



INCLUDED FEATURES AND SPECIFICATIONS

DESCRIPTION

- An elegant 13-story mixed-use building located in the heart of downtown Sarasota between Lemon and Pineapple Avenues.
- Part of the Pineapple Square project, which includes up to 30 to 40 new local, regional and nationally recognized retailers and restaurateurs.
- 157 residential units in one-, two- and three-bedroom floor plans.

BUILDING FEATURES

- Design 'wind tunnel' tested to meet or exceed Florida 2006 hurricane code.
- Impact-resistant windows and walls with wind resistances to Florida 2006 hurricane code.
- Wind study analysis of amenities level deck to assure comfort and relaxation.
- Private and secure residential parking with separate vehicle entrance.
- Secure bicycle storage.
- Ample guest parking.
- 4 private residential elevators.
- Secured multiple points of entry.
- Luxury residential lobby with Concierge.
- Air-conditioned and secure private storage area on each residential floor.
- Special acoustical separations on walls and floors.
- Increased acoustical insulation for piping and elevator shafts.
- Parking garage access ramp with comfortable straight incline.
- Fully sprinklered and fire alarmed.
- Large and secured mail room for privacy in collecting deliveries.
- Special 'Make-up Air Unit' provides conditioned fresh air to all residential areas.
- Waste and recycling on each level with new generation, automated 'carousel' system.

- Emergency 'back-up' power generator.
- Electronic building security system.
- Professional maintenance staff.
- Lightning protected building.

AMENITIES FEATURES

- Luxurious, resort-style amenities deck.
- Large recessed lush planter areas, level with deck for that 'island' feel.
- Wind and sun exposure study done to ensure comfort and sunlight.
- Outdoor entertainment area with 2 large gas grills and covered seating.
- Heated resort-style pool and jetted spa.
- Open and shaded lounging areas with outdoor bar area.
- Direct access to fitness center from deck.
- Secluded poolside areas for more private relaxation.
- Luxurious 'club room' with bar, fireplace and large screen TV.
- State-of-the-art theater/media room.
- Fully-equipped fitness center complete with men's and ladies' changing rooms.
- Large 'warming/catering' kitchen for event hosting and entertaining.
- Wi-Fi/wireless computer access on amenities level.

RESIDENCE FEATURES

- 38 spacious floor plans to choose from.
- 9' to 21' high ceilings in main living areas, except in detail drop areas, per floor plan.
- 7' solid core raised-panel doors typical throughout.
- 5/8" baseboards.
- Spacious walk-in closets, with wood shelves in master.
- Recessed lighting per plan.

- Upgraded large format tile in living, dining, den, kitchen, foyer, bath and laundry areas.
- Plush upgraded carpet in bedrooms.
- Impact-resistant glass windows; operable windows per plan.
- Sliding glass doors from living areas to terrace or balcony.
- Knock-down ceiling texture and orange peel wall texture. Smooth in kitchen and baths.
- Stone window sills.
- Bedrooms, living, and den areas wired for ceiling fans.
- Washer and dryer included.
- Programmable thermostats.
- Special acoustical insulating separations on walls and floors.
- Verizon FIOS internet, telephone and HD cable per plan.
- 80-gallon hot water tanks.

KITCHEN FEATURES

- Premium stainless steel stove, refrigerator, microwave and dishwasher.
- Granite kitchen countertops, choice of edge design.
- Italian-crafted Lubé cabinets in kitchen, accessorized with pan drawers, and more.
- Elegant Dornbracht plumbing fixtures.
- Food waste disposer.

BATHROOM FEATURES

- Italian-crafted Lubé cabinets.
- Marble countertops per plan.
- Elegant Dornbracht plumbing fixtures.
- Full width and height mirrors per plan.
- Upgraded shower tile.