ROSEWOOD
RESIDENCES
LIDO KEY

FEATURES & FINISHES





RESIDENCE FEATURES

- Abundant natural light from floor to ceiling windows
- Two spacious terraces with glass railings
- 11' volume ceilings except where dropped, per plan
- A selection of designer flooring throughout
- Rocky Mountain Hardware on entry and interior doors
- Recessed LED lighting included in the kitchen, hallways & baths, per plan
- Recirculating hot water loop system in each residence to ensure rapid hot water delivery
- Pre-wired shade pockets
- Linear slot air diffusers per plan
- 8' solid core 1-3/4" thick interior doors
- Level 5 smooth finish drywall walls & ceilings, two coats of finish paint
- Contemporary profile 7-1/2" wood baseboard & 3-1/2" door casing
- Fire protection sprinkler system
- Private garage with EV charger
- Pre-wired expandable home automation system

GOURMET KITCHEN

- Irpinia luxury 42" upper cabinetry with wide style & finish selections, soft-closing doors & drawers, & extensive hardware & accessory options
- Designer countertop selection
- Panel-ready appliance packages including:
  - 36" Sub-Zero integrated column refrigerator
  - 18" Sub-Zero integrated column freezer
  - 36" Wolf six burner gas cooktop
  - 36" Wolf ventilation hood
  - 30" Wolf wall oven
  - 30" Wolf transitional speed wall oven
  - 30" Wolf warming drawer
- Miele full-size dishwasher
- Sub-Zero tower & undercounter wine cooler, per plan
- Waterworks fixtures

OUTDOOR KITCHEN

- 24" Sub-Zero undercounter refrigerator
- Artisan grill with Zephyr ventilation, per plan

OWNER'S ENSUITE BATH

- Custom cabinetry with wide style & finish selections
- Wide selection of floor & wall tile
- Designer countertop selection
- Exquisite European fixtures by Waterworks
- Dual-entry shower with rain head, body spray & hand shower fixture
- Frameless glass walk-in shower with concealed drain
- Freestanding soaking tub
- Dual porcelain undermount sinks on separate vanities
- Two private water closets

ENSUITE GUEST BATHS

- Custom cabinetry with wide style & finish selections
- Designer countertop selection
- Exquisite European fixtures by Waterworks
- Frameless glass walk-in shower
- Porcelain undermount sink

SERVICE GALLEY & UTILITY ROOM

- Privately accessed from service corridor
- Sub-Zero refrigerator/freezer, per plan
- Wolf wall oven
- Full-size Miele dishwasher
- Designer countertop selection
- High efficiency washer & dryer
- Franke stainless-steel laundry sink
- Exquisite European fixtures by Waterworks



Kitchen

SUB-ZERO

36" DESIGNER COLUMN REFRIGERATOR — PANEL READY



Kitchen (All Residences)
Service Galley (Residences 01, 02)

18" DESIGNER COLUMN FREEZER WITH ICE MAKER — PANEL READY



Kitchen (All Residences)
Service Galley (Residences 01, 02)

SUB-ZERO

42" CLASSIC FRENCH DOOR REFRIGERATOR/FREEZER — PANEL READY



Service Galley & Utility Room
(Residences 03, 04, 05, 06, 07, 08)

WOLF

36" SEALED BURNER RANGETOP WITH BLACK KNOBS



36" COOKTOP WALL HOOD



Kitchen

WOLF

30" E SERIES SINGLE ELECTRIC WALL OVEN



Kitchen & Service Galley

30" WARMING DRAWER



Kitchen

WOLF

30" E SERIES TRANSITIONAL SPEED OVEN



Kitchen

Miele

24" FULLY INTEGRATED DISHWASHER — PANEL READY



Kitchen & Service Galley

Kitchen

SUB-ZERO

24" WINE STORAGE — PANEL READY



Wet Bar
(Residences 01, 02, 05, 06, 07 & 08)

