

3 BEDROOMS / CABANA LEVEL / 4.5 BATHS

LIVING AREA: 3,452 SQ. FT.  
 TERRACE + BALCONIES: 552 SQ. FT.  
 TOTAL LIVING SPACE: 4,004 SQ. FT.

# LEVEL I

## THE LIVING IS EASY

Step through your private, gated front garden and into a lush, welcoming sanctuary. Inside, your light-filled first level is framed by soaring ceilings and sweeping waterfront vistas, creating an immediate sense of openness and calm. The open-concept Great Room is thoughtfully designed for both relaxation and entertaining, anchored by a chef's kitchen with generous prep space and premium finishes to inspire culinary creativity. The dining area seamlessly connects to the living space, making family gatherings and social moments feel natural and effortless.

A well-appointed powder room, abundant storage, and the convenience of a private elevator complete this harmonious blend of comfort and sophistication. From your ground floor, enjoy direct access to Marina Pointe's private deep-water marina and yacht basin—where the journey from your front door to your boat deck is nearly instantaneous.

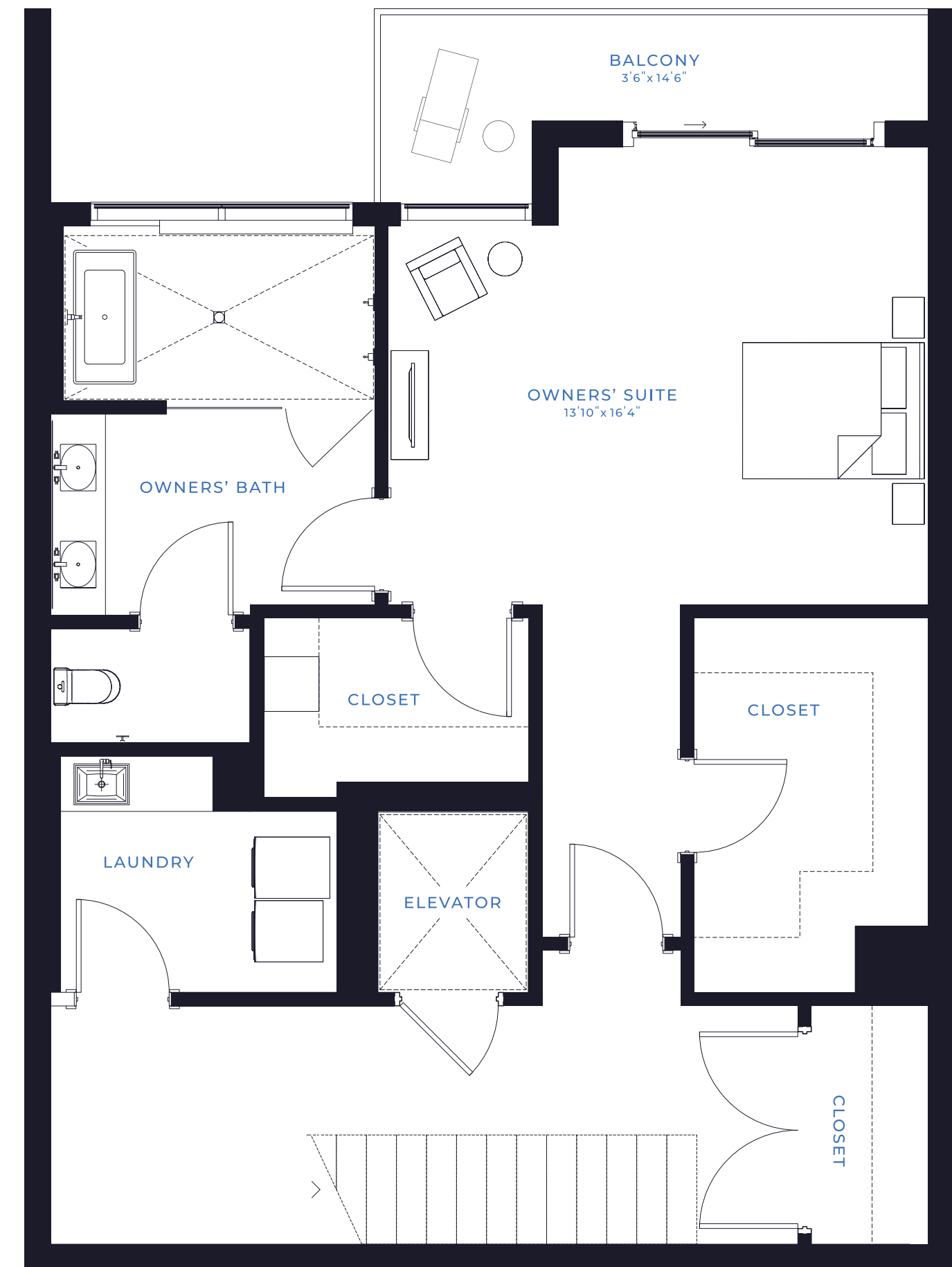


# LEVEL II

## A PRIVATE RETREAT ABOVE IT ALL

Step into your private elevator and ascend to the second level—an entire floor reserved exclusively for you. The expansive Owner's Suite is a sanctuary of comfort and style, with a generously sized bedroom framed by sliding glass doors that open to an oversized private terrace. From here, take in sweeping views of the private marina and the shimmering Bay beyond.

Your spa-inspired en suite bath is designed for indulgence, featuring a quartz-topped double vanity, an oversized glass-enclosed wet room with a deep soaking tub, and a secluded water closet for ultimate privacy. Dual walk-in closets provide ample space for curated wardrobes, while a dedicated linen closet and a spacious laundry room with utility sink elevate convenience and thoughtful design.

