counter Tops	Shaker Style Cabinetry
Kitchen Island Top	Quartz Countertops with Full Height Backsplash
Bathroom Counter Tops	Quartz Countertops
	Quartz Countertops

CEILING HEIGHTS

1st Floor Cabana	9'
Great Room	10'/10'8"
Kitchen	10'
Master Bedroom	10'/10'8"
Throughout	10'

DOORS/WINDOWS

Interior Doors	Shaker Style, 8' Solid Core Doors
Exterior Doors	ES 8' Impact Resistant
Sliders	ES 8' Impact Resistant, Pocketed Opening
Windows	ES Impact Resistant

MILLWORK

Baseboards	6" - Flat Profile
Ceilings - Great Room	"V" Notch, T&G
Ceilings - Dining	"V" Notch
Ceilings - Cabana	"V" Notch, T&G
Door/Window Casing	3"- Flat Profile

INTERIOR DESIGN SPECS

PAINT/WALLS

Walls/Ceiling Level 5 Smooth Finish

OUTDOOR

Railings White Aluminum with Horizontal Cable System

Outdoor Shower Shower in Cabana Area

Fire Pit Fire Pit Areas in Select Unit Locations

Roof Galvalume Metal Roofing

PLUMBING/FIXTURES

Fixtures Kohler

Sinks Kohler

Toilets Kohler

Tub Kohler

Disposal InSinkErator Disposal

FLOORING

Main Designer LVP Flooring & Engineered
Hardwood Upgrades

Bathrooms Porcelain Tile

Showers Designer Mosaic Flooring

Stairs Matching Treads

Terraces 2nd/3rd Level Luxury Composite Decking

Cabana - 1st Level Coral Pavers

OTHER

Closets Designer Laminate

Garage 2 Car Garage

Smart Home Wifi Enabled Thermostats & Entry System

Heating/Cooling Trane 14 SEER HVAC System

Water Heater Rinnai Tankless Water Heater

Construction Concrete Block Construction - 180mph Wind
Load Design

Lighting Energy Efficient LED Lighting Throughout

INTERIOR DESIGN SPECS

UPGRADES (OPTIONAL)

Cabinet Upgrade Package - Modern Flat Cabinets in Kitchen, Bar and Bathrooms

Summer Kitchen Upgrade Package - Outdoor Kitchen includes Sink, Beverage Center, Grill, Cabinets

Master Bathroom Upgrade - 3 Walls Cladded in Porcelain Tiles

Fixtures & Hardware Upgrade Package - Brass throughout, including kitchen, bathrooms, and interior doors

Spiral Staircase Upgrade - From 2nd Level Terrace to Cabana

Elevator Upgrade - 3 Levels

Flooring Upgrade Package - Engineered Hardwood

Floor Plan Upgrade - Five Bedrooms

Millwork Upgrade Package - Millwork Upgrade Comes with All Rooms Below

- Living Room - Wall with Wood Trim; Wood Cladding on Beams
- Master Bedroom - Wall with Wood Trim; Wood Cladding on Beams, T&G Ceiling
- Kitchen & Dining - T&G Ceiling