24" UNDERCOUNTER BEVERAGE CENTER — PANEL READY



Morning Bar

SUB-ZERO

24" UNDERCOUNTER WINE STORAGE — PANEL READY



Kitchen Island
(Two in 03 & 04)

WATERWORKS

BOND TANDEM SERIES INTEGRATED PULL SPRAY FAUCET



KERR STAINLESS STEEL SINK



(39" Long x 18" Wide x 10" Depth)

.25 HIGH PROFILE FAUCET WITH SHORT HANDLE



Bar Faucet

ROUND STAINLESS STEEL SINK



Bar Sink

Outdoor Kitchen

Artisan

GAS GRILL



ZEPHYR

ESSENTIALS POWER SERIES
WALL MOUNT HOOD



SUB-ZERO

24" OUTDOOR UNDERCOUNTER
REFRIGERATOR — PANEL READY



WATERWORKS

BOND UNION SERIES FLOOR MOUNTED EXPOSED TUB FILLER AND HAND SHOWER



UNIVERSAL ROUND FLAT 9-1/2" RAIN SHOWER HEAD



UNIVERSAL BODY SPRAY



BOND UNION SERIES ROUND THERMOSTATIC CONTROL VALVE TRIM WITH ENAMEL GUILLOCHE LINES KNOB HANDLE



WATERWORKS

BOND UNION SERIES VOLUME CONTROL WITH ENAMEL GUILLOCHE LINES KNOB HANDLE



BOND UNION SERIES HANDSHOWER ON HOOK



LADDER STYLE TOWEL BARS

Integrated on Shower Enclosure Doors



BOND UNION SERIES TOILET PAPER HOLDER



BOND UNION SERIES 10" TOWEL BAR



BOND UNION SERIES ROBE HOOK



Owner's Bath

BOND UNION SERIES FAUCET WITH ENAMEL GUILLOCHE LINES KNOB HANDLES



CLARA UNDERMOUNT OVAL WITH WHITE VITREOUS CHINA FINISH



Owner's Bath

CLAYBROOK

SOHO FREESTANDING TUB WITH DOVER WHITE NATURAL EXTERIOR AND DOVER WHITE HONED INTERIOR



(59" Long x 32" Wide x 22" Depth)

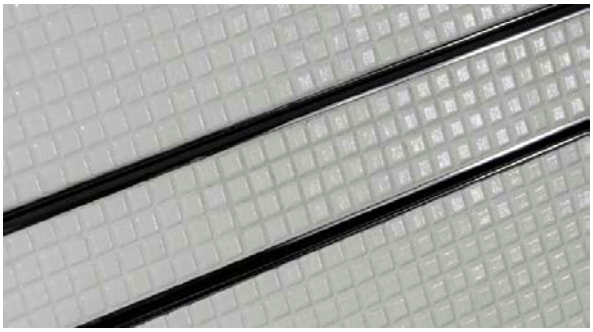
TOTO

NEXUS ONE-PIECE ELONGATED BOWL, SLIM SEAT TOILET



ID Infinity Drain

INFINITY TILE INSERT SHOWER DRAIN



Bathroom mirrors extend from the countertop flush to the ceiling or soffit

WATERWORKS

LUDLOW SHINOLA EDITION FAUCET WITH TWO-TONE LEVER HANDLES



CLARA UNDERMOUNT OVAL WITH WHITE VITREOUS CHINA FINISH



WATERWORKS

EASTON METAL WALL MOUNTED TOWEL RING



Powder Room

LADDER STYLE TOWEL BARS

Integrated on Shower Enclosure Doors



ID Infinity Drain

INFINITY TILE DRAIN



Service Galley & Utility Room

FRANKE

SERVICE AND UTILITY SINK



(25" Long x 19" Wide x 10" Depth)

