

# WHITLEY BAY

## FEATURES

- Spacious private balconies with storm protection shutters
- Fiberglass entry door
- Lever style door handles
- Entry foyer with decorative columns
- Skip troweled ceilings
- 8ft. sliding glass door height
- Marble window sills
- Ceramic tile floors in foyer, hallway, kitchen, laundry room and baths with sound resistant underlayment in all tiled areas
- Wide selection of carpet styles and colors for all other areas
- 5 1/4in. baseboard throughout
- Crown moulding in select areas
- Spacious closets with melamine shelving
- Batt insulation between each residence and on exterior walls
- Solid surface bath vanity tops
- Kohler® and Delta® fixtures and faucets
- Fire sprinklers and smoke detectors in each residence
- Security system with motion detector (activation homeowner's responsibility)
- Pre-wired for ceiling fans, cable TV and 4-pair category 5 telephone wiring
- Computer center with phone jack, cable TV jack and dedicated electrical circuit
- Decora switches throughout
- Tray ceilings in select areas
- Central hot water system supplies continuous hot water to each residence
- Dual zone climate control in all residences.

## GOURMET KITCHEN

- Solid surface countertops with integral double bowl sink
- Designer Delta® faucet with pull-out spray
- Choice of cabinet style and color
- Island cabinet
- Under cabinet lighting
- Appliance package to include
  - 25cf side-by-side frost free refrigerator with water/ice dispenser
  - Smooth cooktop range with self cleaning oven
  - Microwave (1,000 watts) with sunken turntable and touch pad control
  - Dishwasher with sound insulation and delay wash
  - Separate laundry room with super capacity washer and dryer, utility laundry tub and upper cabinets

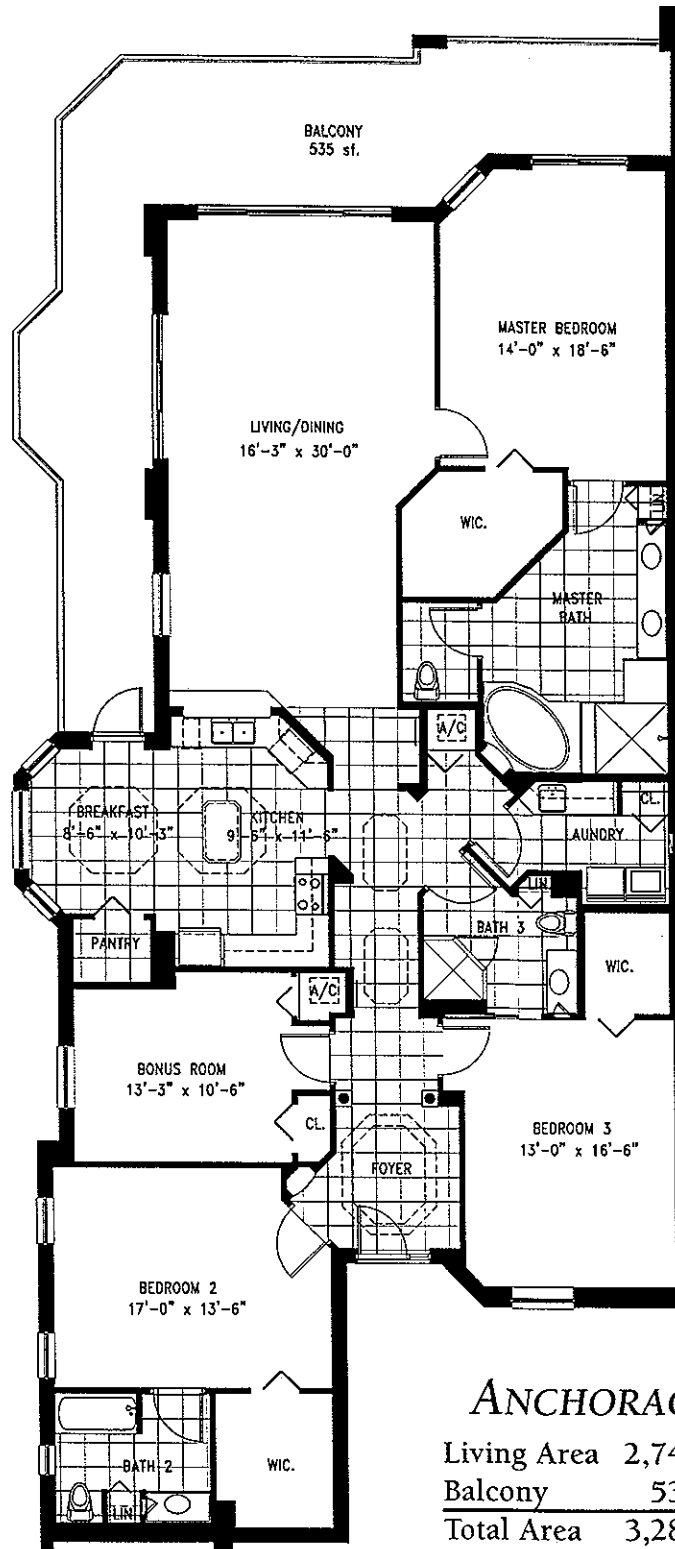
## MASTER SUITE

- Direct balcony access
- Air conditioned walk-in closet(s)
- Whirlpool tub with tile surround
- Separate tiled walk-in shower
- Dual vanities with solid surface countertops
- 36in. vanity height
- Private commode vestibule