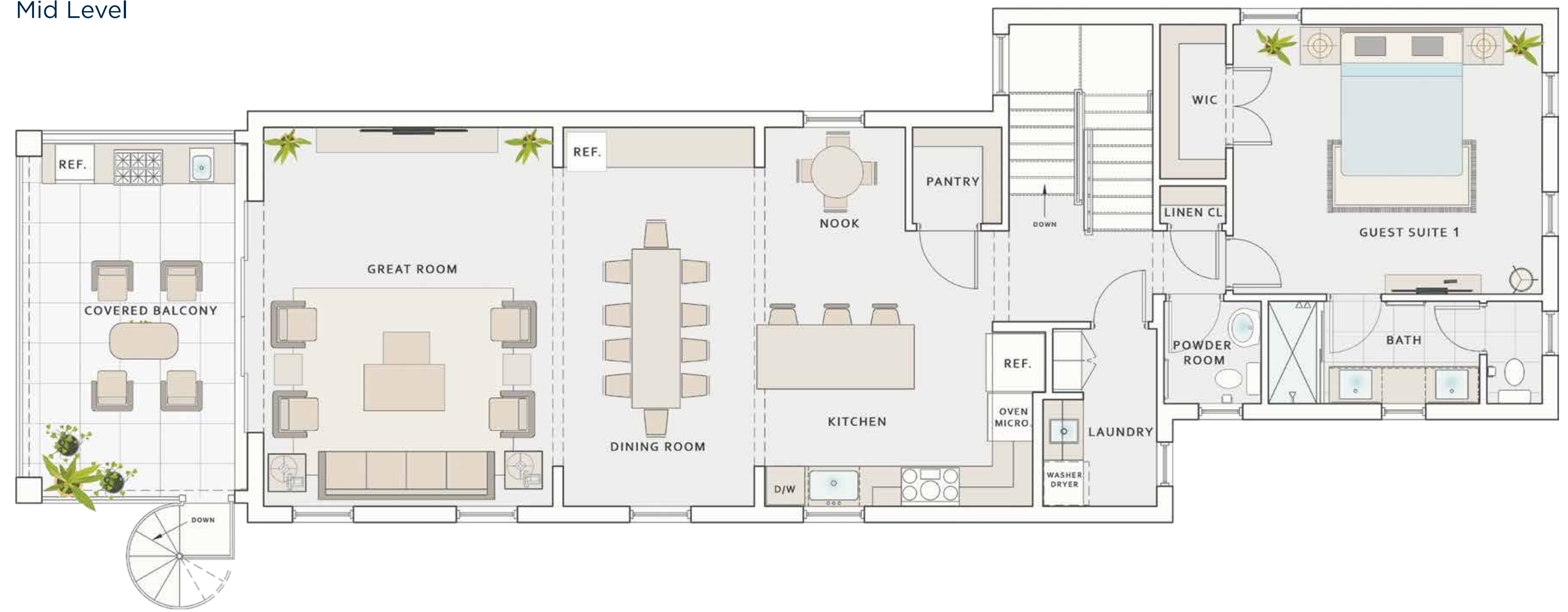
**Ask the Sales Team for additional details and materials on upgrades*