WATERWORKS

BOND SOLO SERIES INTEGRATED PULL SPRAY FAUCET



Service Galley & Utility Room

Miele

24" FULLY INTEGRATED DISHWASHER — PANEL READY



Electrolux

PERFECT STEAM WASHER



PERFECT STEAM DRYER



Cabinets

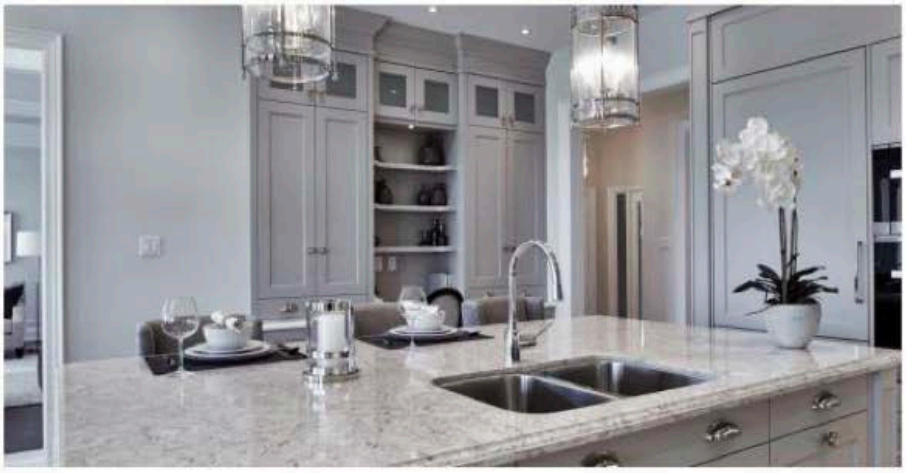
irpinia KITCHENS

For over half a century, Irpinia Kitchens has provided a luxurious brand of fine cabinetry to North America.

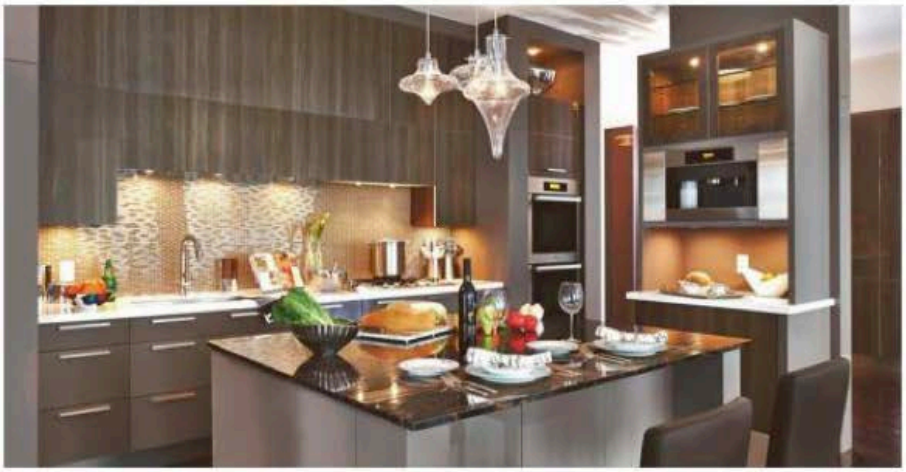
Their talented designers combine the best of the best of European flare, with an infusion of character and functionality. Unlimited customization options combined with strict attention to the finer details, are both important elements to achieve highly sophisticated and unique designs.

Irpinia is FSC Certified. What is FSC? It is an international non-profit organization for ensuring the world's forests are managed in an environmentally responsible, socially acceptable and economically viable manner.

Irpinia carefully selects the finest woods and raw materials that maintain the highest environmental and sustainability standards.