64 3 - 12<sup>th</sup> floors  
10 fl. w/6  
4 P.H. units



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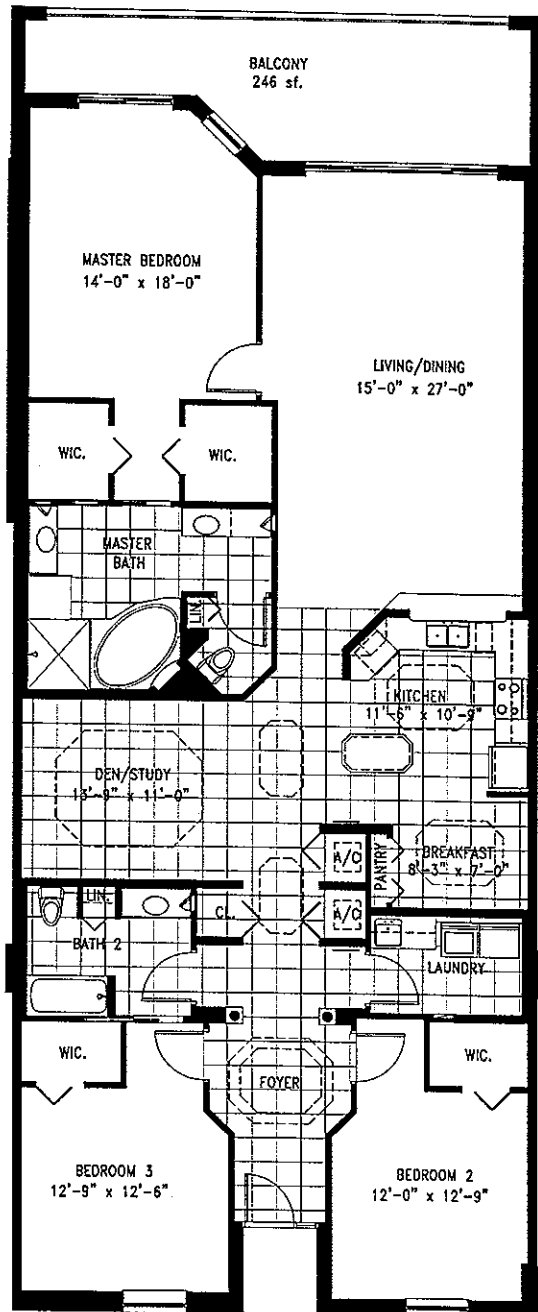
## ANCHORAGE

Living Area	2,747 SF
Balcony	535 SF
<b>Total Area</b>	<b>3,282 SF</b>

All dimensions are approximate and subject to change, errors, omissions and prior sales.



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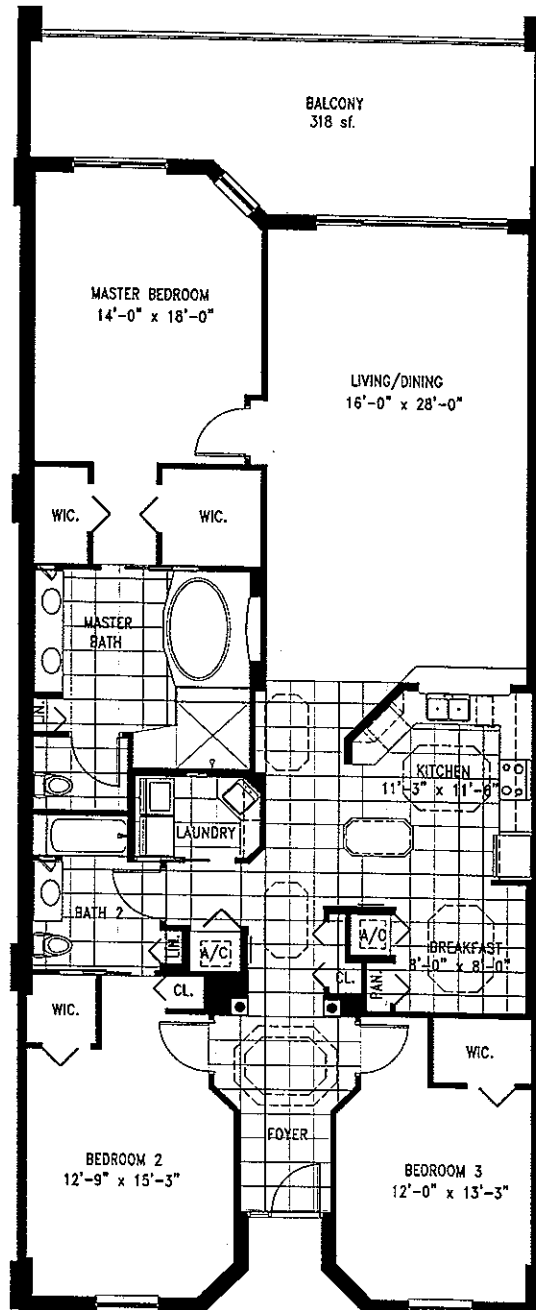
## BINNACLE

