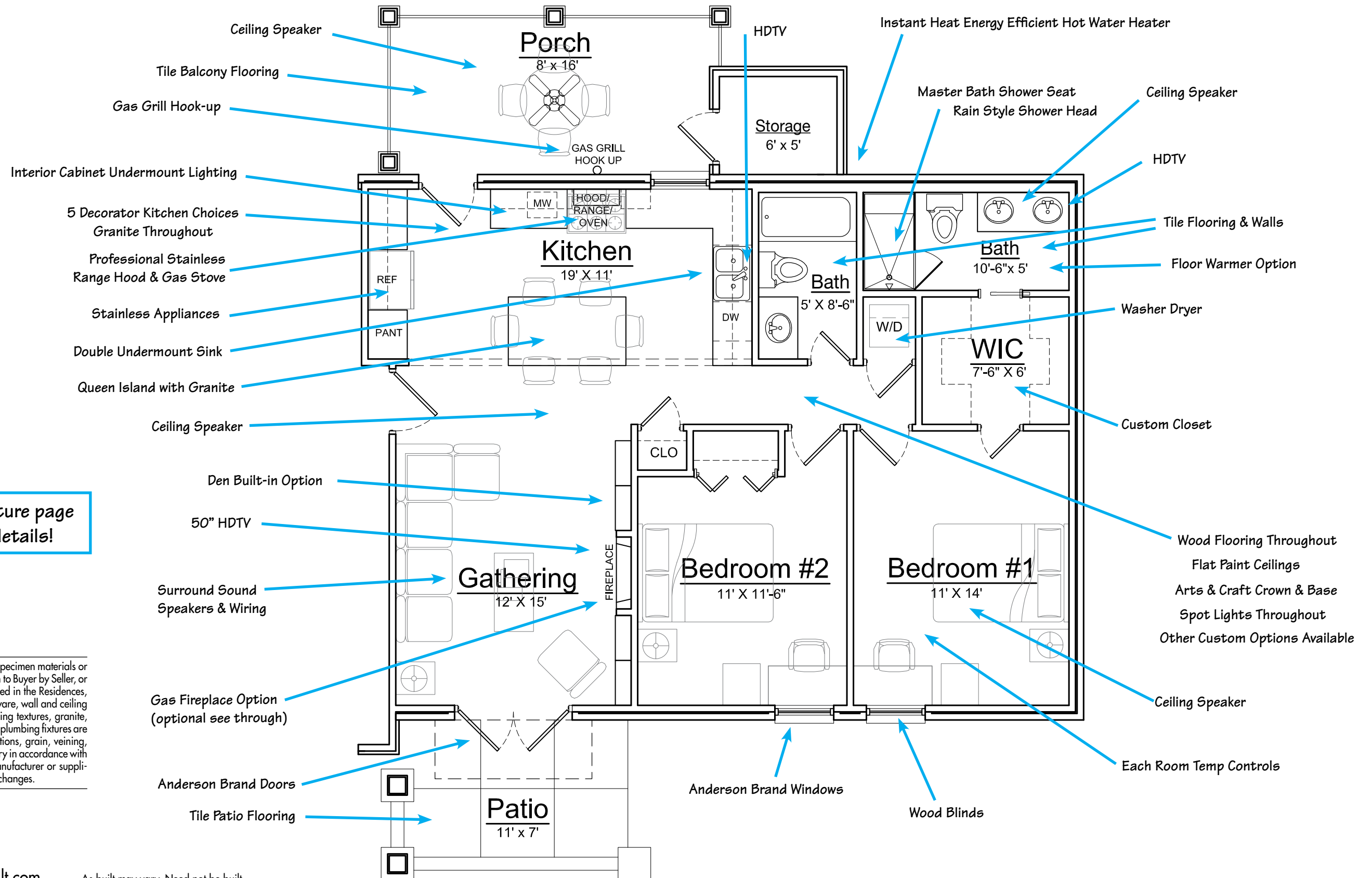


# The Residences Features and Options



The Buyer acknowledges and agrees that specimen materials or samples of certain items that may be shown to Buyer by Seller, or certain items that may otherwise be included in the Residences, such as tile, grout, cabinets, cabinet hardware, wall and ceiling lighting and related fixtures, wall and ceiling textures, granite, marble and other stone, carpet, wood, and plumbing fixtures are subject to size, stain, dye and color variations, grain, veining, staining and quality variations and may vary in accordance with price, availability, and changes by the manufacturer or suppliers. Developer reserves the right to make changes.

