

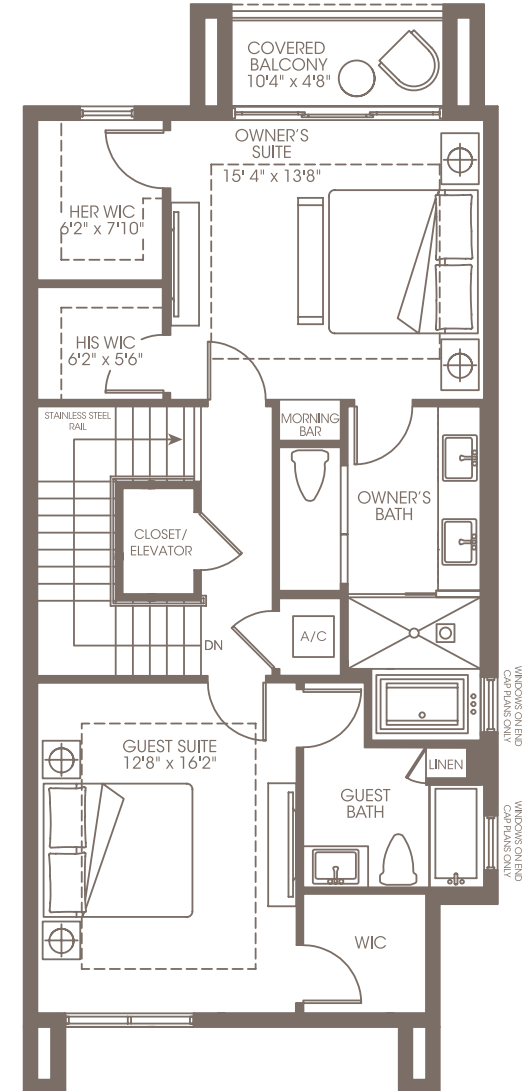
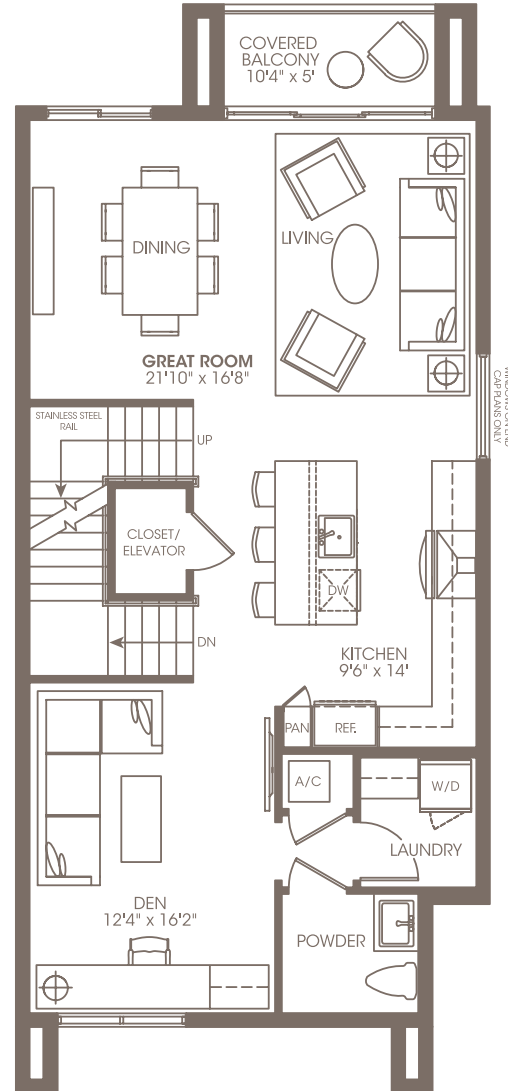
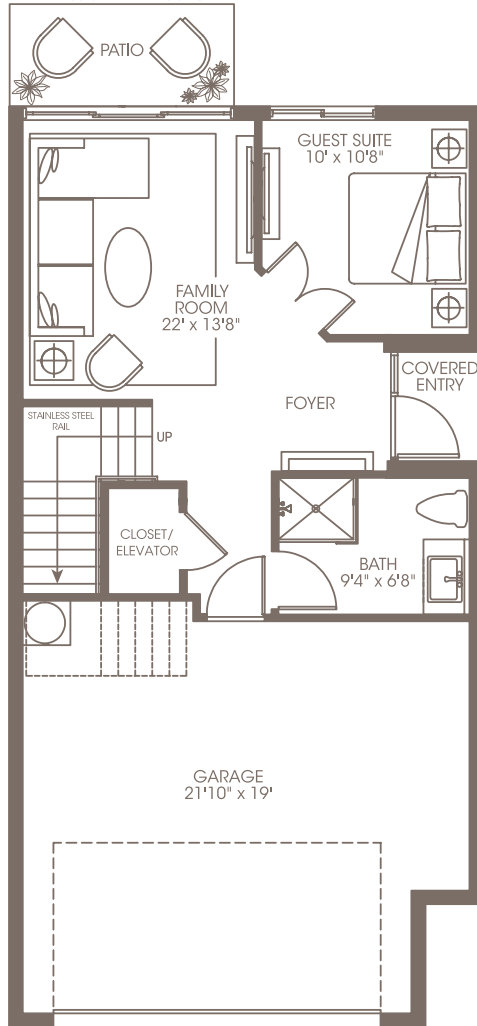
PLAN TWO