Living Area 2,310 SF  
 Balcony 246 SF  
 Total Area 2,556 SF

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## COMPASS

Living Area 2,186 SF  
Balcony 318 SF  

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Total Area 2,504 SF

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## AMENITIES

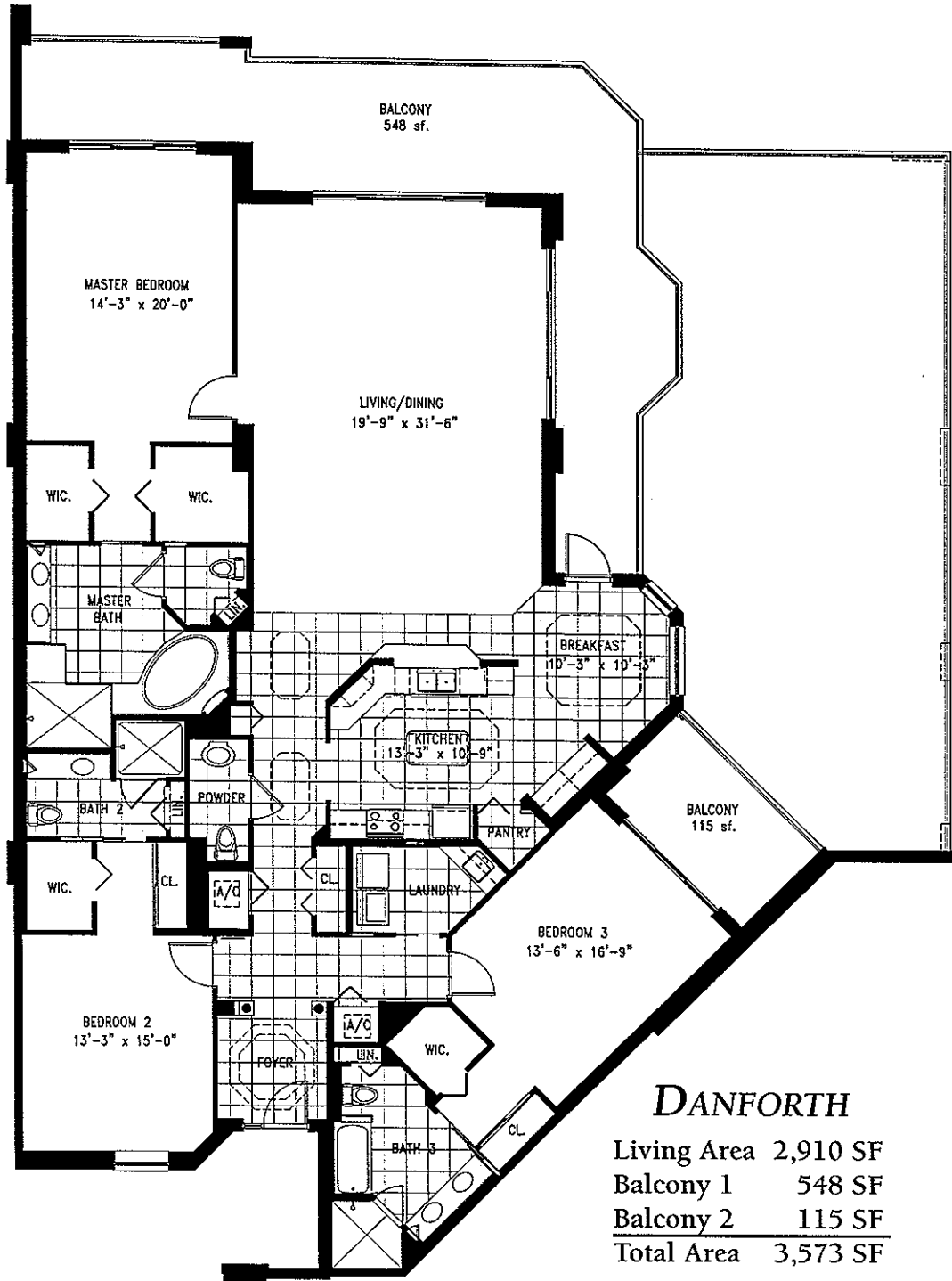
- *Fabulous views of the Indian River from every residence*
- *Concrete parking and drive*
- *Individually enclosed private garages with automatic door openers*
- *Secured lobby with remote camera provides in-home view of lobby entrance*
- *Two elevators*
- *Recreation center*
  - *Community kitchen*
  - *Card Room*
  - *Party/Meeting room*
  - *Exercise room and sauna*
- *Heated swimming pool and spa overlooking the Indian River*

