## Residence 207 West

Level 2

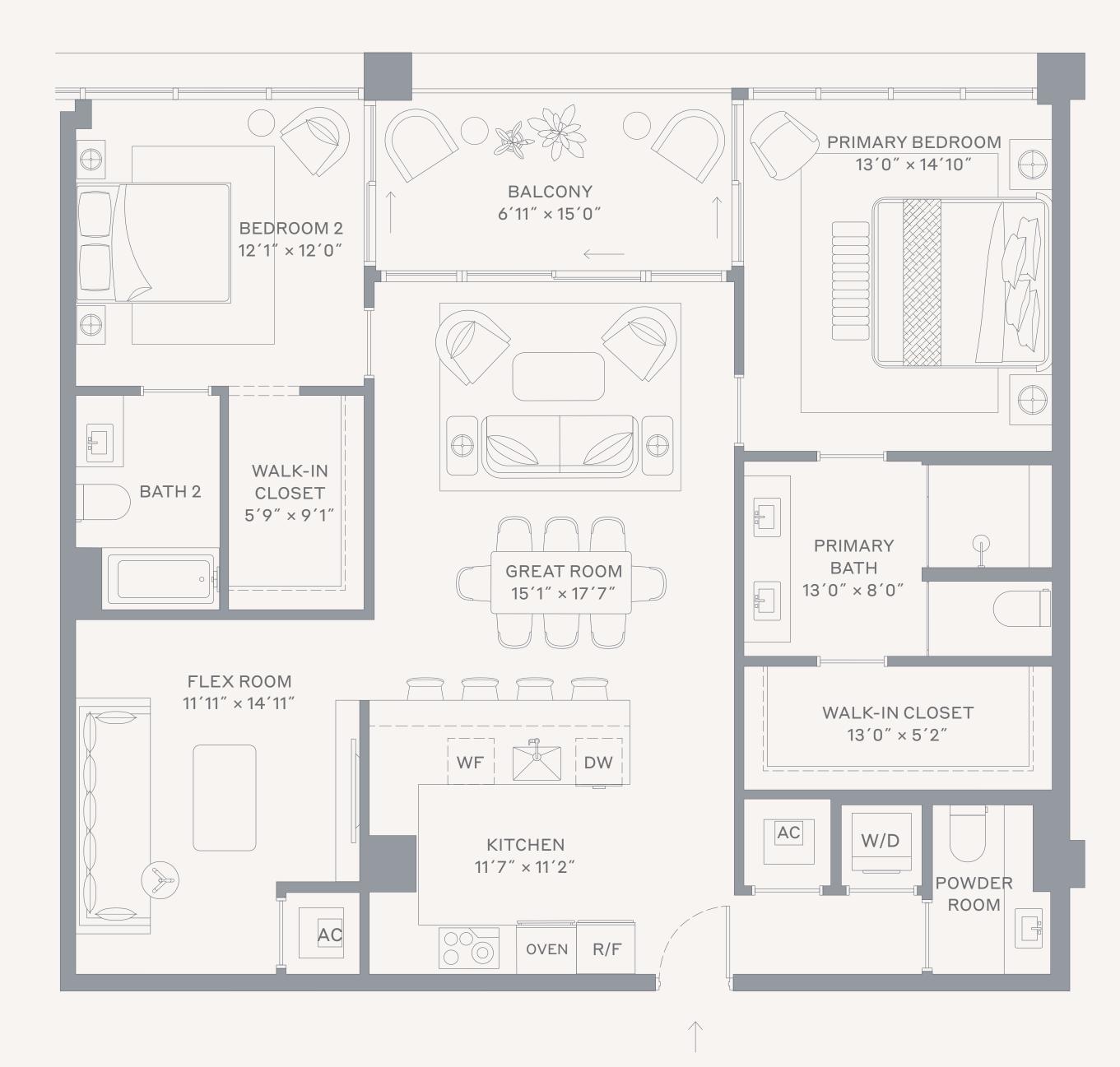
## 2 Bedrooms + Den / 2.5 Bathrooms

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## Specifications

Interior	1,481 FT <sup>2</sup>   138 M <sup>2</sup>
Exterior	105 FT <sup>2</sup>   10 M <sup>2</sup>
Total	1,586 FT <sup>2</sup>   148 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 or 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, 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 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, 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 demis 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 exclude interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to components and other condominium projects that utilize the same method. Measureme 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 procobal read length and width. All dimensions are estimates which wil