# TOWNHOME COLLECTION

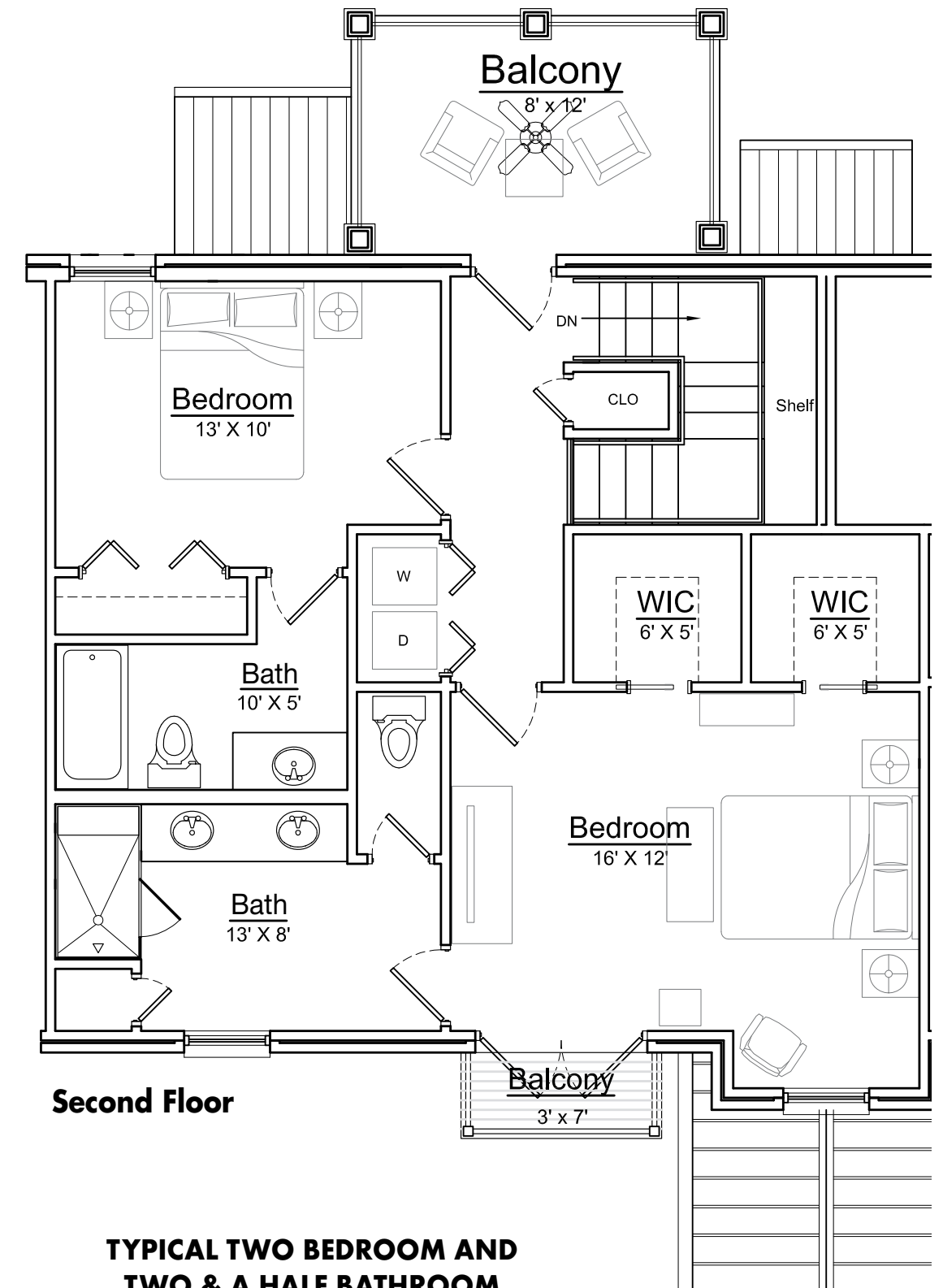
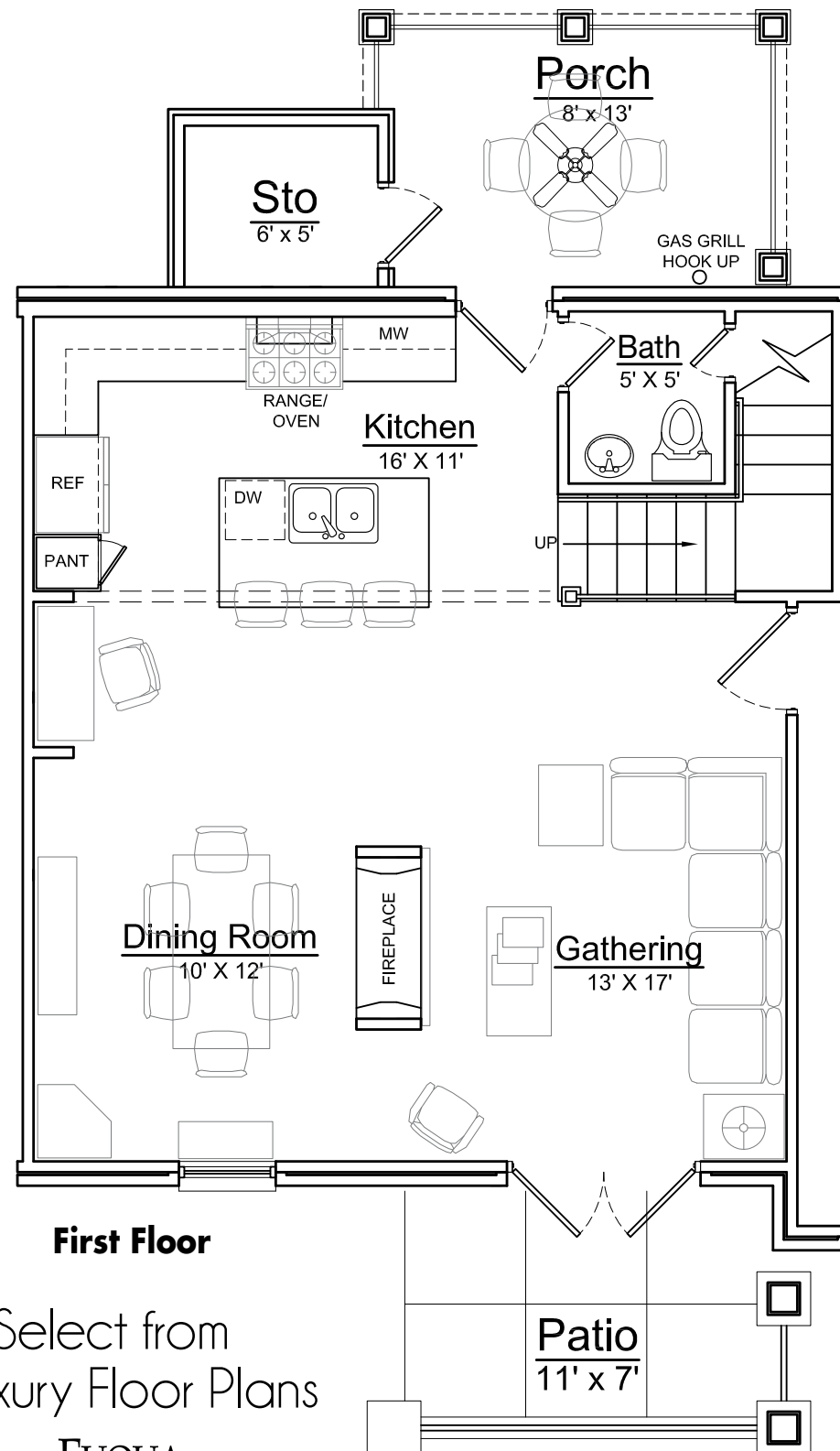
## THE TOWNHOME COLLECTION

