

L I L L I

MIAMI EDGEWATER



Biscayne Bay

3401-5001



Residence 3401-5001

Level 34-50

4 Bedrooms + Den

4 Bathrooms

Powder Room

East Sweeping Bay Terraces

Biscayne Bay & Miami Beach Views

Interior — 3,798 SF / 353 SM

Exterior — 602 SF / 56 SM

Total — 4,400 SF / 409 SM



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE PROSPECTUS (OFFERING CIRCULAR) FOR THE CONDOMINIUM AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY THE DEVELOPER TO A BUYER OR LESSEE. The Developer is 720 NE Street PropCo LLC, a Delaware limited liability company ("Developer"). Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All balcony and terrace areas are measured to the interior face of the guardrail and do not represent construction gross area. Ceiling heights are measured from top of floor slab to underside of ceiling slab and exclude areas where soffits, moldings, drop ceilings, suspended ceilings, or light fixtures may be installed; as such, referenced ceiling heights may not represent actual ceiling clearance and are subject to change. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. Developer reserves the right to modify the list of standard features or make substitutions for equipment, materials, appliances, brands, or models with items of equal or better quality regardless of cost. All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Furnishings are only included if and to the extent provided in your purchase agreement. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.