Cabinets

irpinia KITCHENS

CUTLERY DIVIDER



BLIND CORNER PULLOUTS



MULTIPLE DRAWER STACKS



DOUBLE WASTE PULLOUT



Accesories are included as plan allows

Cabinets

DOOR STYLE OPTIONS

(Décor Style Door in White Matte Laminate in the Laundry;
All Styles and Color Options Included in Kitchen and Bathrooms)

Brixton (White)



Décor



Tuscon



Alfa



Palermo



Brighton



Parma

LACQUER FINISH OPTIONS

Available in All Door Styles

White

Cremini

Soft White

Moonglow

Calm



Blue Haze



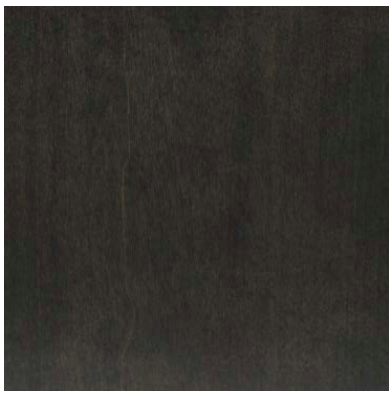
Catalina



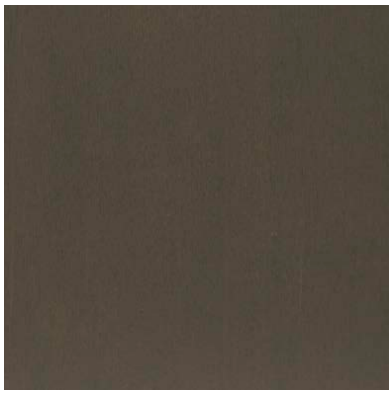
Gunpowder

STAINED MAPLE WOOD FINISH OPTIONS

Available in All Door Styles



Iron Grey



Gotham Grey



Silver Mist



Porcini



Belen



Terra

Cabinets

ARTISAN VENEER FINISH OPTIONS

Available in Décor Door Style Only



Aurora Oak



Burnt Oak



Cremma White



Limed Brown Oak



Molina Ash

Nova



Reflection



Spring Blossom



Storm Cloud

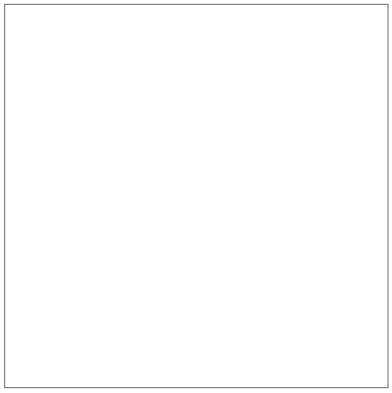


Textured Silk

White Matte

HIGH GLOSS FINISH OPTIONS

Available in Décor Door Style Only



Aspen



London Fog



Mocha Oak



Imperia



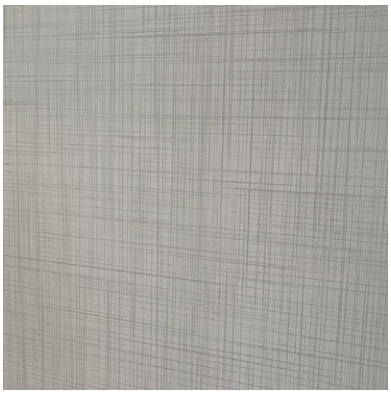
Midnight Silver



French Walnut

INTERIOR CABINET FINISH OPTIONS

Available in All Door Styles



Taupe Weave



White Calico



Charcoal Calico

naturekast
weatherproof cabinetry

NATUREKAST CABINETS — TERRACE OUTDOOR KITCHEN

Shaker Style Door



Super White



Nutmeg

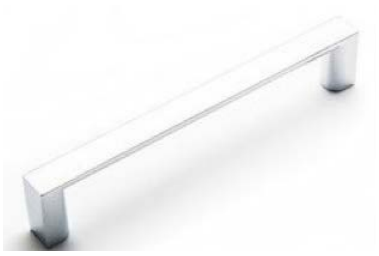


Espresso

Hardware

CABINET HARDWARE — 128MM

(Available in Polished Chrome, Brushed Nickel, Champagne or Matte Black)
Also available in 160 mm & 18"appliances pulls