Townhome	Bed/Bath	Living	Balcony	Garage	Total
<b>ASTOR</b>					
A-1	3 or 4 bdm	1859	455	528	2842
A-3	3 or 4 bdm	1792	350	528	2670
A-5	2 or 3 bdm	1340	327	528	2195
A-7	2 or 3 bdm	1205	327	528	2060
A-9	2 or 3 bdm	1188	327	528	2043
A-11	3 or 4 bdm	1608	327	528	2463
<b>BILTMORE</b>					
B-21	3 or 4 bdm	1923	375	528	2826
B-23	2 or 3 bdm	1186	343	528	2057
B-25	2 or 3 bdm	1205	343	528	2076
B-27	2 or 3 bdm	1340	343	528	2211
<b>CARNEGIE</b>					
B-31	2 or 3 bdm	1324	415	528	2267
B-33	2 or 3 bdm	1205	415	528	2148
B-35	2 or 3 bdm	1205	415	528	2148
B-37	3 or 4 bdm	2399	292	528	3219
<b>DUPONT</b>					
B-51	2 or 3 bdm	1347	359	528	2234
B-53	3 or 4 bdm	1860	359	528	2747

### TOWNHOME FEATURES

- 2 Car Garage
- 2 Weeks of Beach Privileges
- Five Interior Design Options
- Gourmet Kitchen & Granite Countertops
- Stainless Steel Appliances & Gas Stove
- Queen Island with Granite Top
- 50" HDTV over see-through fireplace
- HDTV in Kitchen & Bathroom
- 6' Drop Tub or Glass Walk-in Shower with Seat
- Anderson Built Energy Efficient Windows & Doors
- Oversized Patio and Balcony
- Surround Sound Speakers In Den
- Ceiling Speakers Throughout
- Each Room with Temperature Remote Control and Timer
- Cellular Controlled, Electronic Security Entry Gate

