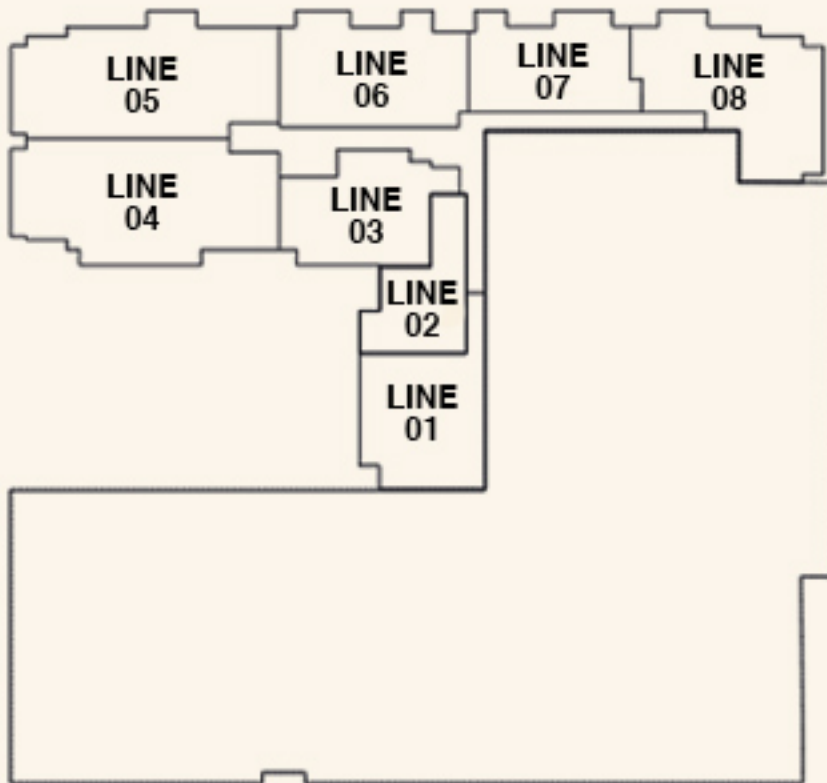




97th Street

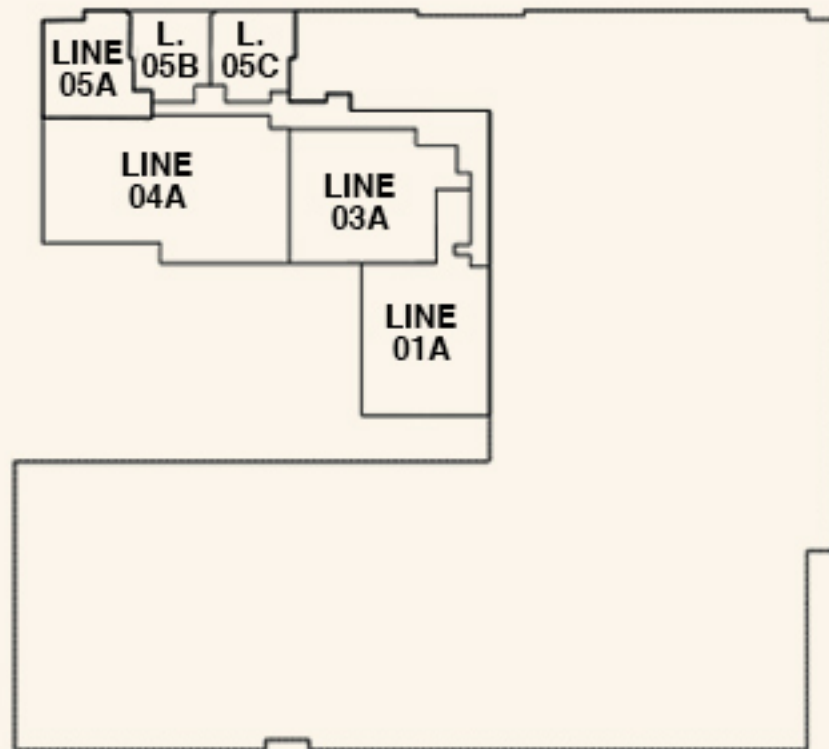
West Bay Harbor Drive



Kane Concourse (96th Street)

97th Street

West Bay Harbor Drive



Kane Concourse (96th Street)

Residence 01

2 Bedrooms / 2.5 Bathrooms

Specifications

Interior	1,849 SQ. FT. 171 M ²
Exterior	*303 SQ. FT. 28 M ²
Total	2,152 SQ. FT. 199 M ²

*Balcony square footage subject to change between 25% (0.025%) to 25% depending on final floor plan including but not limited to: floor level, window and door sizes.