CABINET HARDWARE

(Available in Polished Chrome, Brushed Nickel, Champagne or Matte Black)










CABINET HARDWARE — 18″ APPLIANCE PULLS

(Available in Polished Chrome, Brushed Nickel, Champagne or Matte Black)



Countertops

silestone®

3cm Thickness in Guest Baths, Powder Bath, Laundry, Morning Bar & Outdoor Kitchen
2-1/2" Laminated/Mitered Edge Thickness in Owner's Bath, Kitchen & Wet Bar



Calcutta Gold



Glow



Haze



Lyra

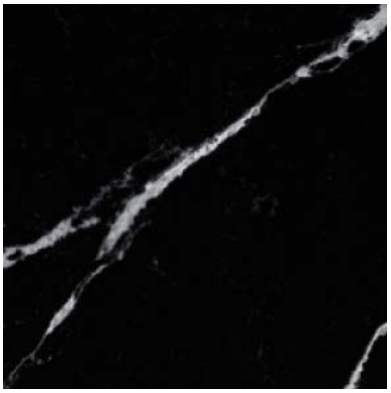


Marfil

Countertops

silestone®

3cm Thickness in Guest Baths, Powder Bath, Laundry, Morning Bar & Outdoor Kitchen
2-1/2" Laminated/Mitered Edge Thickness in Owner's Bath, Kitchen & Wet Bar



Marquina

Miami Vena



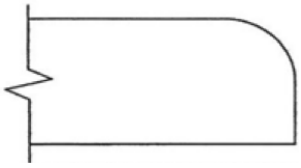
Pietra



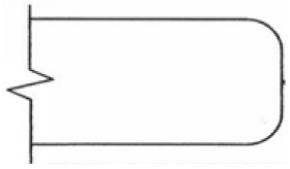
Serena



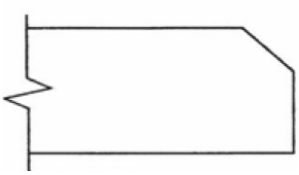
Tebas Black



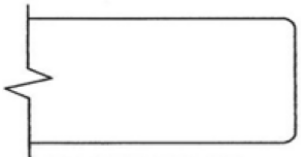
HALF BULLNOSE



TOP & BOTTOM ROUND



BEVEL



EASED EDGE



WATERFALL

(Kitchen Island and Wet Bar)

OUTDOOR KITCHEN GRANITE COUNTERTOPS

3cm Thickness



Giallo Ornamental



Bahamas White



White Galaxy



Steel Grey

Trim

INTERIOR WOOD DOOR



8' Tall, 1-3/4" Thick

SQUARE KNUCKLE HINGES



Finish to Match Door Hardware
(4" x 4")

ROCKY MOUNTAIN
HARDWARE

ENTRY DOOR HARDWARE



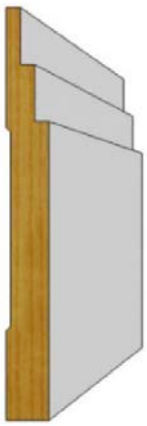
INTERIOR DOOR HARDWARE



Available in White Bronze Light, White Brushed Bronze, Bronze Light and Bronze Dark Lustre

Trim

BASEBOARD PROFILE



(3/4" x 8")

CASING PROFILE



(1" x 3-1/2")