Select from  
2 Luxury Floor Plans



**TYPICAL TWO BEDROOM AND  
TWO & A HALF BATHROOM**

A-5 DEPICTED

# TOWNHOME COLLECTION

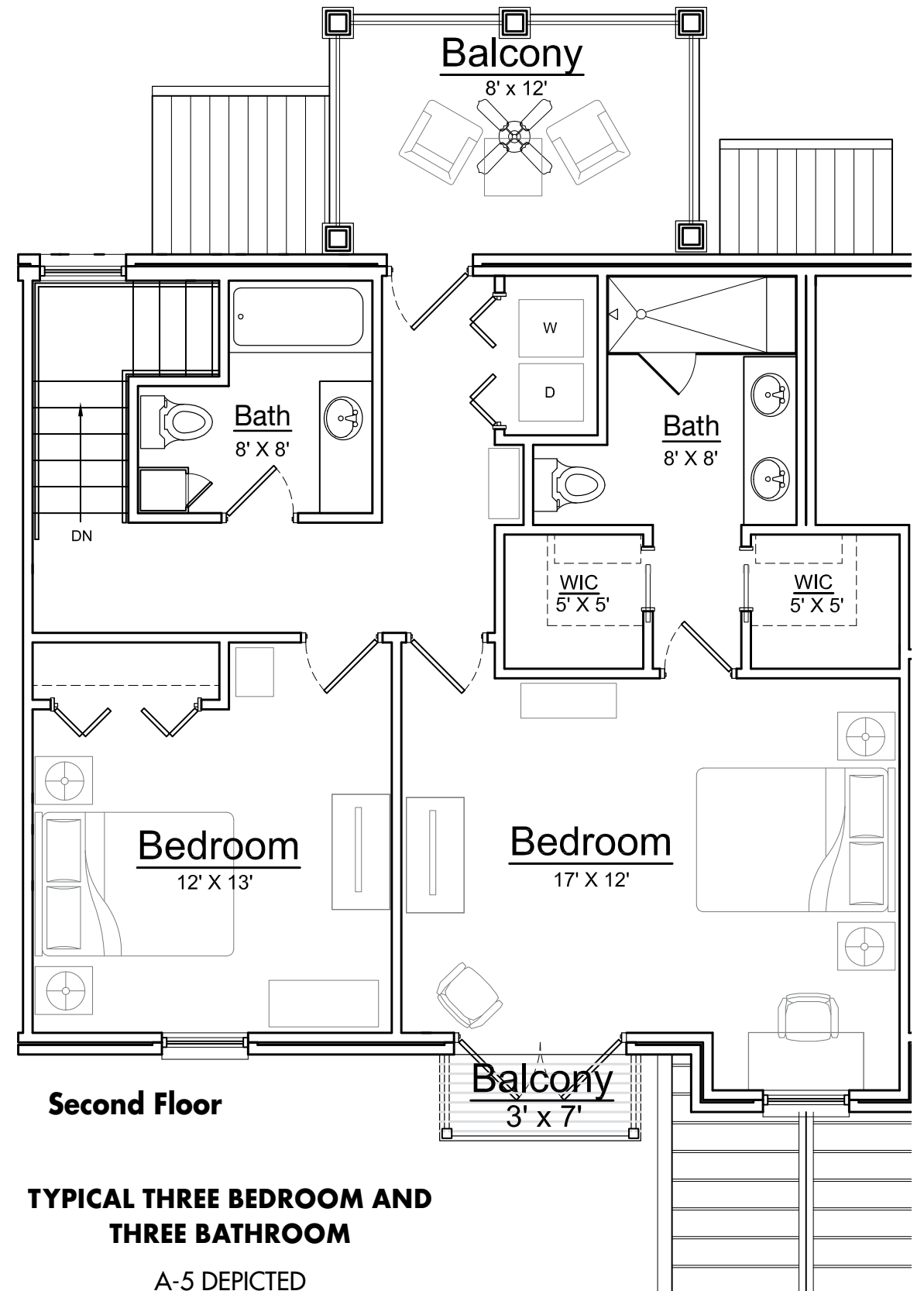
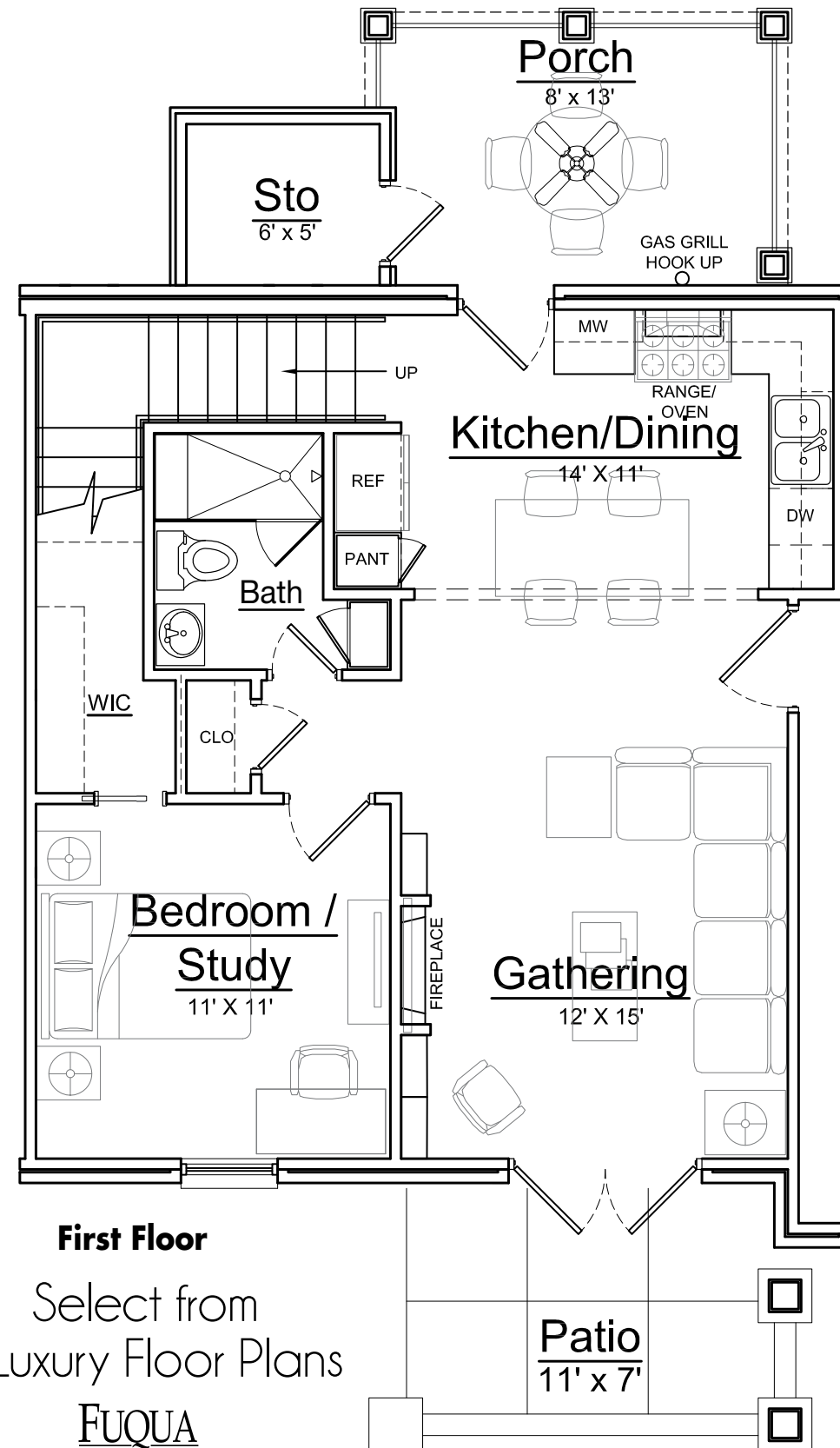
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<b>CARNEGIE</b>					
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B-37	3 or 4 bdm	2399	292	528	3219
<b>DUPONT</b>					
B-51	2 or 3 bdm	1347	359	528	2234
B-53	3 or 4 bdm	1860	359	528	2747

