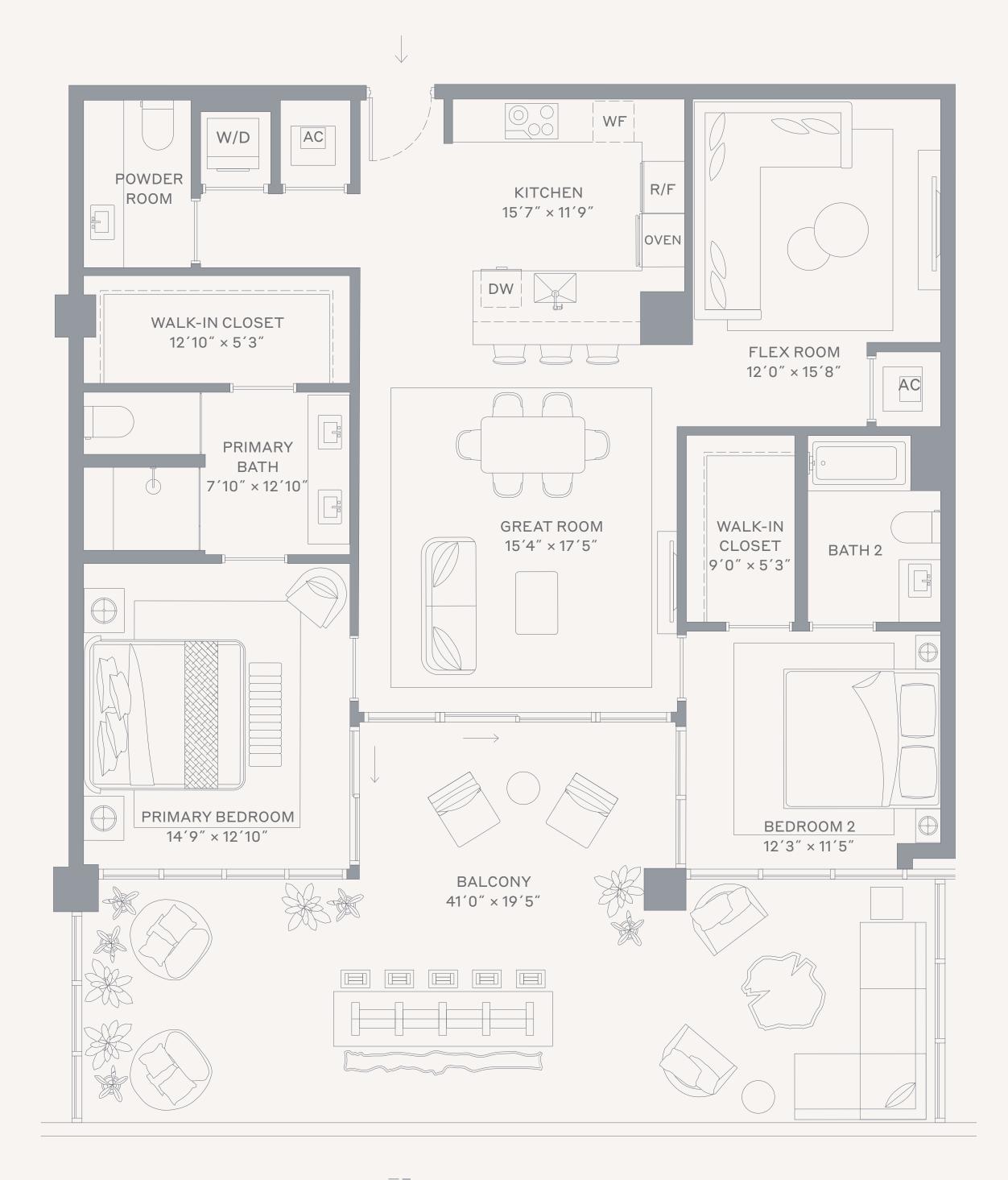
## Residence 204 South

Level 2

## 2 Bedrooms + Den / 2.5 Bathrooms

## Specifications

Interior	1,478 FT <sup>2</sup>   137 M <sup>2</sup>
Exterior	590 FT <sup>2</sup>   55 M <sup>2</sup>
Total	2,068 FT <sup>2</sup>   192 M <sup>2</sup>









This condominium is being developed by 1177 Bay Harbor Islands, LLC, a Delaware limited liability company ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and you agree to look solely to Developer with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. 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 dispaces between the perimeter walls and exception and definition of the "Unit" set forth in the Declaration (which generally only includes the interior dispaces between the perimeter walls and exception and exception of the "Unit" set forth in the Declaration (which generally only includes the interior dispaces between the perimeter walls and sole materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilitize the same method

THE WELL

COCONUT GROVE

MIAMI