## STRUCTURAL DESIGN AND EXTERIOR FINISH

- *A single building comprised of two floors parking and eleven floors of residential units for a total of 64 condominium homes*
- *Five elegant floor plans plus four magnificent penthouse plans capture the best of Florida's luxurious riverfront lifestyle*
- *Designed by central Florida's prestigious MRI Architectural Group, Inc.*
- *Professionally engineered to meet current hurricane building codes*
- *Auger-cast piling foundation*
- *Reinforced concrete masonry block construction*
- *9ft. 4in. ceilings third through eleventh floors*
- *12ft. ceilings twelfth and penthouse floors*



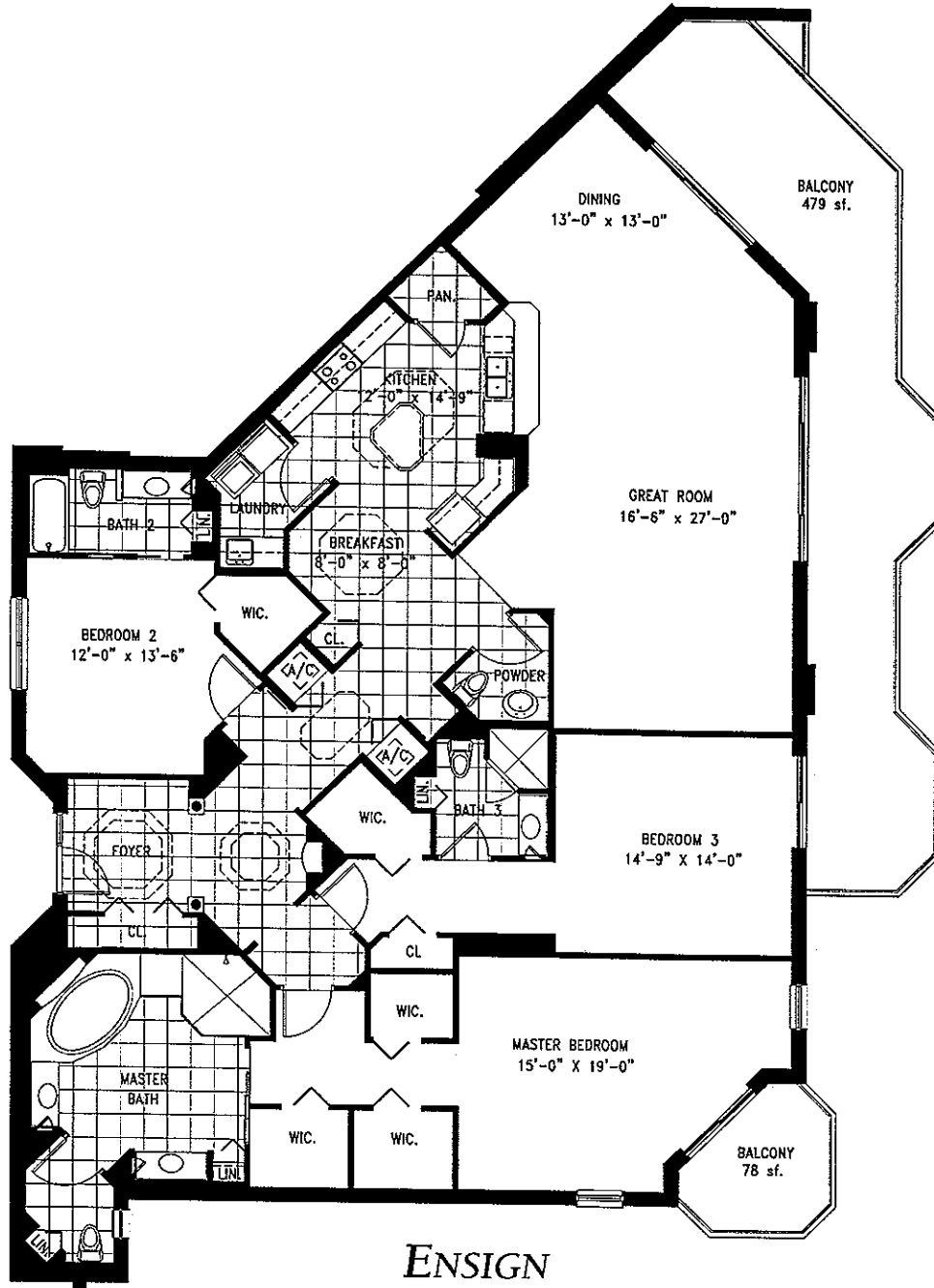
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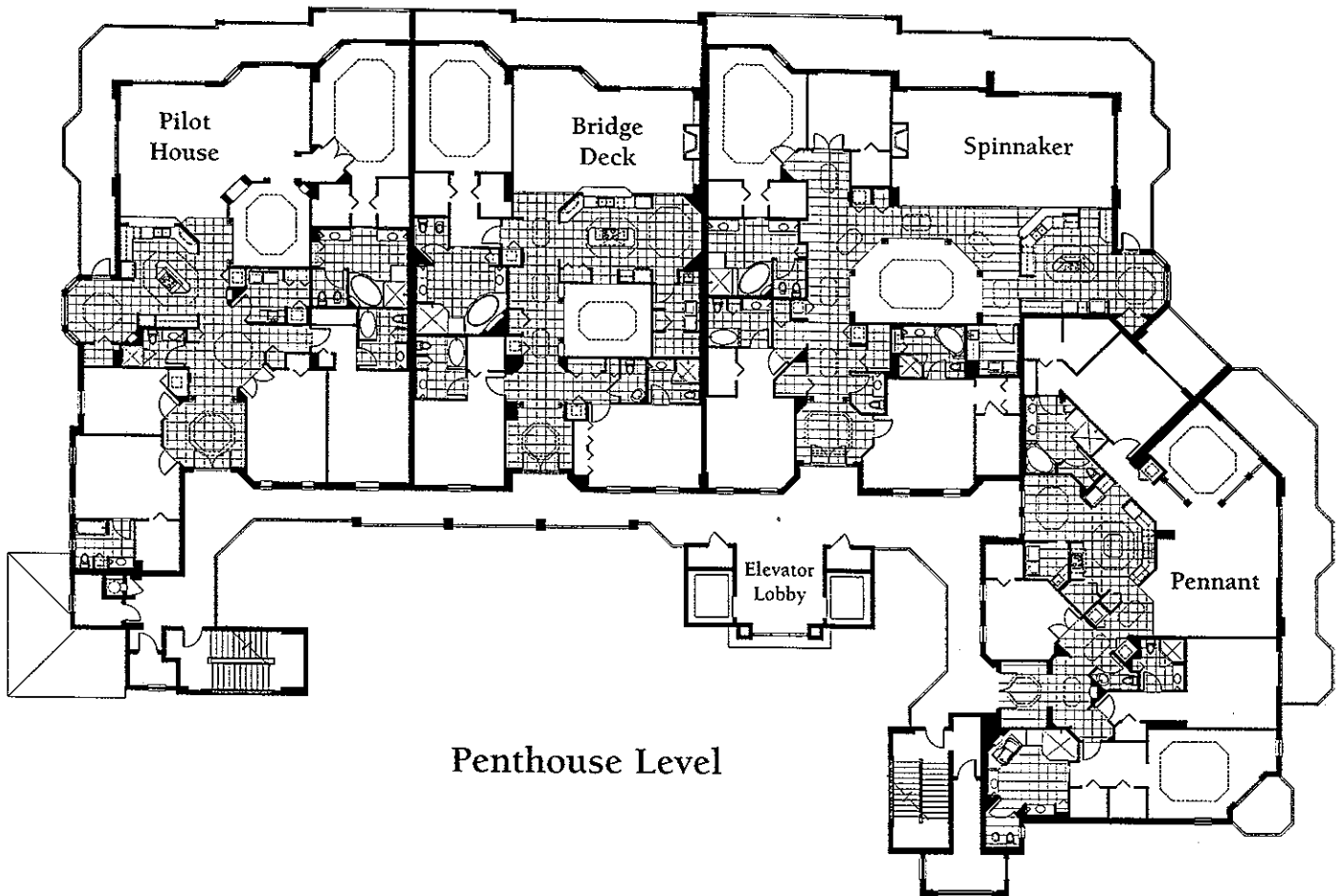
## ENSIGN