TYPICAL FLOORPLAN
LEVEL TWO & THREE

Upper Level

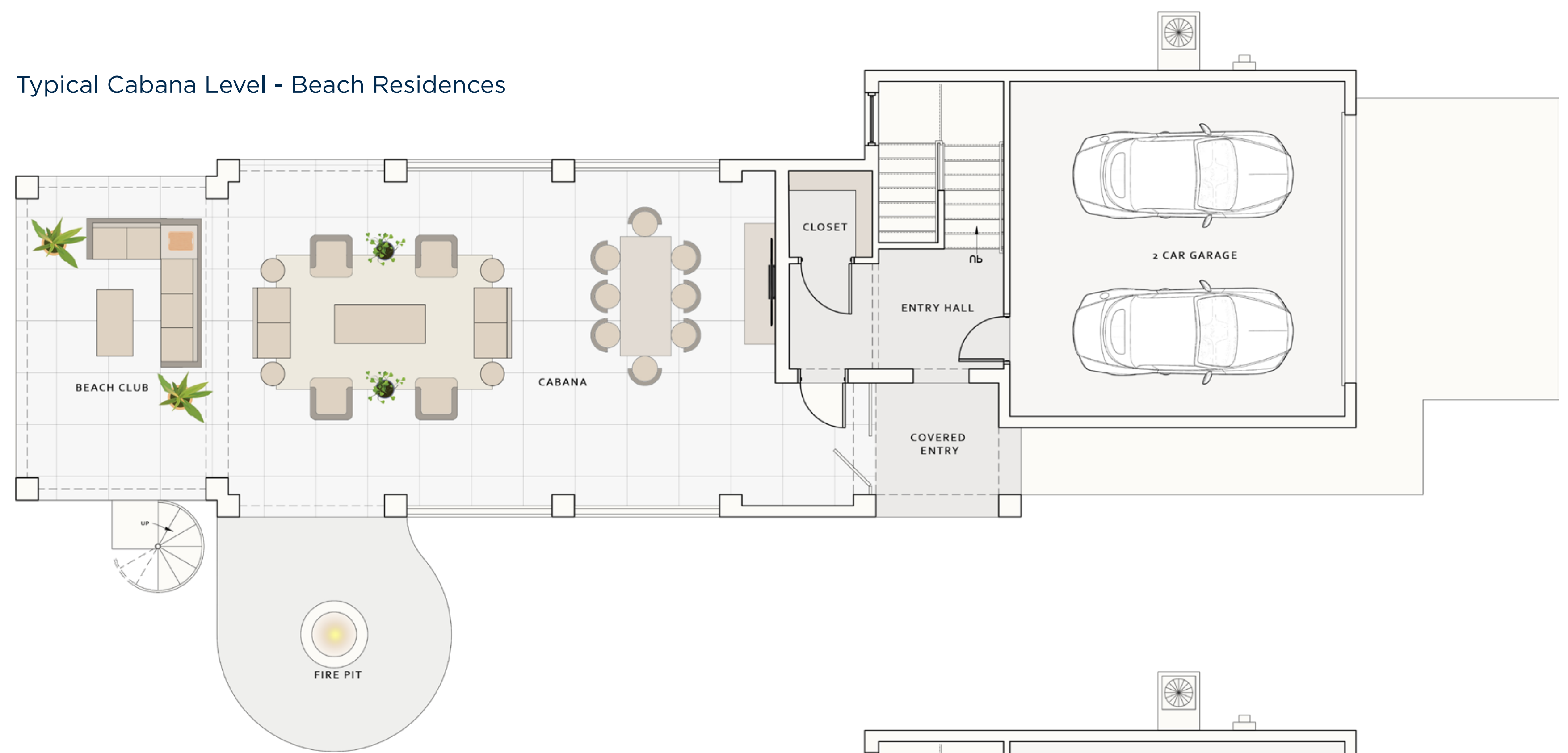


Mid Level

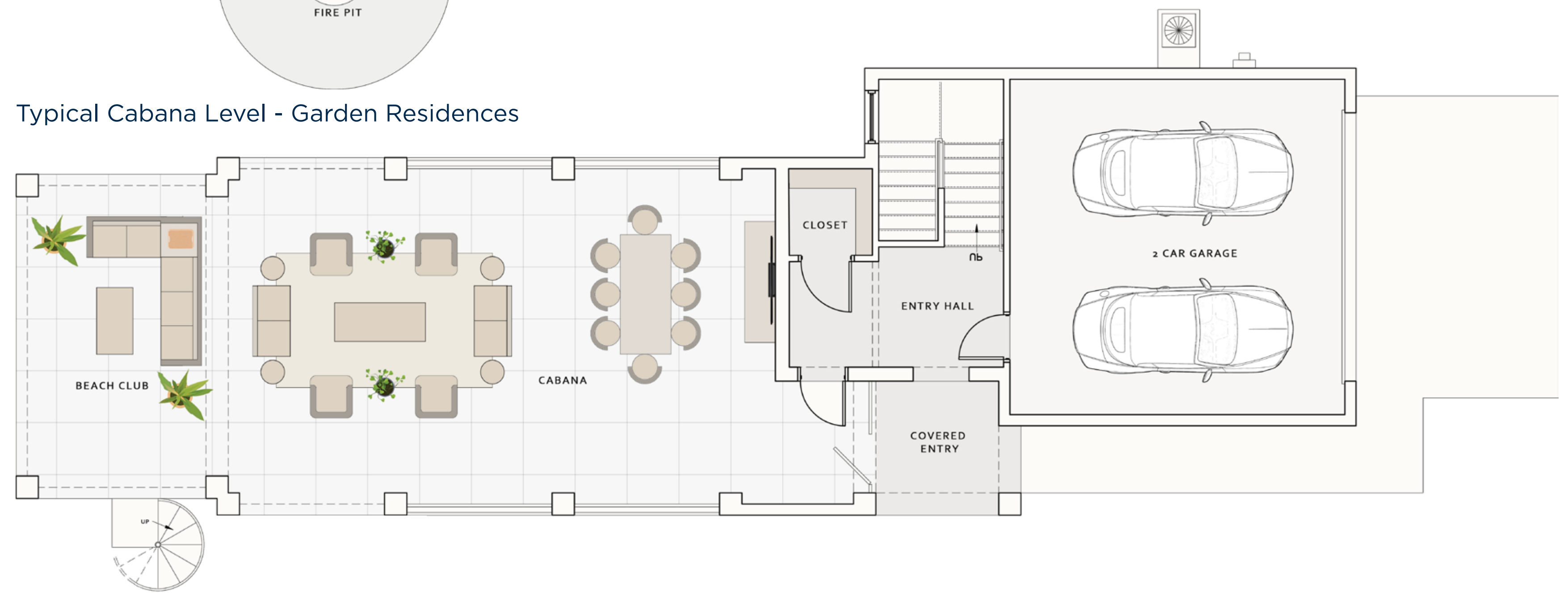


TYPICAL FLOORPLAN CABANA & GARAGE

Typical Cabana Level - Beach Residences



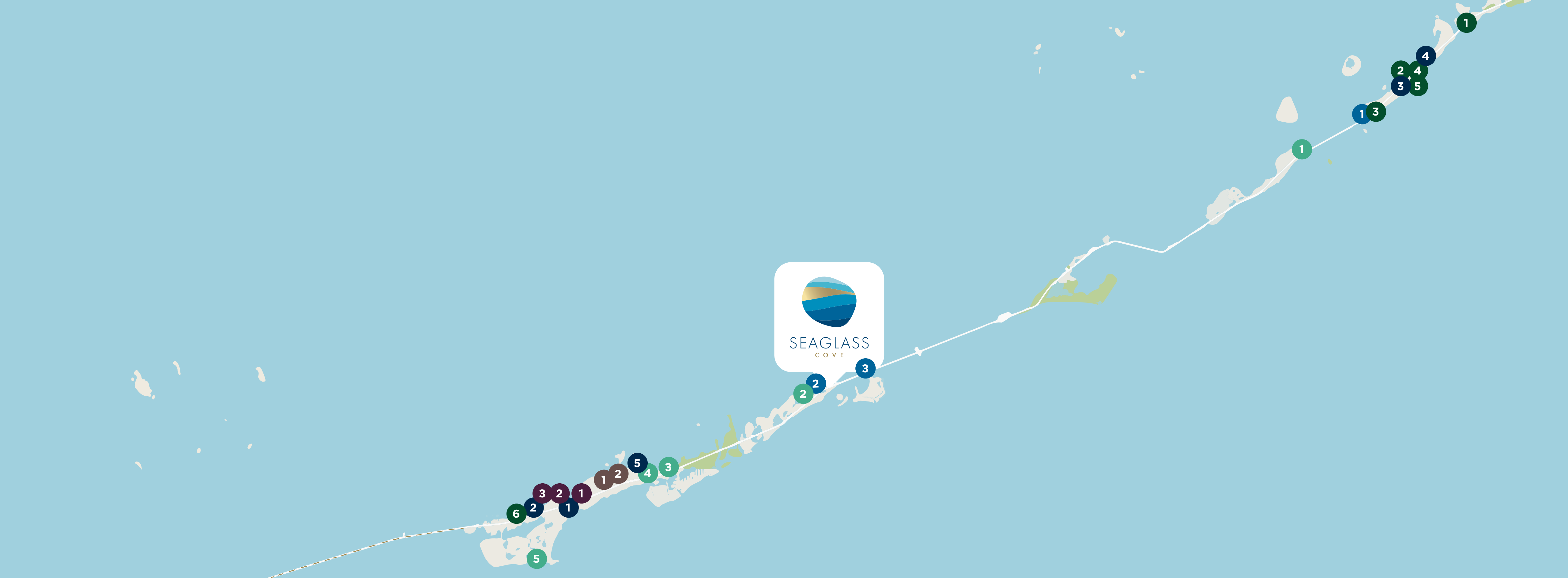
Typical Cabana Level - Garden Residences



*Fire pits available in
Units 1-3 and Units 12-14*

*Elevators available
as an upgrade*

LOCATION



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--- Seven Mile Bridge

● **SHOPPING**

1. Publix
2. Home Depot
3. Worldwide Sportsman
4. Wild Lily Boutique
5. D'Asign Source

● **MARINAS**

1. Bud N' Mary's Marina
2. Grassy Key Marina
3. Duck Key Marina

● **DINING AND NIGHTLIFE**

1. Starbucks
2. Islamorada Fish Company
3. Lazy Days
4. Pierre's
5. Morada Bay Beach Cafe
6. Florida Keys Steak and Lobster House

● **SERVICES**

1. Florida Keys/ Marathon International Airport
2. Marathon General Aviation

● **ENTERTAINMENT**

1. Robbie's of Islamorada Feed the Tarpon
2. Dolphin Research Center
3. Deep Blue Scuba Diving and Snorkeling Center
4. Florida Keys Reel Adventures
5. Sombrero Beach

● **MEDICAL**

1. Baptist Health Fishermen's Community Hospital
2. Walgreens
3. Marathon Veterinary Hospital

THANK YOU

Broker participation is welcomed and encouraged. Prices, promotions, incentives, features, options, amenities, floor plans, elevations, designs, materials, and dimensions are subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction. Community improvements and recreational features and amenities described are based upon current development plans which are subject to change and which are under no obligation to be completed. Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Prices shown do not include closing costs and fees, which may substantially affect final cost of the residence. This material shall not constitute a valid offer in any state where prior registration is required or if void by law.