### TOWNHOME FEATURES

- 2 Car Garage
- 2 Weeks of Beach Privileges
- Five Interior Design Options
- Gourmet Kitchen & Granite Countertops
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- Oversized Patio and Balcony
- Surround Sound Speakers In Den
- Ceiling Speakers Throughout
- Each Room with Temperature Remote Control and Timer
- Cellular Controlled, Electronic Security Entry Gate

Select from  
2 Luxury Floor Plans



**TYPICAL THREE BEDROOM AND  
THREE BATHROOM**

A-5 DEPICTED

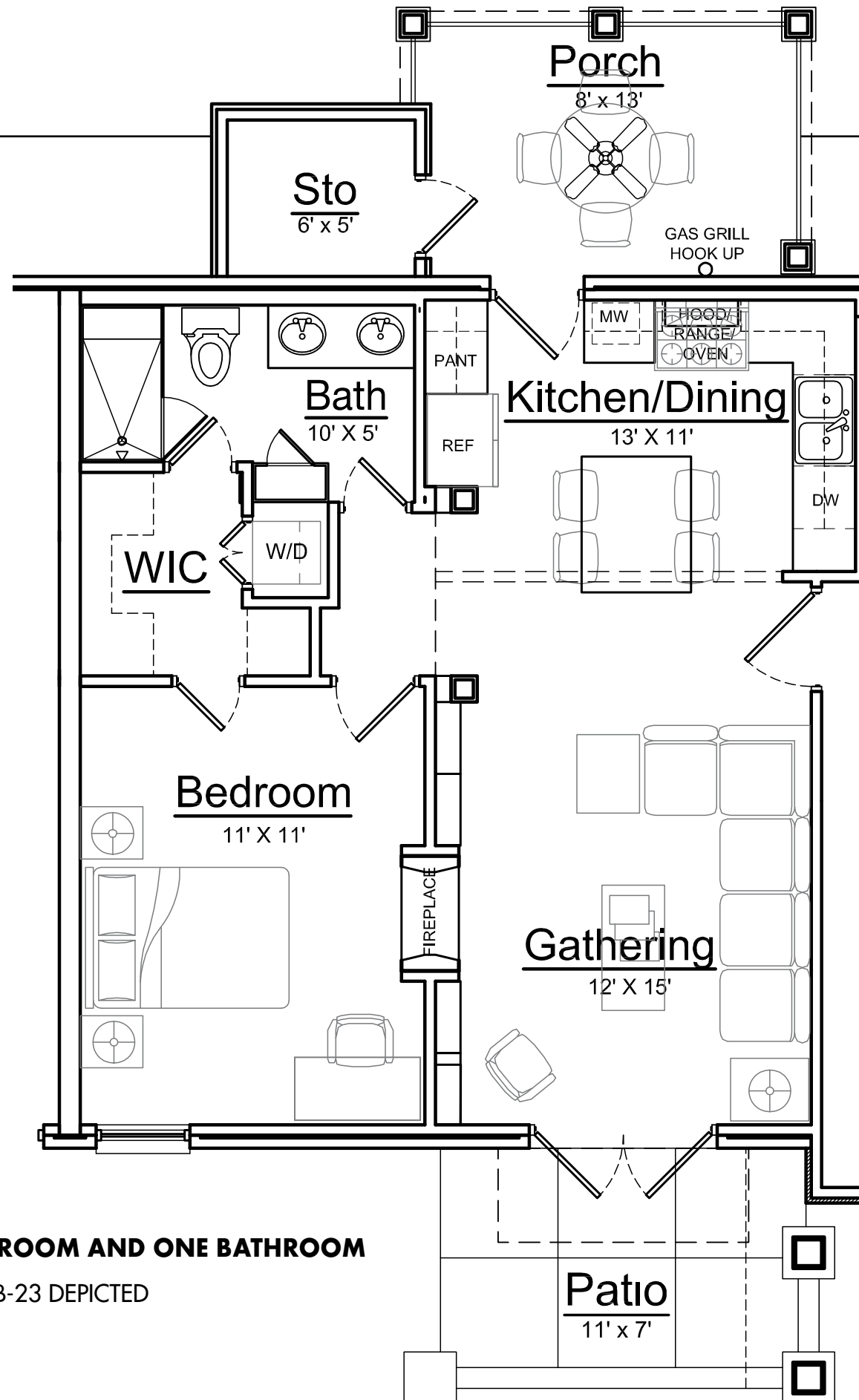
# SUITE COLLECTION

## THE 1/1 SUITES COLLECTION

Building	Suites	Living	Balcony	Garage	Total
ASTOR	A-5	643	203	264	1110
	A-6	732	154	264	1150
	A-7	643	203	264	1110
	A-8	659	154	264	1077
	A-9	643	203	264	1110
	A-10	642	154	264	1060
	A-11	643	203	264	1110
BILTMORE	B-23	647	211	264	1122
	B-24	643	162	264	1069
	B-25	647	211	264	1122
	B-26	665	162	264	1091
	B-27	642	211	264	1117
	B-28	734	162	264	1160
CARNEGIE	C-31	643	247	264	1154
	C-32	733	198	264	1195
	C-33	647	247	264	1158
	C-34	665	198	264	1127
	C-35	647	247	264	1158
	C-36	665	198	264	1127
DUPONT	D-51	701	231	264	1196
	D-52	701	182	264	1147

### COMMUNITY & AMENITIES

- Phoenix West II Beach Condo Vacation Privileges
- Assigned Garage & Carport Parking
- Controlled Access Gated Entrances
- Landscape & Hardscape Features
- Community Controlled & Maintained Landscaping
- Outdoor Gathering Table with Lounge Chairs
- Outdoor Gas Grill & Heated Hot Tub
- Putting Green & Wood Swings
- Outdoor Sand & Fire Pit with Adirondack Chairs
- Gym with Treadmill & Weights



**TYPICAL ONE BEDROOM AND ONE BATHROOM**

B-23 DEPICTED

### SUITE FEATURES

- 1 Car Garage
- 1 Week of Beach Privileges
- Five Interior Design Options
- Gourmet Kitchen & Granite Countertops
- Queen Island with Granite Top
- Stainless Steel Appliances and Gas 36" Stove
- Decorator Backsplash
- 50" HDTV Over See-through Fireplace & Kitchen
- In Wall HDTV with Cable in Master Bath
- Hardwood Flooring Throughout
- Tile Bathroom Flooring
- Anderson Built Energy Efficient Windows & Doors
- Multiple Decorative Spot Lights Throughout
- Surround Sound Speakers In Den
- Ceiling Speakers Throughout
- Wired for Comcast Telephone & Cable
- Sound & Temperature Insulated
- Each Room with Temperature Remote Control
- Energy Star Fan Air Supply Strategically Located
- Cellular Controlled, Electronic Security Entry Gate
- Security System Wiring to all Exterior Openings
- Rapid Heat, Gas Tankless Hot Water Heater
- Gas Fireplace or See Through Gas Fireplace
- 6' Drop Tub or Glass Walk-in Shower with Seat
- Gas Hook Up For Grill on Oversized Rear Balcony