Living Area	2,869 SF
Balcony 1	479 SF
Balcony 2	78 SF
<u>Total Area</u>	<u>3,426 SF</u>

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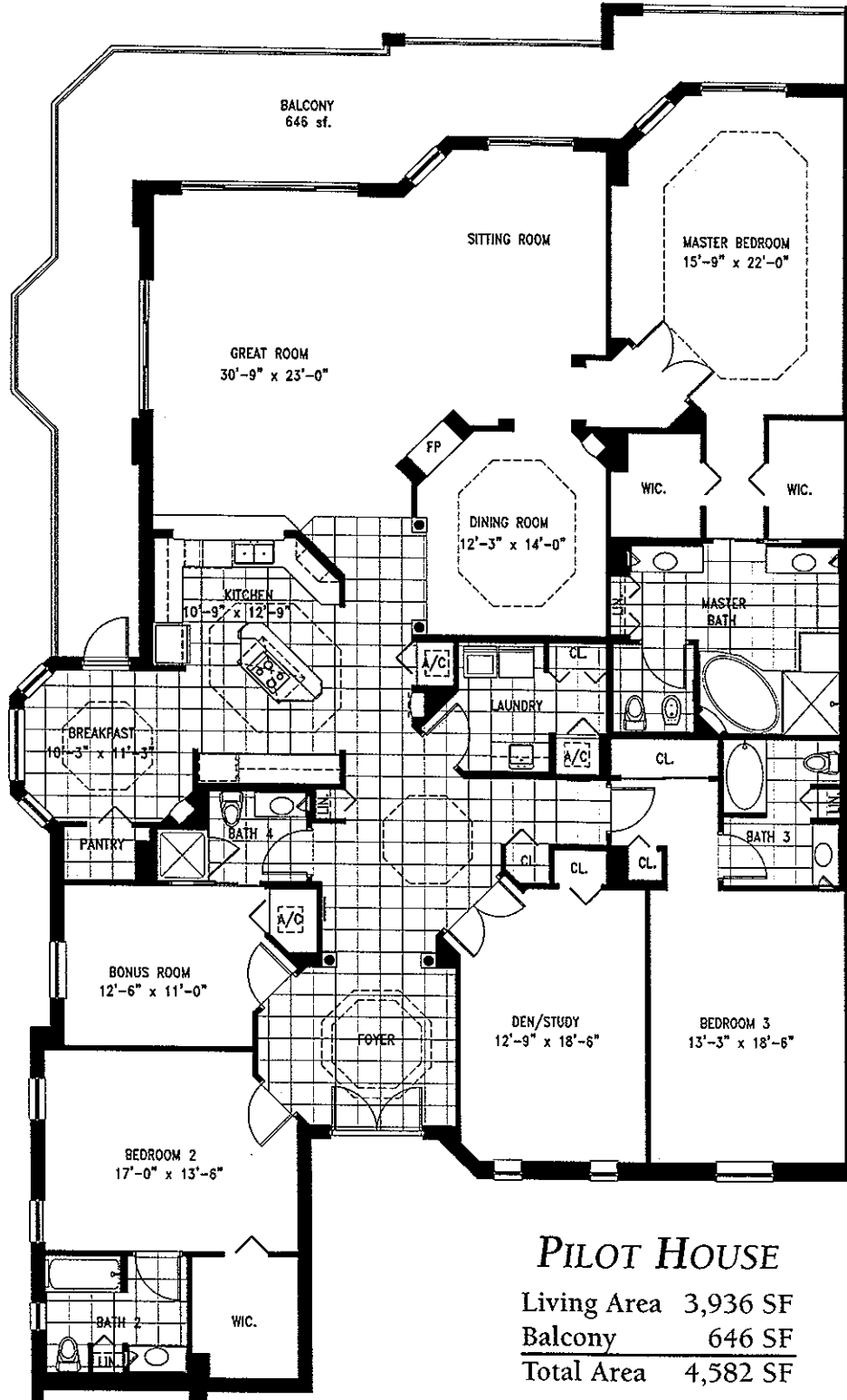
Penthouse Level

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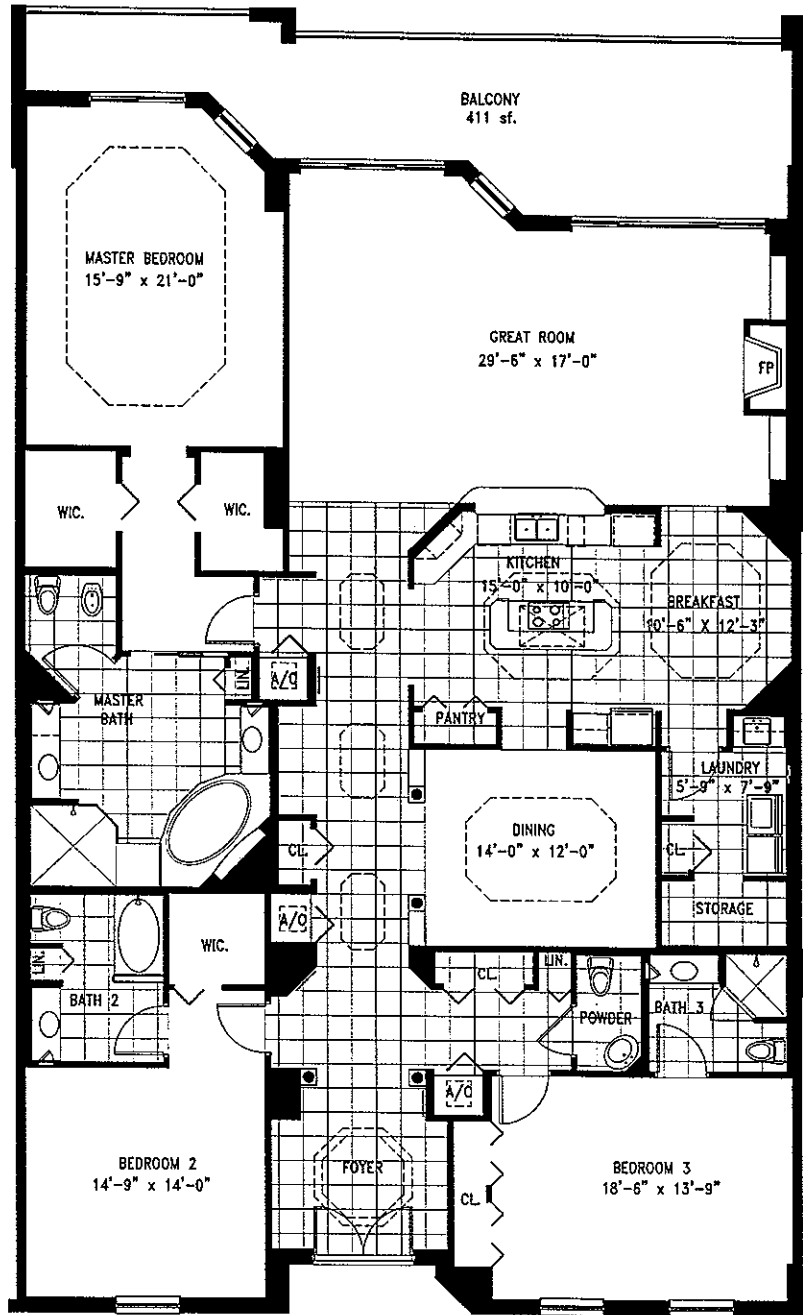
## PILOT HOUSE

