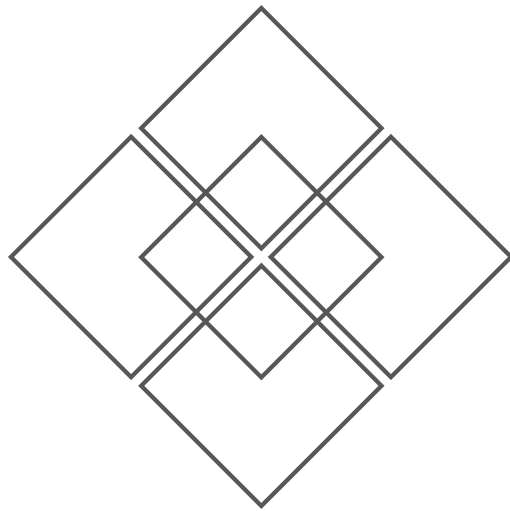




LAGUNA HOUSE

AT MERRICK PARK

CORAL GABLES, FLORIDA



AMENITIES *at* LAGUNA HOUSE

BUILDING AMENITIES

- Classic Mediterranean design, 10-story building reinforced concrete construction with textured stucco finish
- Only one and two residences per floor
- Private balconies and terraces accessible from living rooms and bedrooms with architecturally located decorative rails
- 8' and 10' high reinforced sliding glass exterior doors with high energy efficient tinted glass
- Dual elevators, computer-keyed to open in your private residential foyer
- Private garage
- Trash disposal system on each floor
- Summer kitchen with outdoor grill in each private terrace overlooking the Shops of Merrick Park
- Outdoor pool/spa and sun deck

INTERIOR FEATURES

- Smooth finished ceilings, 10' high, except for certain drops to accommodate mechanical installations, with two coats of flat white paint
- Smooth drywall finished walls with one coat of primer
- 8' high interior, solid wood doors, with two coats of semi-gloss white enamel paint
- Luxury lever sets
- High energy efficient central air conditioning system
- High energy efficient water heater with quick recovery and recirculating pump
- Telephone, internet, and cable television outlets throughout
- Fire sprinklers, smoke alarms, and state-of-the-art security system providing audio contact with the building's front desk

KITCHEN

- Designer cabinets with spacious pantry
- Thick counter tops with back splash
- Variable speed range hood
- Electric cook top with radiant elements
- Electric conventional and microwave ovens, with fully programmable cooking cycles

- 42" refrigerator/freezer with automatic ice maker and matching designer cabinet panels
- 24" Dishwasher with three wash levels
- 1/2 HP heavy duty food waste disposer
- Stainless steel sink, polished chrome, single lever faucet with pull out spray
- Built-in wine cooler and coffee maker

MASTER BATHROOMS

- Imported marble floor and wet area matching marble vanity tops
- Imported marble shower and glass shower enclosure
- Vanity cabinets featuring designer doors
- His and Hers vanity mirror and European designed sinks
- Free standing deep soaking tub
- Toilet with elongated bowl, white
- Faucets and shower heads with chrome finish

SECONDARY BATHROOMS

- Imported floors and vanity tops
- Vanity cabinets featuring lacquered, high gloss white doors
- Toilet with elongated bowl, white
- China lavatory, white
- Faucets and shower heads with chrome finish
- Full-length vanity mirror

POWDER ROOM

- Imported marble floors
- Toilet with elongated bowl, white
- China lavatory, white
- Faucets with chrome finish

LAUNDRY

- Three speed washer, white
- Electric dryer, white
- White, molded polypropylene laundry tub with chrome faucet