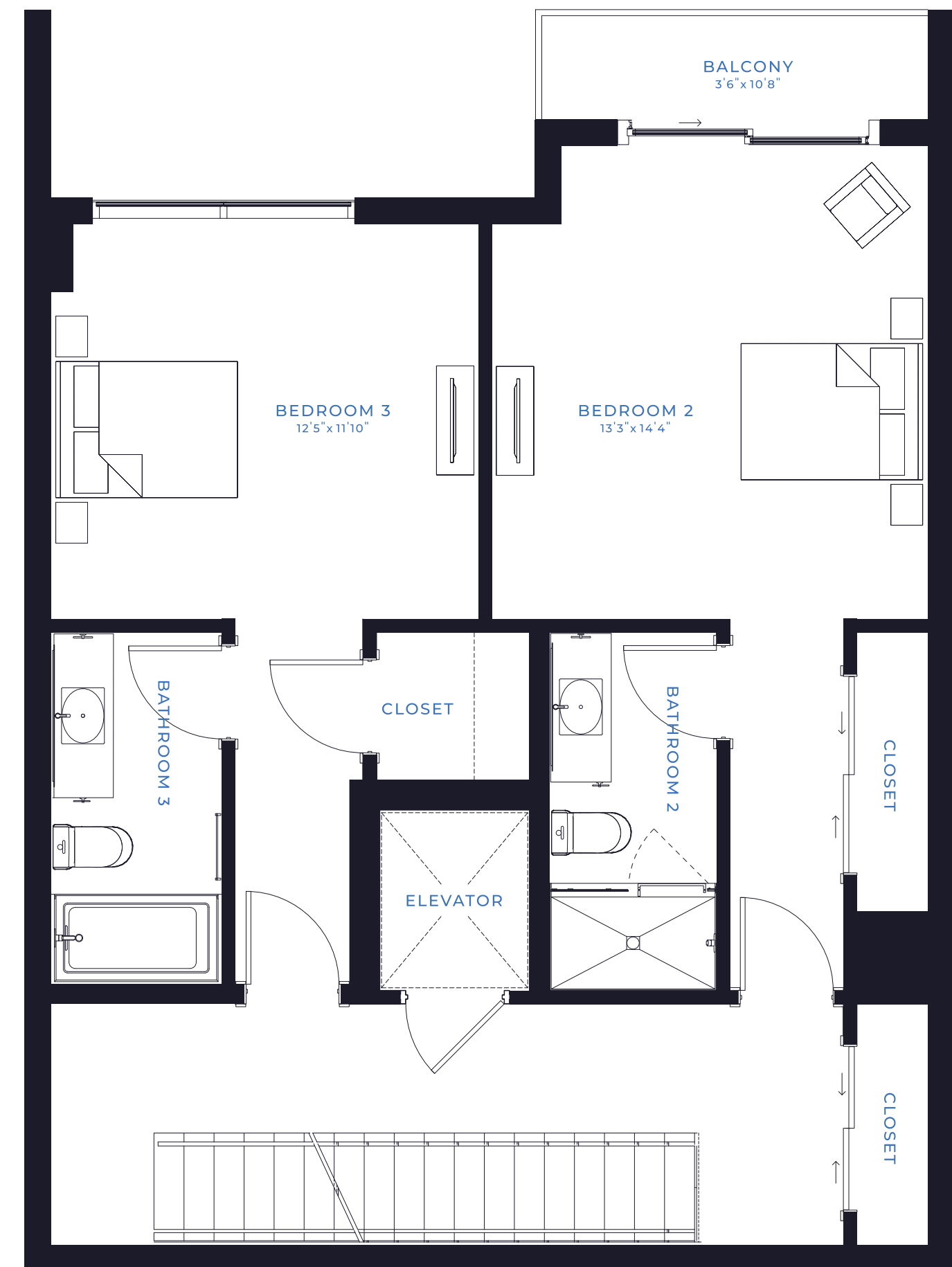


# LEVEL III

## A WELCOMING & VERSATILE RETREAT

The third level of your Harbour Home is thoughtfully designed to welcome family and friends in comfort and style. Two additional suites feature spacious flex bedrooms with private en suites and generous closets, offering endless possibilities—perfect for hosting out-of-town guests, creating a dedicated home office, or designing the hobby room you’ve always imagined.

Abundant natural light fills the space, enhancing its sense of openness and warmth. Step onto the private balcony off Bedroom Two to enjoy a quiet moment and a refreshing morning coffee while taking in the gentle coastal breeze.



# LEVEL IV

## AN UNRIVALED ENTERTAINMENT SPACE

Ascend to the top level of your Harbour Home—your own private retreat, accessible by a private elevator and designed for effortless entertaining. This light-filled cabana room opens through expansive sliding glass doors to a sweeping terrace landing, where panoramic, unobstructed views of the shimmering blue waters create the perfect backdrop for your gatherings.

From vibrant pink and orange sunsets to starlit evenings, this rooftop sanctuary invites you to savor every moment—cocktail in hand, surrounded by coastal beauty. The open design offers space for your favorite game tables, a full lounge setup, or even a cozy media area, creating a versatile escape that adapts to your lifestyle.

A thoughtfully designed fourth full bathroom adds convenience, while ample storage keeps pool towels, boat gear, and outdoor essentials neatly tucked away. And when it's time to cool off or socialize, the fourth floor connects directly to Marina Pointe's resort-style pool and amenity deck—your gateway to endless sun-soaked days and effortless leisure.