Select from  
4 Luxury  
Floor Plans

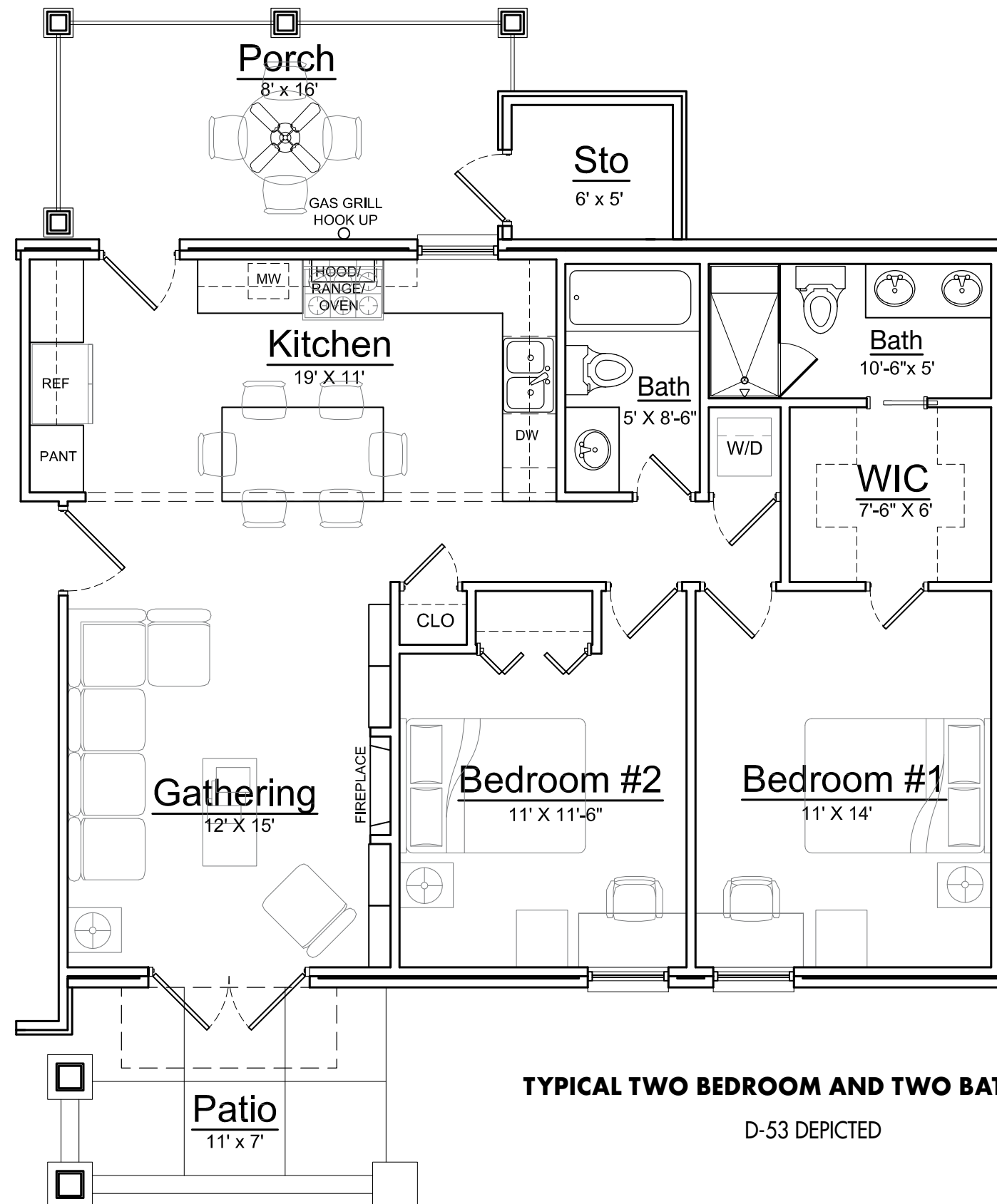
# SUITE COLLECTION

## THE 2/2 SUITES COLLECTION

Building	Suites	Living	Balcony	Garage	Total
ASTOR	A-1	936	267	264	1467
	A-2	978	218	264	1460
	A-3	923	190	264	1377
	A-4	979	190	264	1433
BILTMORE	A-12	1033	154	264	1451
	B-21	936	227	264	1427
CARNEGIE	B-22	1042	178	264	1484
	C-38	1040	138	264	1442
DUPONT	D-53	954	231	264	1451
	D-54	1016	182	264	1464

## COMMUNITY & AMENITIES

- Phoenix West II Beach Condo Vacation Privileges
- Assigned Garage & Carport Parking
- Controlled Access Gated Entrances
- Landscape & Hardscape Features
- Community Controlled & Maintained Landscaping
- Outdoor Gathering Table with Lounge Chairs
- Outdoor Gas Grill & Heated Hot Tub
- Putting Green & Wood Swings
- Outdoor Sand & Fire Pit with Adirondack Chairs
- Gym with Treadmill & Weights



TYPICAL TWO BEDROOM AND TWO BATHROOM

D-53 DEPICTED

## SUITE FEATURES

- 1 Car Garage
- 1 Week of Beach Privileges
- Five Interior Design Options
- Gourmet Kitchen & Granite Countertops
- Queen Island with Granite Top
- Stainless Steel Appliances and Gas 36" Stove
- Decorator Backsplash
- 50" HDTV Over See-through Fireplace & Kitchen
- In Wall HDTV with Cable in Master Bath
- Hardwood Flooring Throughout
- Tile Bathroom Flooring
- Anderson Built Energy Efficient Windows & Doors
- Multiple Decorative Spot Lights Throughout
- Surround Sound Speakers In Den
- Ceiling Speakers Throughout
- Wired for Comcast Telephone & Cable
- Sound & Temperature Insulated
- Each Room with Temperature Remote Control
- Energy Star Fan Air Supply Strategically Located
- Cellular Controlled, Electronic Security Entry Gate
- Security System Wiring to all Exterior Openings
- Rapid Heat, Gas Tankless Hot Water Heater
- Gas Fireplace or See Through Gas Fireplace
- 6' Drop Tub or Glass Walk-in Shower with Seat
- Gas Hook Up For Grill on Oversized Rear Balcony