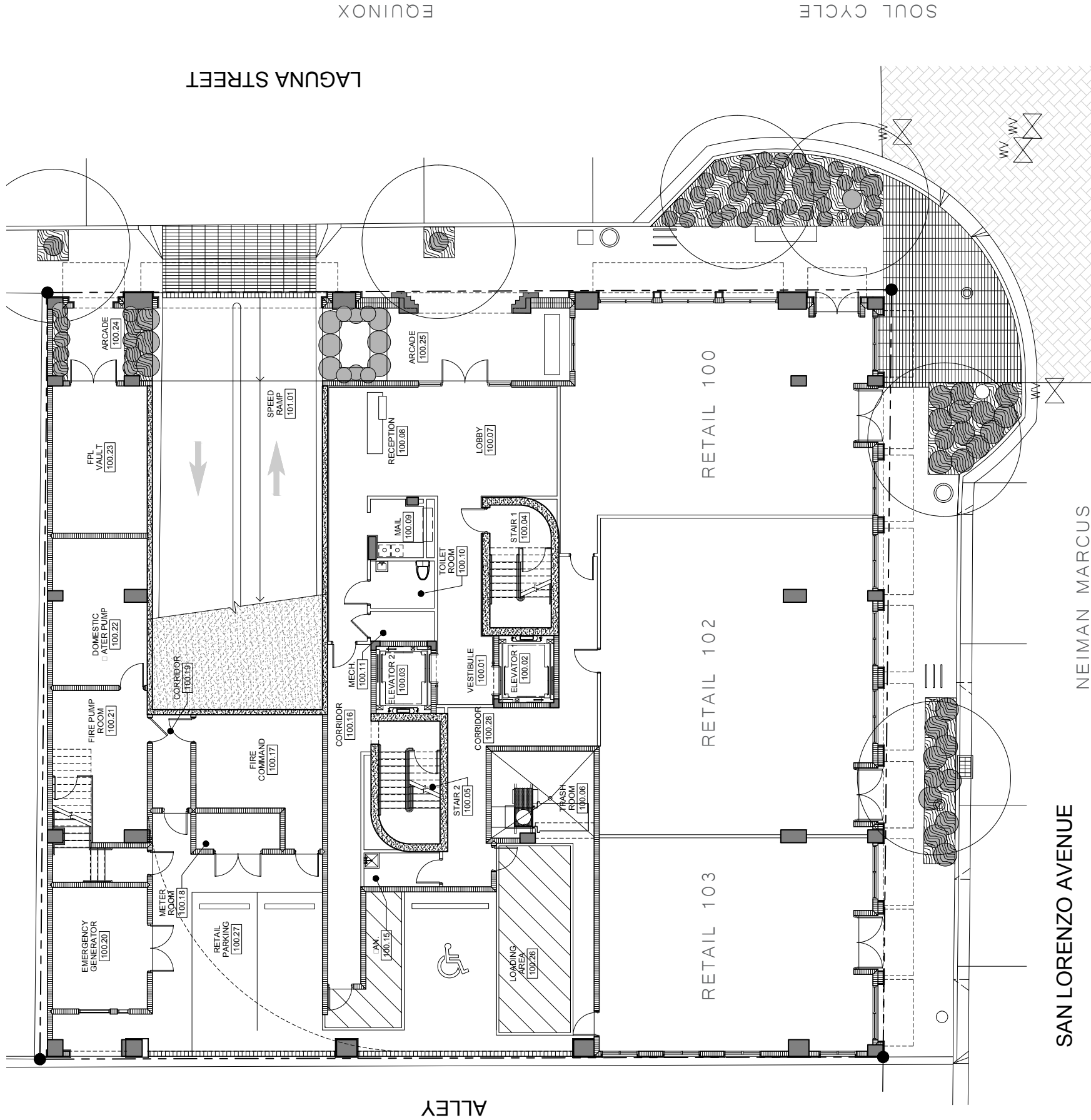


LAGUNA HOUSE

GROUND LEVEL | RETAIL SPACE

NOTES

RETAIL 100	
1,113 S.F. 103.40 M ²	
RETAIL 102	
1,470 S.F. 136.56 M ²	
RETAIL 103	
982 S.F. 91.23 M ²	
TOTAL	
3,565 S.F. 331.19 M ²	



