



FEATURES & AMENITIES

DETAILS OF A LIFE WELL LIVED

Personalized services, including a 24-hour concierge, are complemented by a host of amenities at Mr. C Residences Coconut Grove.

Arrival Experience

- Covered Valet Drop-Off
- Reception and Concierge Desk
- Lobby Lounge
- Mail & Package Rooms
- Curated Art Pieces in Lobby
- Lush Landscaping

Dining & Retail

- Signature Café
- Specialty Gourmet Market
- Wellness Lounge and Juice Bar
- Private Bellini Bar on Pool Deck
- Poolside Food and Beverage Service
- In-Home Delivery from Café

Services

- Concierge Reception
- Butler Service
- Lifestyle and Nautical Concierge
- 24-Hour Doorman & Security
- 24-Hour Valet
- Mr. C Property Management Team
- Housekeeping Service Available

Residence Features

- Open Floor Plan Layouts
- 11-Foot Ceilings
- Floor-to-Ceiling Glass
- Bayshore, City and Grove Views
- Private Outdoor Terraces
- Italian Terrazzo & Quartz Countertops
- Italian Cabinetry
- European Porcelain Tile Floors
- Custom Kitchen Island

- Premium Appliances Subzero Wolf
- Solid Core Interior Wood Doors
- Pre-Wired for High-Speed Internet

Body & Mind Wellness Center

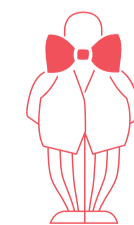
- Whole-Body Fitness Zones
- Stretch, Cardio, Weights & Fitness
- Personal Trainers & Specialty Classes Available
- Wellness Lounge w/Juice Bar
- Indoor Yoga Studio
- Peloton Studio
- Men's and Women's Locker Rooms
- Signature Spa with Treatment Rooms
- Steam & Sauna

Bayshore Owners' Club

- Bayshore Club Pool w/Sundeck
- Poolside Food & Beverage Service
- Cabanas w/Towel Service
- Pool Bar & Event Lounge
- Garden-Level Lap Pool
- Billiards Room
- Library & Screen Lounge
- Little C's Learning & Adventure Lab
- Teen Game Lounge
- Business Lounge w/Meeting Rooms

Mr. C Sales Gallery
2640 S. Bayshore Drive
Coconut Grove, FL 33133

COME HOME TO MR. C

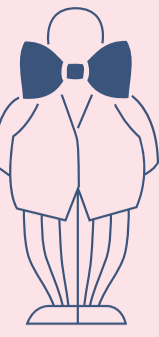


RESIDENCE
12



This project is being developed by CG Summer Investments, LLP, a Florida limited liability partnership ("Developer"), which has a limited right to use the trademarked names and logos of Terra and Mr. C. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra and/or Mr. C, and you agree to look solely to Developer (and not to Terra, Mr. C and/or any of their affiliates) with respect to any and all matters relating to the sales and marketing and/or development of the project. 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.





FEATURES

- 3 Bedrooms**
- 3 Bathrooms**
- Powder Room**

INDOOR AREA
1662 ft²
154 m²

OUTDOOR LIVING
470 ft²
44 m²

TOTAL AREA
2132 ft²
198 m²

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. 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.