Living Area 3,936 SF  
 Balcony 646 SF  
 Total Area 4,582 SF

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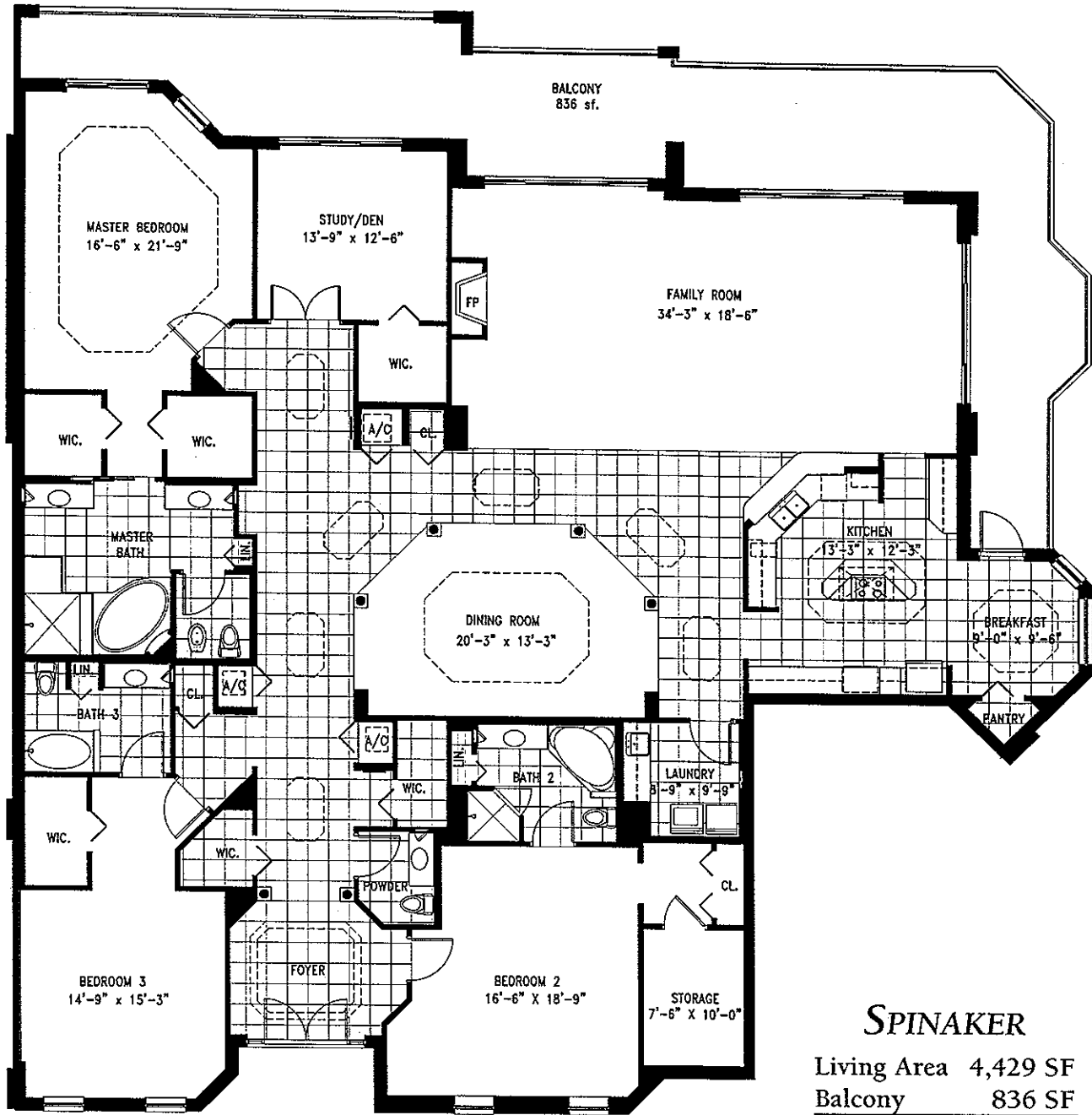
## BRIDGE DECK