2 Bedrooms | Den | Flex Space | 3.5 Baths

A/C Living Area		
Level 1	546 sf	51 m ²
Level 2	1,011 sf	94 m ²
Level 3	933 sf	87 m ²
Total Living Area	2,490 sf	231 m²

Covered Entry	21 sf	2 m ²
Garage	443 sf	41 m ²
Covered Patio	53 sf	5 m ²
Balconies	144 sf	13 m ²
Total Area	3,151 sf	293 m²

DIMENSIONS VARY DEPENDING ON LOT #



ModerneBoca.com | 4202 North Military Trail | Boca Raton, FL 33431

KOLTER

All dimensions are approximate. This floorplan is subject to change without notice. There are various methods of calculating the total square footage of a residence, and depending on the method of calculation, the quoted square footage of a residence may vary. The total square footages as shown in this brochure are based on the "Architectural Method" of measurement which include portions of the exterior walls, interior columns and fifty percent of demising walls.

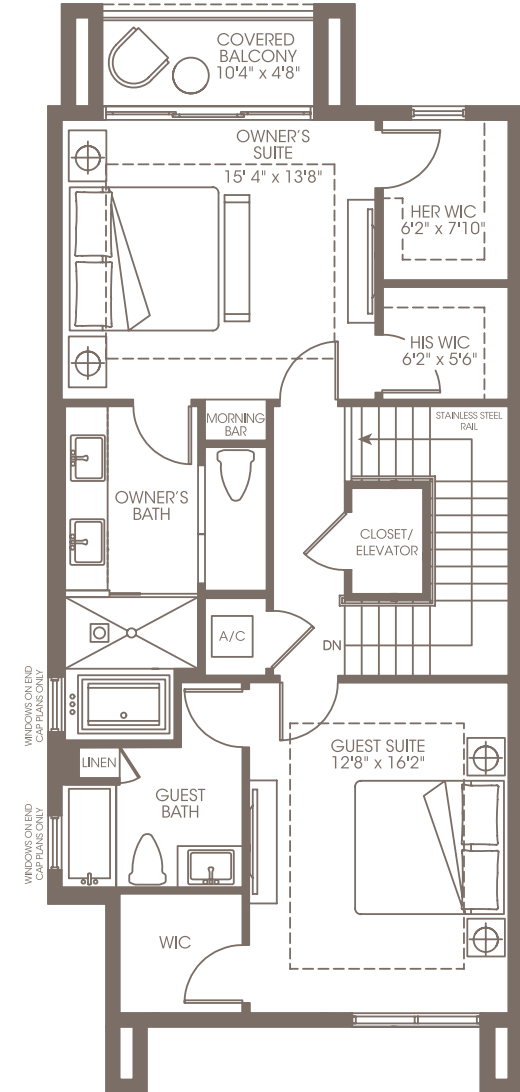
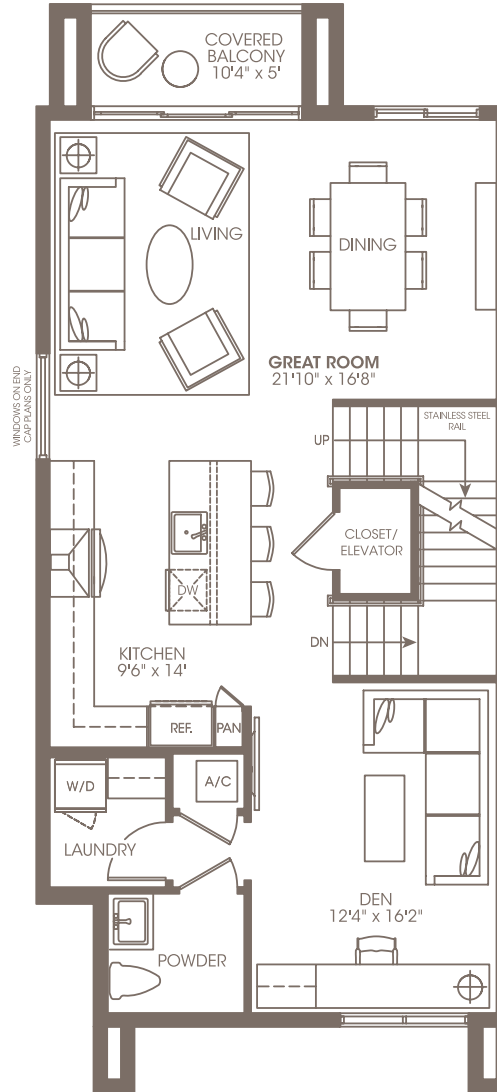
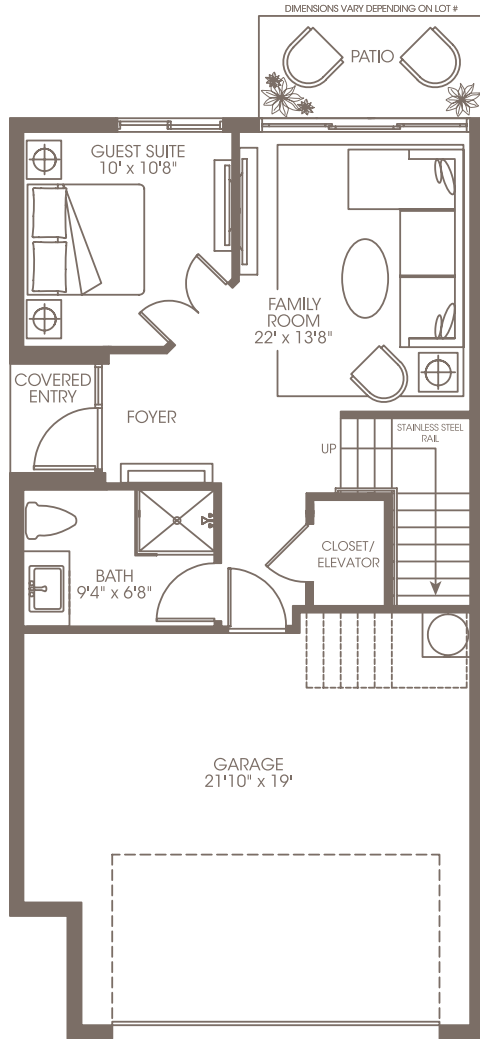