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LAGUNA HOUSE

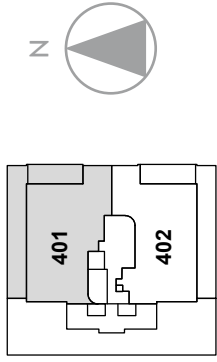
4TH FLOOR LANAI | UNIT 401

3 BEDROOM 4 BATH

INTERIOR AND COVERED SUMMER KITCHEN

2,678 S.F. | 248.79 M²

PRIVATE TERRACES

829 S.F. | 77.02 M²**TOTAL**3,507 S.F. | 325.81 M²

NOTES



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LAGUNA HOUSE

4TH FLOOR LANAI | UNIT 402

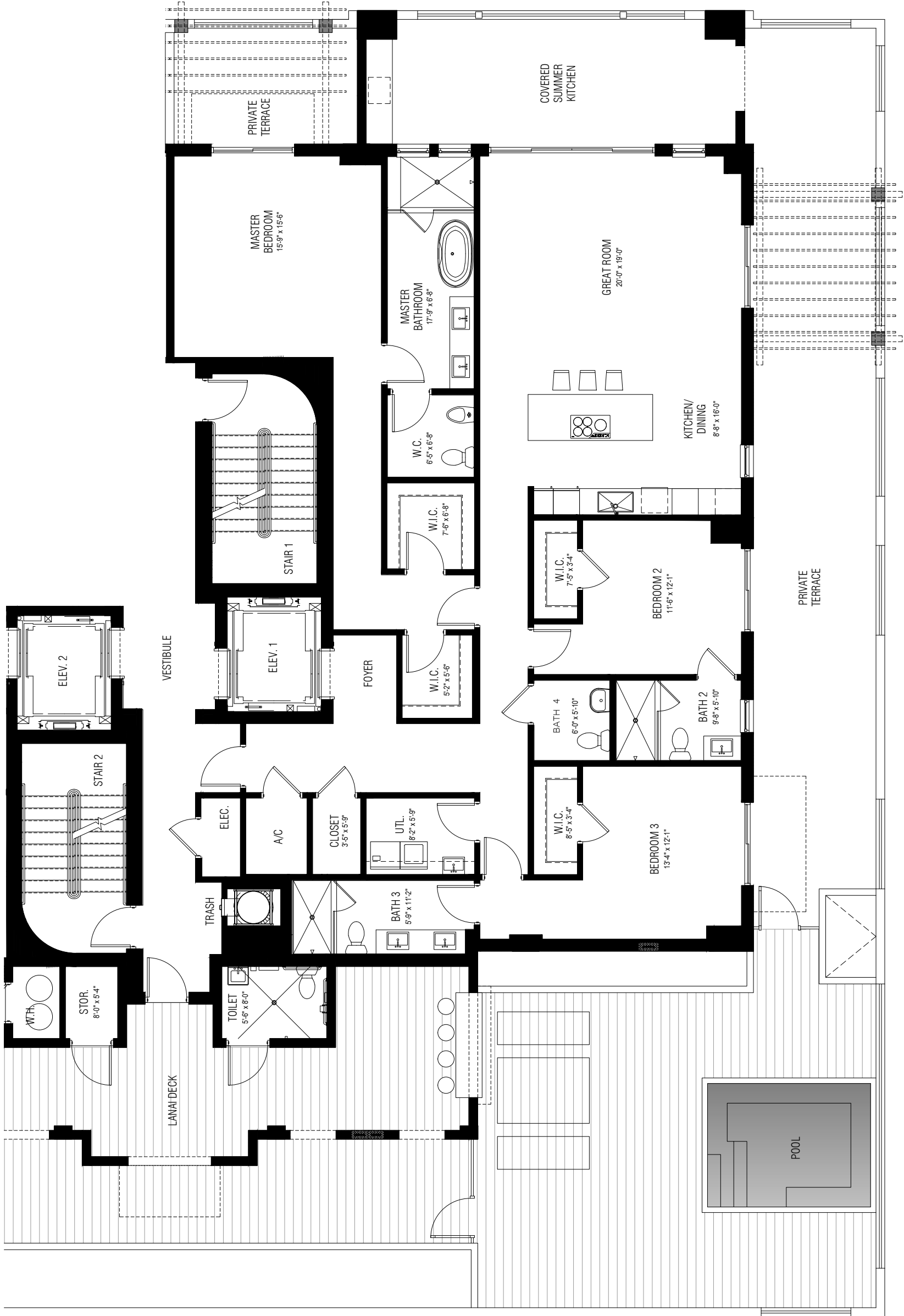
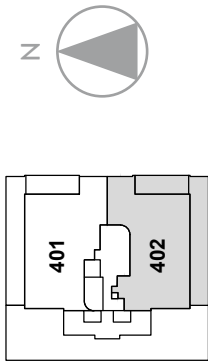
3 BEDROOM 3.5 BATH