Living Area 3,268 SF  
Balcony 411 SF  
Total Area 3,679 SF

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## SPINAKER

Living Area 4,429 SF  
 Balcony 836 SF  
 Total Area 5,265 SF

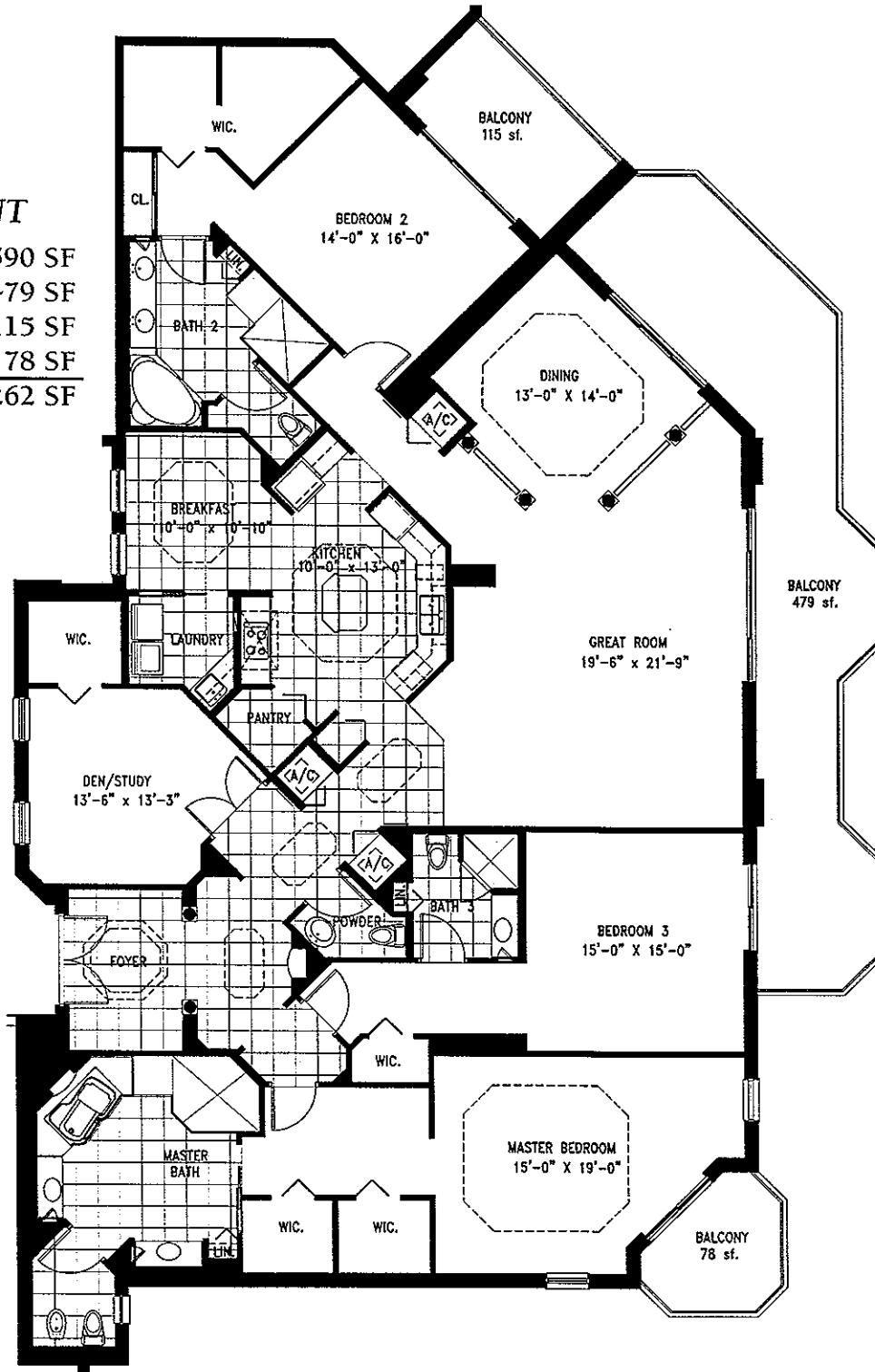
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## PENNANT

Living Area	3,590 SF
Balcony 1	479 SF
Balcony 2	115 SF
Balcony 3	78 SF
<b>Total Area</b>	<b>4,262 SF</b>



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