VENTILATED WOOD CLOSET SHELVING



Guest Bedrooms

PORCELAIN FLOOR & WALL TILE

NATURE — MATTE FINISH ONLY

12 x 24, 24 x 24 & 24 x 48

DELCONCA USA



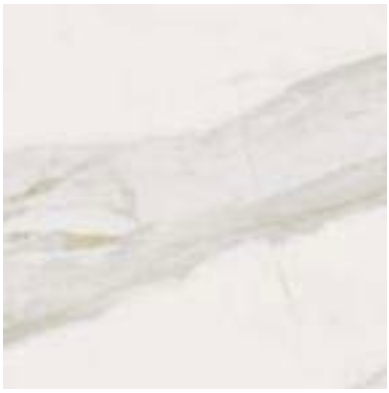
NA10 Statuario Bianco

NA05 Dolomite

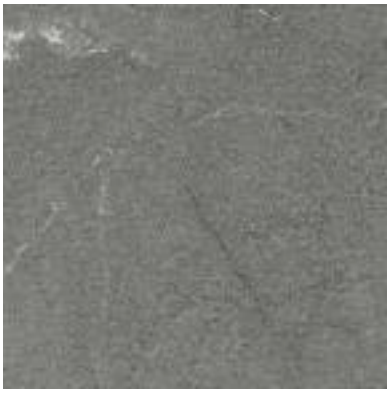
NA20 Carrara



NA25 Calacatta Vagli



NA07 Calacatta Gold



NA15 Belvedere

PORCELAIN FLOOR & WALL TILE

MARBLE OBSESSION
MATTE & POLISHED FINISH

24 x 24 & 12 x 24 (not available in large format)