Select from  
2 Luxury  
Floor Plans

FUQUA  
& PARTNERS  
ARCHITECTS

# SUITE COLLECTION

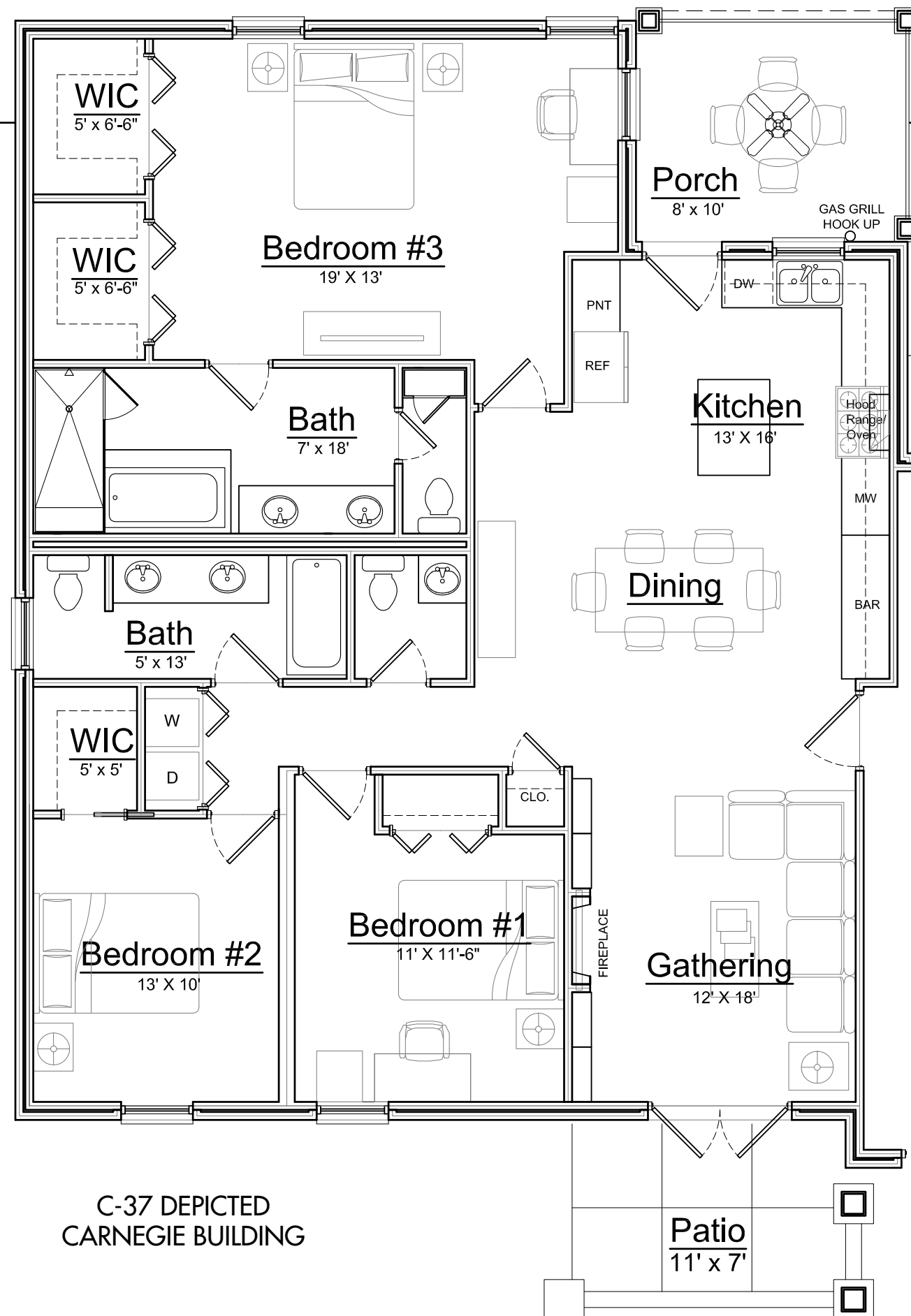
## 3 Bedroom 2½ Bathroom LUXURY SUITE

Living	1484 sf
Balconies	187 sf
Garages	528 sf
Total Area	2199 sf

*This floor plan can be modified to your specifications.*

### COMMUNITY & AMENITIES

- Phoenix West II Beach Condo Vacation Privileges
- Assigned Garage & Carport Parking
- Controlled Access Gated Entrances
- Landscape & Hardscape Features
- Community Controlled & Maintained Landscaping
- Outdoor Gathering Table with Lounge Chairs
- Outdoor Gas Grill & Heated Hot Tub
- Putting Green & Wood Swings
- Outdoor Sand & Fire Pit with Adirondack Chairs
- Gym with Treadmill & Weights



C-37 DEPICTED  
CARNEGIE BUILDING

### SUITE FEATURES

- 1 Car Garage
- 1 Week of Beach Privileges
- Five Interior Design Options
- Gourmet Kitchen & Granite Countertops
- Queen Island with Granite Top
- Stainless Steel Appliances and Gas 36" Stove
- Decorator Backsplash
- 50" HDTV Over See-through Fireplace & Kitchen
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Select from  
2 Luxury  
Floor Plans