

THE TRUE NATURE OF LIVING

Sage

INTRACOASTAL RESIDENCES
FORT LAUDERDALE

RESIDENCE 02

LEVELS 7-16

Sage

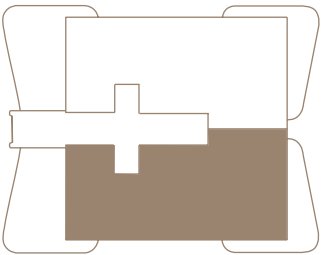
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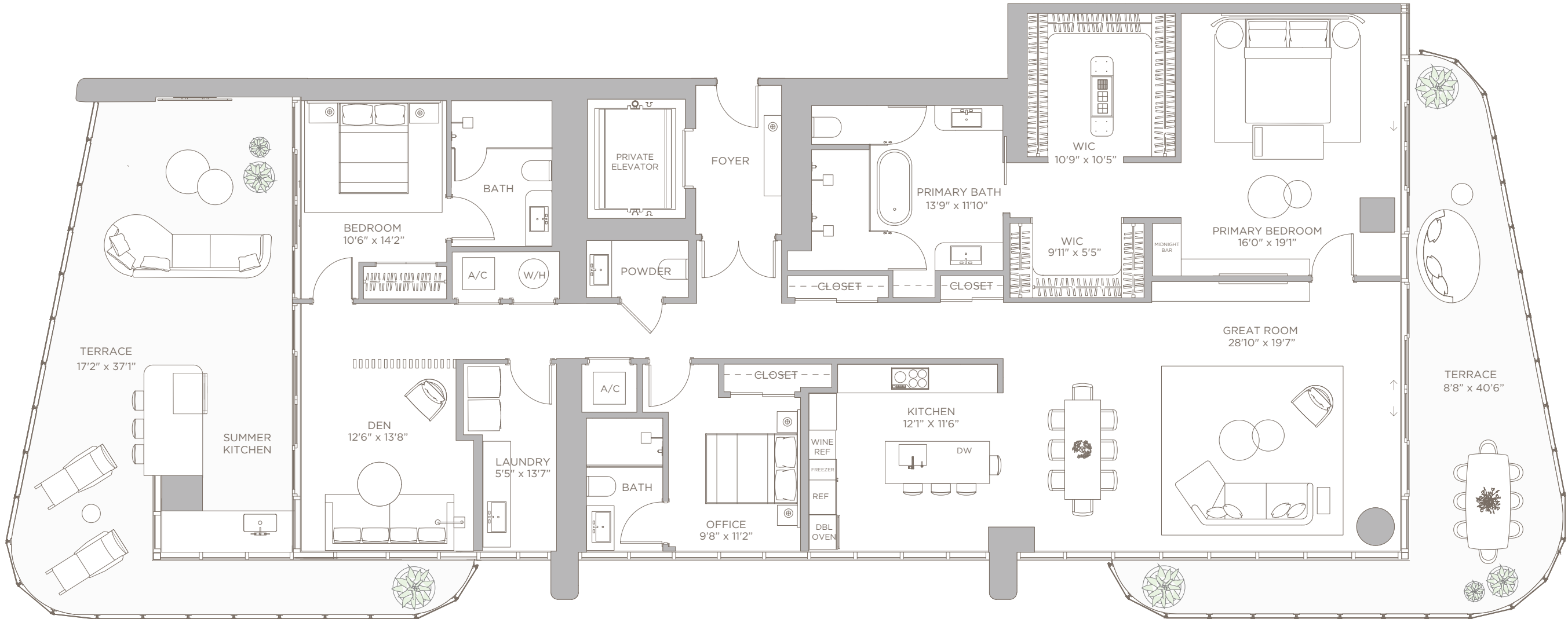
2 BEDROOMS + OFFICE + DEN | 3.5 BATHS

LIVING AREA:	2,767 SQ FT	257.06 M ²
BALCONY:	1,201 SQ FT	111.58 M ²
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TOTAL:	3,968 SQ FT	368.64 M ²



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I N T R A C O A S T A L



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🏠 **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.**

NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNIT AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE. ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE FURNISHINGS AND DECOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDA THERETO FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAIS (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS. THESE MATERIALS AND ANY DISPLAYS, BROCHURES, ARCHITECTURAL MODELS, FLOOR PLANS, ARTIST RENDERINGS AND OTHER PROMOTIONAL MATERIALS CONTAINED HEREIN ARE FOR PROMOTIONAL PURPOSES ONLY, AND MAY NOT BE RELIED UPON, INCLUDING WITH RESPECT TO THE EXISTENCE OF ANY "VIEW" FROM THE UNIT OR THE SQUARE FOOTAGE OR SIZE OF THE UNIT. THE ACTUAL SQUARE FOOTAGE OF THE UNIT SHOWN IN THE CONDOMINIUM DOCUMENTS MAY VARY SUBSTANTIALLY FROM THE ESTIMATED SQUARE FOOTAGE SHOWN IN THE SALES AND MARKETING BROCHURES AND/OR PROMOTIONAL MATERIALS (INCLUDING, WITHOUT LIMITATION, ONLINE PROMOTIONAL AND/OR MARKETING MATERIALS ACCESSIBLE FROM ANY WEBSITE MANAGED OR OPERATED BY SELLER AND/OR ITS AFFILIATES). ACCORDINGLY, PURCHASER WILL BE DEEMED TO HAVE CONCLUSIVELY AGREED TO ACCEPT THE SIZE AND DIMENSIONS OF THE UNIT, REGARDLESS OF ANY VARIANCES IN THE SQUARE FOOTAGE FROM THAT WHICH MAY HAVE BEEN DISCLOSED TO PURCHASER AT ANY TIME PRIOR TO CLOSING, WHETHER INCLUDED AS PART OF THE CONDOMINIUM DOCUMENTS, SELLER'S PROMOTIONAL MATERIALS OR OTHERWISE.