

RESIDENCE

03

LEVELS 9-20



COME HOME TO MR. C



Mr. C

RESIDENCES

COCONUT GROVE, FL

BY  
IGNAZIO  
AND  
MAGGIO  
CIPRIANI

**Exclusive Sales and Marketing by Douglas Elliman Development Marketing**

This project is being developed by CG Summer Investments, LP, a Delaware limited partnership ("Developer"), which has a limited right to use the trademarked names and logos of Mr. C. DEVELOPER AND ITS AFFILIATES ARE SEPARATE LEGAL ENTITIES FROM MR. C, AND MR. C IS NOT RESPONSIBLE FOR ANY OF THE CONTENT CONTAINED HEREIN. Any and all statements, disclosures and/or representations shall be deemed made by Developer, and you agree to look solely to Developer 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. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. These materials are not intended to be an offer to sell, or solicitation to buy a unit in either of the condominiums described herein. Such an offering shall only be made pursuant to the prospectus (offering circular) for the applicable condominium and no statements should be relied upon unless made in the applicable prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the applicable condominium be made in, or to residents of, any state or country in which such activity would be unlawful. With respect to the 2678 Tigertail Condominium (the "Tigertail Condominium"), please note that the Tigertail Condominium is not currently registered in any state other than Florida and in no event shall any solicitation, offer or sale of a unit in the Tigertail Condominium be made in, or to residents of, any state or country in which such activity would be unlawful. A prospective purchaser in the Tigertail Condominium shall not rely on any registrations with respect to the Bayshore Condominium. 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. All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each residence. Furnishings are only included if and to the extent provided in your purchase agreement. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. 🏠

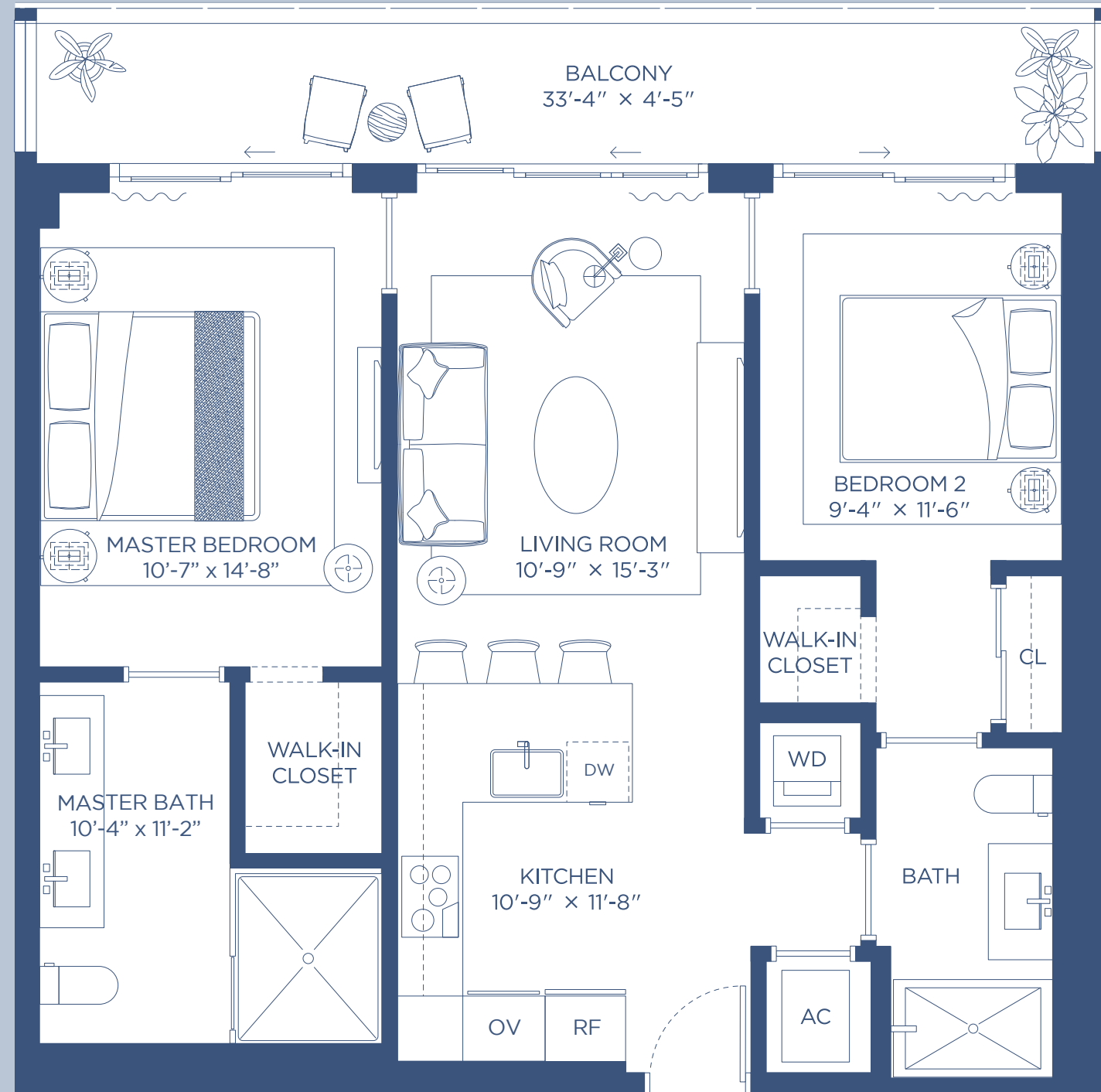
Mr. C Residences | Tigertail

**HIGHLIGHTS**  
**2 Bedrooms**  
**2 Bathrooms**

**INDOOR AREA**  
**976 ft<sup>2</sup>**  
**91 m<sup>2</sup>**

**OUTDOOR LIVING**  
**147 ft<sup>2</sup>**  
**14 m<sup>2</sup>**

**TOTAL AREA**  
**1123 ft<sup>2</sup>**  
**105 m<sup>2</sup>**



Exclusive Sales and Marketing by Douglas Elliman Development Marketing

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.

