

CURATED WATERFRONT LIVING

From the elegantly tasteful to the extravagantly indulgent, The Fairchild Coconut Grove experience is one of chic, comfort and convenience so you feel right at home, right away.

DEVELOPER GROVE BAY PROPERTIES, LLC

ARCHITECT MAX STRANG | STRANG ARCHITECTURE

DESIGNER RAFAEL DE CÁRDENAS / ARCHITECTURE AT LARGE

NUMBER OF RESIDENCES TWENTY SIX

NUMBER OF STORIES FIVE

RESIDENCE MIX TWO TO FOUR BEDROOM RESIDENCES FROM 1714 SQ FT TO 4114 SQ FT

EXCLUSIVE MARKETING AND SALES ONE SOTHEBY'S INTERNATIONAL REALTY

DISTINGUISHING DESIGN FEATURES

- Rare, expansive waterfront site within the exclusive Glencoe neighborhood of Coconut Grove
- Twenty-six unique residences in a building designed by acclaimed architect, Max Strang
- Distinctive Coconut Grove-inspired façade integrating natural materials and private gardens
- Lushly landscaped property featuring native Florida foliage trees inspired by David Fairchild's private gardens, The Kampong
- Interiors by Rafael de Cárdenas / Architecture at Large, an *Architectural Digest* "AD 100" designer

AMENITIES

- Private boat slips
- 24-hour security
- Full-time porter for inside and outside entertaining
- 24-hour valet parking for guests and residents
- Bayside lounge
- Resident bicycles and paddle boards
- Rooftop pool sun deck with private cabanas
- Holistic wellness spa with hammam, steam room and sauna
- Serene treatment rooms
- High-tech training gym
- Sunset roof deck with outdoor living rooms
- Serenity gardens
- Sunset deck outdoor cinema
- Two covered parking spaces per residence
- Private on-site dog park
- Jungle rainforest path
- On-site vehicle detailing
- Electric car charging station
- Kayak and paddle board storage
- Landscaped Bay walk
- Package Room
- Private elevators in premier units
- Crestron Package
- Smart technology

GOURMET CHEF KITCHEN

- Cabinetry by Poliform™ with integrated LED lighting
- Sub-Zero™ column refrigerator
- Sub-Zero™ column freezer
- Wolf™ gas range with single and double ovens
- Wolf Pro™ stainless steel hood with stainless steel backsplash, integrated warming rack and heating lamps
- Wolf™ transitional convection steam oven
- Asko™ Dishwasher
- Full backsplash
- Quartz counter surfaces
- Plumbing fixtures by Dornbracht™
- Industrial stainless steel under mount sink

WET BAR CABINET

- Self-contained custom European bar cabinet
- Sub-Zero™ full height wine cooler
- Sub-Zero™ ice maker
- Stainless steel bar sink
- Sleek faucet by Dornbracht™

MASTER BATHROOM

- Free-standing soaking tub by Duravit™
- Sophisticated plumbing fixtures by Dornbracht™
- Double under mount sinks by Duravit™
- Toilet and bidet by Duravit™
- Integrated teak wood floor in wet areas
- Natural stone floors and wall tiles
- Custom designed backlit mirrors

RESIDENCES

- Dedicated elevator lobbies
- 11-ft ceiling heights throughout, 13-ft in penthouse
- Private outdoor living areas with bay views
- Natural stone flooring throughout
- Spacious walk-in closets
- Laundry rooms
- Service quarters in select residences
- Private outdoor showers in select residences

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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 AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH IN EXHIBIT 2 TO THE DECLARATION AS "UNIT AREA". MEASUREMENTS 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 PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.

ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH, FURNISHINGS AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. TERRACES ARE LIMITED COMMON ELEMENTS.

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