

# BOCA BEACH HOUSE

## Building Features

- 32 one-to-four bedroom residences set on a 3.2-acre property overlooking Lake Boca Raton
- Modern exterior architecture, amenity-space floor plans, and residential floor plans by Sieger Suárez Architects
- Landscape architecture by the internationally acclaimed and award-winning Raymond Jungles, Inc.
- Amenity-space interior design by renowned designer Linda Ruderman Interiors
- Circular driveway, sheltered from the street by tropical landscaping, leads to a porte-cochère
- Private, underground, individually garaged parking spaces available \*
- One assigned temperature controlled storage space for each residence
- Electric car charging stations available upon request \*
- Valet parking for guests

## Amenities & Services

- Five-star concierge services
- Outdoor amenities
  - Private marina
  - Pool and marina attendant
  - Aqua room to store paddle boards, kayaks, and fishing equipment
  - Lakefront relaxation deck with a swimming pool, separate spa/Jacuzzi, daybeds, and lounge chairs.
  - Gazebo with a kitchen, TV, and lounge area
  - Barbecue grill
  - Yoga practice area
  - Lakefront boardwalk
- Indoor amenities
  - Fitness studio, with state-of-the-art equipment, including premium brand weight training machines, and an extensive array of free weights
  - Sauna, steam, and treatment rooms for each gender
  - Cold storage room for perishable deliveries

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## Residence Overview

- Expansive private balconies overlooking Lake Boca Raton, equipped with an outdoor kitchen featuring an electric grill, sink, refrigerator, and storage cabinets
- Ground-floor lanai residences have a private pool on the lake-facing terrace
- 8' solid core entry and interior doors
- Laundry room with Electrolux washer and dryer
- Lutron centralized home-works system that includes 2 keypads, 12 load processor panel, up to 30 prewired shades, and an empty panel for upgrades
- Pre-wired for automated shades
- Private elevator foyers serviced by semi-private elevators
- Concrete block demising walls between units
- Multiple panel sliding glass doors create indoor/outdoor living spaces between your living room and your terrace
- Glass and metal railing on balconies
- Smart-home ready

## Residence Features

- Expansive residences with flow through concept, and gorgeous views of Lake Boca Raton and, in some units, views of the Atlantic Ocean
- 10' ceilings throughout the main living spaces
- Semi private elevator access to residence
- Spacious outdoor balconies with built in stainless steel electric grill, refrigeration, and stainless cabinetry
- Lanai Units have a private pool on the outdoor terrace overlooking Lake Boca Raton
- Lutron centralized home system providing power to shades, lighting and smart home automation system includes: 2 key pads, 12 controlled lights, and up to 30 output capability for the automation of window shades
- Double solid core 8' entry doors with modern European style hardware
- Solid core 8' interior doors

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## Kitchens

- Custom designed and state of the art Italian kitchen cabinetry
- Cabinets feature glass doors and/or wood door option, linen textured interiors
- Cabinetry accented by LED lighting
- Center Island or peninsula per plans, varies by unit type
- Waterfall porcelain/quartz countertops per plans, varies by unit type
- Recessed ceiling accent lighting
- Stainless steel undermount sink with garbage disposal
- Waterworks faucet - Henry Model Gooseneck with pull down spray, nickel finish

## Appliances

- 36" Gaggenau Gas Cooktop with stainless steel hood
- 30" Gaggenau built in oven
- 30" Gaggenau built in microwave oven
- 36" Gaggenau Refrigerator with cabinet door panels
- 36" Gaggenau Freezer with cabinet door panels
- 24" Gaggenau Wine cooler with 3 independently controlled climate zones
- 24" Bosch Dishwasher

## Master Bathroom

- Waterworks Faucet
- His and her custom vanities with waterfall countertops and full height frameless mirror and custom medicine cabinets with LED lighting
- Oversized shower with frameless glass doors and European book matched porcelain wall, equipped with a two showerheads and handheld shower sprays
- Free standing sculptural tub with floor mounted tub filler
- Large European porcelain tile flooring and baseboards
- Private water closet with Toto toilet
- Linen closet
- Recessed ceiling accent lighting

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## Secondary and Powder Room

- **Waterworks fixtures**
- **Custom designed Italian vanity cabinets with porcelain/quartz countertops**
- **European porcelain tile flooring with matching baseboard**
- **Toto Toilets**
- **Recessed ceiling accent lighting**

*\* Available at additional cost*

### Disclaimer:

At this time, all features and finishes are proposed only. Purchaser understands and agrees that in new construction multi-story developments, appliances, materials and finishes are not purchased until shortly before completion of the building. As such, while the described features are representative of the types of items currently contemplated, actual items will only be determined as construction of the project progresses. As such, purchaser authorizes Seller, in its sole discretion: (i) to make changes of suppliers, manufacturers, brand names, or items, (ii) to omit certain items, and/or (iii) to modify the design concept and/or the list of standard features or make substitutions for equipment, material, appliances, brands, colors, models, etc., with items which in Seller's opinion are materially similar in quality and/or function (regardless of cost). Purchaser recognizes that certain items, if included with the Unit, such as marble, stone, granite, tile, wood and other natural materials are unlikely, because of the characteristics of the products, to be duplicated as shown in any model Unit, display or brochure. Purchaser should expect size, color, grain and quality variations, including, without limitation, changes and variances in the size of slabs, tile and/or other materials utilized in the Unit. Floor to ceiling windows may contain framing and/or paneling that is not made of transparent materials. The information contained herein is proposed only, and subject to change at any time by Seller without any notice. To the extent of any inconsistency between the information contained herein and the information contained in the condominium offering prospectus (and exhibits), the information contained in the condominium offering prospectus (and exhibits) shall govern.