NOTES

INTERIOR AND
COVERED SUMMER KITCHEN
2,642 S.F. | 245.45 M²

PRIVATE TERRACES
829 S.F. | 77.02 M²

TOTAL
3,471 S.F. | 322.47 M²



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LAGUNA HOUSE

5TH - 9TH FLOOR | UNIT 01

3 BEDROOM 3.5 BATH

INTERIOR AND

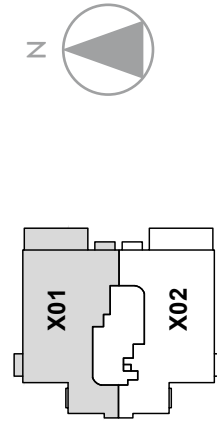
COVERED SUMMER KITCHEN

3,000 S.F. | 278.71 M²

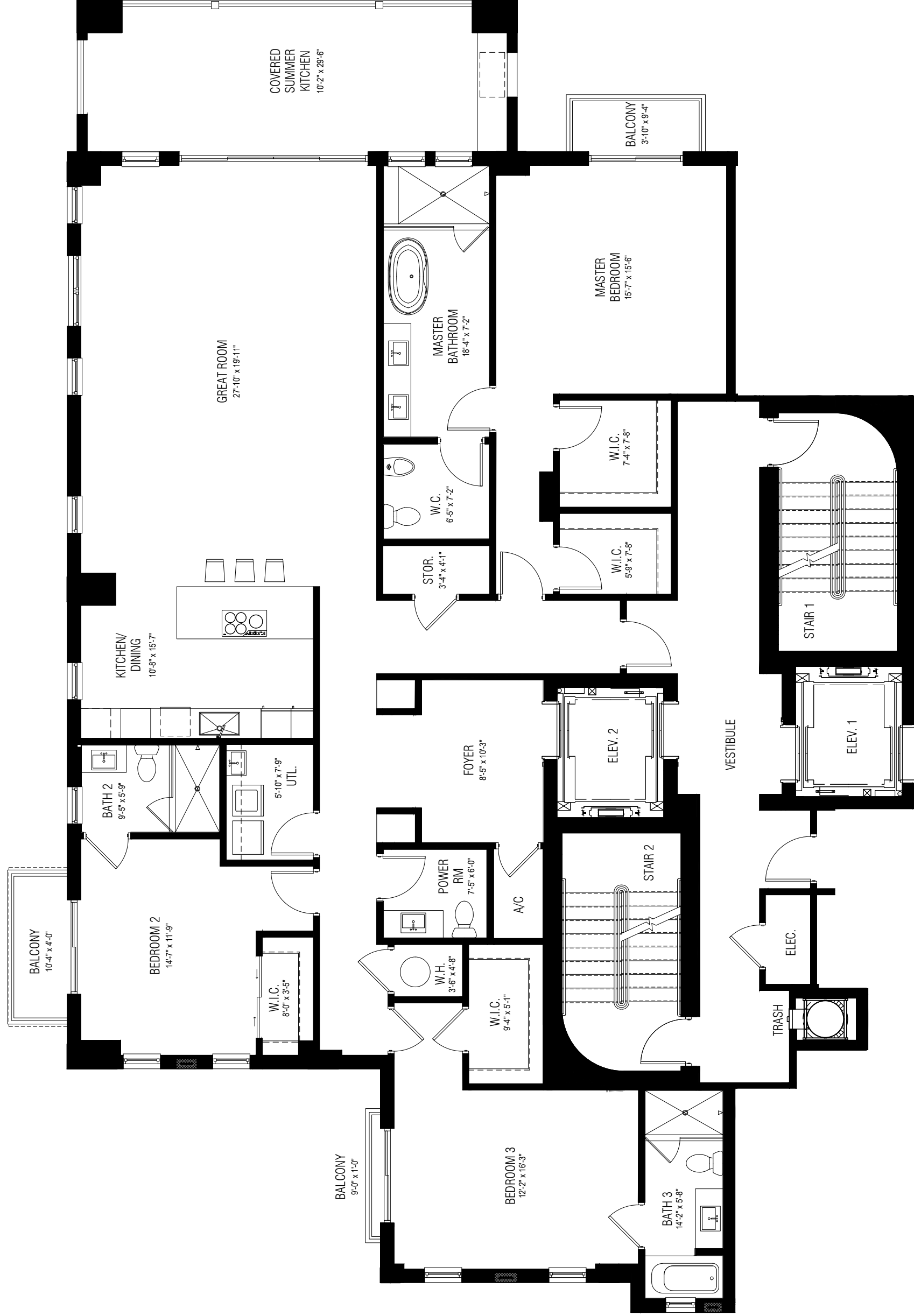
PRIVATE TERRACES

86 S.F. | 7.99 M²

TOTAL

3,086 S.F. | 286.07 M²

NOTES



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LAGUNA HOUSE

5TH - 9TH FLOOR | UNIT 02

3 BEDROOM 3.5 BATH