PLAN TWO MIRRORED

2 Bedrooms | Den | Flex Space | 3.5 Baths

A/C Living Area		
Level 1	546 sf	51 m ²
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OVERVIEW

- 75 Luxurious three-story residences located in mid-town Boca Raton
- Stunning contemporary architecture in a private community
- Private individual residence elevators in select buildings (per plan)
- Energy-efficient living afforded by progressive design and planning, along with advanced construction techniques and materials
- Energy-efficient laminated hurricane-rated glazing

RESIDENCE FEATURES

- Soaring 10' ceilings in main living area
- Abundant natural sunlight from sliding glass doors and windows
- Terrace adds a welcoming outdoor living area to the Residence
- Rich porcelain flooring throughout main Living areas, Laundry and Bathrooms
- 9' Entry doors and 8' solid-core interior doors throughout

- Generous lighting throughout Residence with designer recessed lighting fixtures and select pre-wiring to allow owners to personalize their lighting choices
- European-style cabinetry in a choice of finishes, fully coordinated with designer elements including cabinet undermount lighting
- Franke® stainless steel sink with Grohe® single-handle pull-out sprayer kitchen faucet
- Handsome quartz countertops with dramatic waterfall edge on kitchen island in select plans
- Attractive Jenn-Air® stainless Euro-style appliance collection including:
 - 35" Built-in French Door refrigerator with bottom freezer and ice maker
 - Gourmet 36" electric range with 30" stainless steel canopy hood
 - Undercounter 24" microwave with drawer
 - Dishwasher with "Quiet System" and stainless interior
 - Electrolux® front-load washer and dryer
 - Silhouette Professional® beverage center in Owner's Suite Morning Bar (per plan)

- Beautifully coordinated stone, quartz and porcelain surfaces featuring Grohe® or equivalent fixtures.
- Lavish soaking tubs and frameless showers (per plan)

AMENITIES AND SERVICES

- Convenient on-site Fitness Center with wireless Internet access
- Swimming Pool with lounge area
- Homeowner's association maintenance to support a maintenance-free lifestyle

COMMUNITY

- On-site guest parking
- A pet-friendly community
- Convenient landscaped pedestrian walkways
- Easy access to all of Boca Raton and South Florida