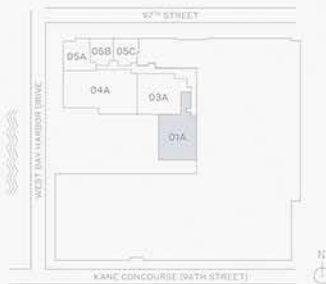
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Residence 01A

2 Bedroom / 2.5 Bathrooms

Specifications

Interior	2,292 SQ. FT. 213 M ²
Exterior	850 SQ. FT. 79 M ²
Total	3,142 SQ. FT. 292 M ²



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Residence 03A

2 Bedrooms / Den / 2.5 Bathrooms

Specifications

Interior	1,992 SQ. FT. 185 M ²
Exterior	431 SQ. FT. 40 M ²
Total	2,423 SQ. FT. 225 M ²



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Residence 04

4 Bedrooms / 4.5 Bathrooms

Specifications

Interior	3,266 SQ. FT. 303 M ²
Exterior	371 SQ. FT. 34 M ²
Total	3,637 SQ. FT. 337 M ²



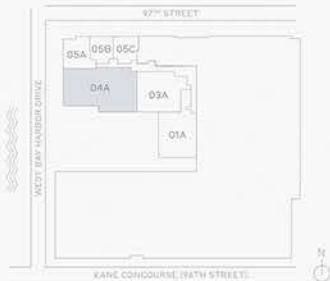
This construction is being governed by the Florida Building Code, 2021 Edition, and the International Residential Code (IRC) 2018 Edition, as amended. All materials and workmanship shall conform to the applicable code requirements. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The contractor shall be responsible for the safety of all workers and for the protection of the public. The contractor shall be responsible for the quality of the work and for the completion of the project on time and within budget. The contractor shall be responsible for the payment of all bills and for the delivery of the completed work. The contractor shall be responsible for the maintenance of the site and for the removal of all debris. The contractor shall be responsible for the protection of the existing structures and utilities. The contractor shall be responsible for the installation of all fixtures and equipment. The contractor shall be responsible for the painting and finishing of all surfaces. The contractor shall be responsible for the landscaping and site preparation. The contractor shall be responsible for the overall coordination and management of the construction project.

Residence 04A

4 Bedrooms / Den / 4.5 Bathrooms

Specifications

Interior	3,291 SQ. FT. 306 M ²
Exterior	841 SQ. FT. 78 M ²
Total	4,132 SQ. FT. 384 M ²



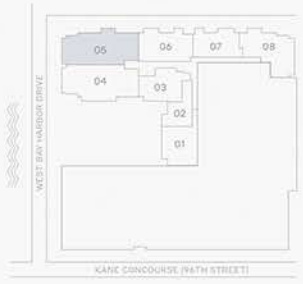
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Residence 05

3 Bedrooms / 3.5 Bathrooms

Specifications

Interior	3,262 SQ. FT. 303 M ²
Exterior	246 SQ. FT. 23 M ²
Total	3,508 SQ. FT. 326 M ²



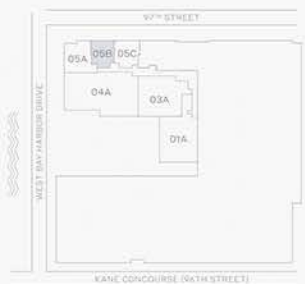
The construction is being performed by The Well Harbor Islands, LLC, a Delaware limited liability company ("Developer"), and all the drawings, specifications and other representations made by Developer and its agent to look solely to Developer with respect to the construction of this project. The construction of this project shall be in accordance with the applicable laws and regulations of the State of Florida and the local laws and regulations of the City of Miami. The project shall be completed in accordance with the applicable laws and regulations of the State of Florida and the local laws and regulations of the City of Miami. The project shall be completed in accordance with the applicable laws and regulations of the State of Florida and the local laws and regulations of the City of Miami. The project shall be completed in accordance with the applicable laws and regulations of the State of Florida and the local laws and regulations of the City of Miami.

Residence 05B

1 Bedroom / 1.5 Bathrooms

Specifications

Total 924 SQ. FT. | 96 M²



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Residence 06

3 Bedrooms / 3.5 Bathrooms

Specifications

Interior	2,214 SQ. FT. 207 M ²
Exterior	187 SQ. FT. 17 M ²
Total	2,401 SQ. FT. 224 M ²



This is a conceptual rendering and not a contract. All dimensions and materials are approximate and subject to change without notice. The Developer reserves the right to modify this plan at any time without notice. This plan is provided as a guide only. The actual construction of the project may vary from this plan. The Developer is not responsible for any errors or omissions in this plan. The Developer is not responsible for any damage or injury to any person or property resulting from the use of this plan. The Developer is not responsible for any environmental or other restrictions that may apply to the project. The Developer is not responsible for any zoning or other restrictions that may apply to the project. The Developer is not responsible for any other restrictions that may apply to the project.

Residence 07

2 Bedrooms / 2.5 Bathrooms

Specifications

Interior	1,701 SQ. FT. 158 M ²
Exterior	187 SQ. FT. 17 M ²
Total	1,888 SQ. FT. 175 M ²



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