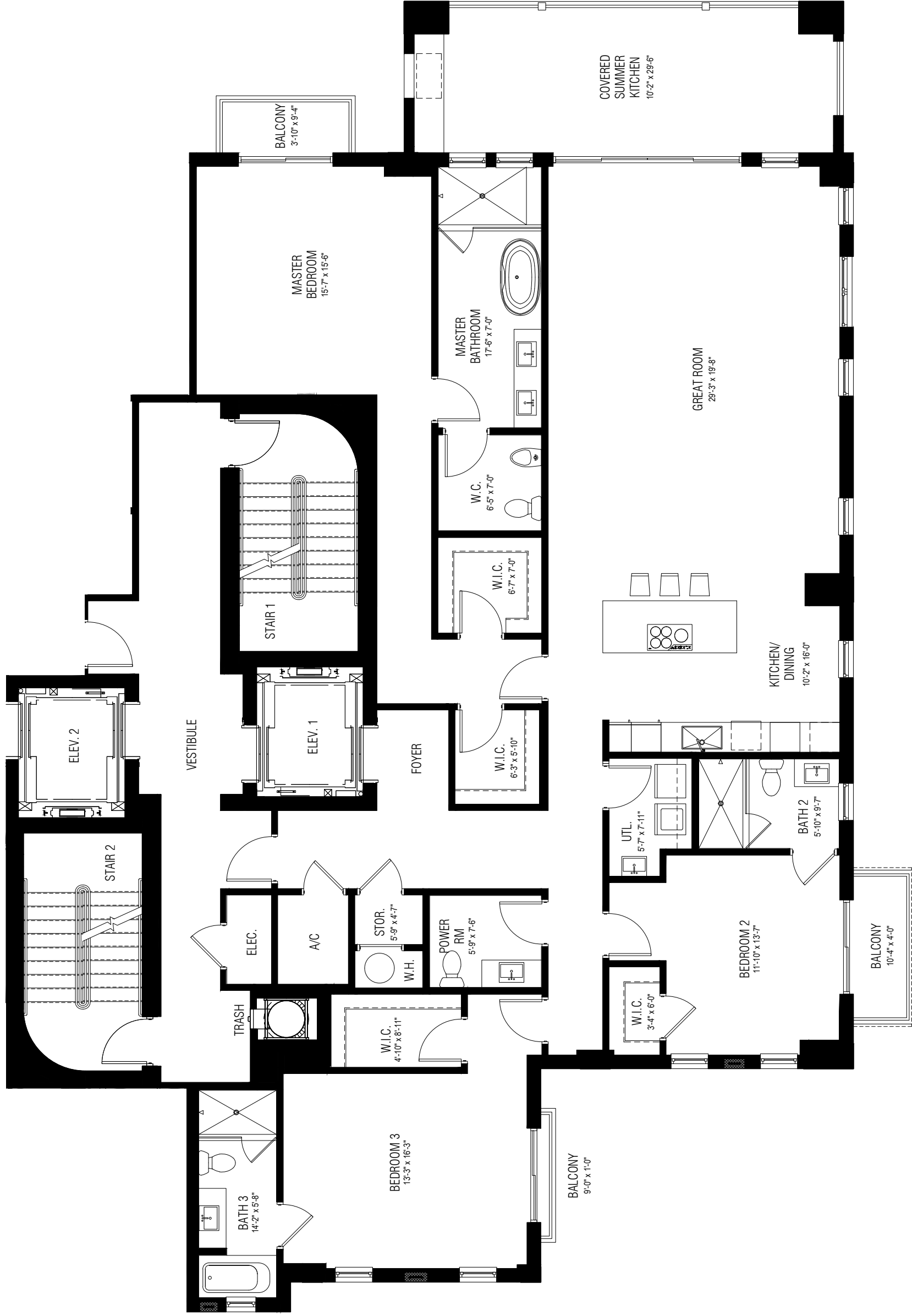
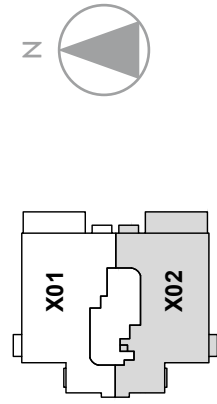
INTERIOR AND COVERED SUMMER KITCHEN

2,964 S.F. | 275.36 M²

PRIVATE TERRACES

86 S.F. | 7.99 M²

TOTAL

3,050 S.F. | 283.35 M²

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NOTES

10TH FLOOR PENTHOUSE

3 BEDROOM 4.5 BATH + DEN

**INTERIOR INCLUDES
OUTDOOR SHOWER**

4,025 S.F. | 373.93 M²

SUMMER KITCHEN AND PRIVATE TERRACES

1,315 S.F. | 122.17 M²

COMMON ELEMENTS INCLUDE STAIRS, ELEVATORS & MECH YARD

919 S.F. | 85.38 M²

TOTAL

5,259 S.F. | 581.48 M²

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