MARAZZI®
DARE TO BE BOLD™

Arabescato



Calacatta Gold



Grigio

PORCELAIN FLOOR & WALL TILE

FOSSILIQUE
POLISHED AND LAPPATO FINISHES

12 x 24, 24 x 24 & 24 x 48

AMERICAN VONDER PORCELAIN™



Bedrock Beige FL01



Crystal Gray FL02



Mineral Umber FL03

PORCELAIN FLOOR & WALL TILE

THE THIRTIES

30 x 30 Honed Finish

STONEPEAK
high tech porcelain



Statuarietto



Calacatta Oro



Bianco Carrara

PORCELAIN FLOOR & WALL TILE

PRO

HONED AND POLISHED FINISH

12 x 24, 24 x 24 & 35 x 35

Ivory



Sand



Nude



Cement



Concrete

PORCELAIN FLOOR & WALL TILE

SABBIA MARMO
MATTE FINISH
12 x 24, 24 x 24 & 24 x 48

MARAZZI
DARE TO BE BOLD™



SB40 White



SB41 Medium Gray

PORCELAIN FLOOR & WALL TILE

BRAVADO

12 x 24, 24 x 24 & 24 x 48

AMERICAN VONDER PORCELAIN™



Steel Gray BV01



Aged Bronze BV02



Gunmetal Brown BV03

PORCELAIN FLOOR & WALL TILE

WOODLAND

8 x 48

DELCONCA USA



HWL03 Natural



HWL05 Gray



HWL09 Walnut

PORCELAIN FLOOR & WALL TILE

NATIVE

8 x 48

MILE stone



PINE
1103297



BIRCH
1103295



TEAK
1103293



WHITE OAK
1103296



CHESTNUT
1103294



POPLAR
1103292

PORCELAIN FLOOR & WALL TILE

SHEN

12 x 48

FIANDRE®
ARCHITECTURAL SURFACES

White Shades



Natural



Graylake



Bamboo



Essence



Balance Grey

SHOWER FLOOR TILE


Bianco 3x3


Dark Grey 3x3


Positand Blanco 3x3


Clay 3x3


White 3x3


Wheat 3x3


Sand 3x3


PZ99 2x2


Scottish White 2x2


English Grey 2x2


OD25 2x2

GLAZED PORCELAIN
8" HEXAGON — MATTE

Arabescato


Calacatta Gold


Grigio

GLAZED CERMAMIC
2"x2" MOSAIC — MATTE


Arabescato


Calacatta Gold


Grigio

PORCELAIN TERRACE TILE

BROOKLYN

12 x 24

White



Sand



Argent



Greige



Toupe



Black

PORCELAIN TERRACE TILE

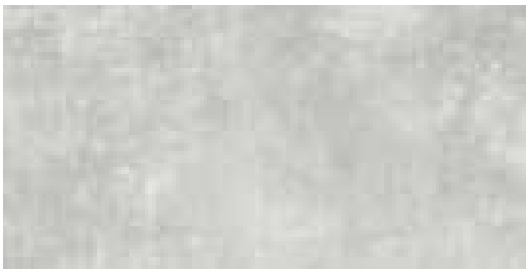
WAVE

12 x 24

STONEPEAK
high tech porcelain

Ice

Sand



Ash

PORCELAIN TERRACE TILE

OFFROAD

12 x 24

STONEPEAK
high tech porcelain

White Desert



Alps



Mojave



Kona

WOOD FLOORING
DUCHATEAU LINEAGE SERIES

(Up to 75" Random Length x 7-1/2" Wide x 1/2" Thick)

DUCHATEAU



Everly



Hailee



Riley



Ava



Ashley



Maddie

WOOD FLOORING
DUCHATEAU LINEAGE SERIES

(Up to 75" Random Length x 7-1/2" Wide x 1/2" Thick)

DUCHATEAU



Hannah



Kayla



Olivia



Sophia

CARPET

Masland



St. Augustine



Sunset Key



Beachfront



Nueva Vista



Pedigree

Plans, materials and specifications are subject to architectural and other revisions at the sole discretion of the developer, builder or architect, or as may be requested by law. Floor plans may not be to scale. Any furniture, appliances or decorator ready items depicted herein are shown for artistic and illustrative purposes only and are not included in the purchase and sale of the condominium unit. There are various methods for calculating the total square footage of a condominium unit, and depending on the method of calculation, the quoted square footage of a condominium unit may vary. The dimensions stated in this brochure are measured to the exterior boundaries of the exterior walls of the condominium building and the centerline of interior demising walls and, in fact, are larger than the dimensions of the "Unit" as defined by the Declaration of Condominium for Rosewood Residences Lido Key, which are measured using interior measurements. All dimensions are approximate and all floor plans and development plans are subject to change. All dimensions are approximate and all floor plans and development plans are subject to change.

This project has been filed in the state of Florida and no other state. 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. Prices, availability, artist's renderings, dimensions, specifications, and features are subject to change at any time without notice. Rosewood Residences Lido Key is owned and being developed, offered and sold by WSR Lido Beach, LLC ("Developer"). The project is not owned, developed or sold by Rosewood Hotels and Resorts, L.L.C. or any of its affiliates ("Rosewood"). Developer uses the Rosewood marks pursuant to a license agreement with Rosewood, which may be terminated under certain conditions. Rosewood does not assume any responsibility or liability in connection with the condominium. Rosewood is not responsible for the content presented in this email, including but not limited to any advertising claims, marketing practices and data collection, use and privacy practices.

The design concepts for the model residences at the Rosewood Residences Lido Key, including all furnishings and certain fixtures and finishes, were conceived by WSR—Lido Beach, LLC or its designers. Certain of such design concepts were approved by Rosewood and its affiliates for the sole purpose of ensuring that units are in conformity with certain Rosewood design and brand standards. Except to the limited extent described in the immediately preceding sentence, Rosewood and its affiliates were not otherwise involved in developing the design concepts or selecting the furnishings, fixtures and finishes for any units. In no event does Rosewood and its affiliates make any representations or warranties that the design concepts or the furnishings, fixtures and finishes for units are consistent with the image, quality, design standards and expectations of the Rosewood brand.

Unless otherwise expressly provided for in the governing documents for the condominium, all of the services, amenities and benefits made available to residential owners at the Rosewood Residences Lido Key are subject to change, replacement, modification or discontinuance. Fees for certain services may apply. Access to amenities may be subject to occupancy requirements and hours of operation.

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Michael Dweck / Mermaid 90 / Living Room
Khariza Rae / The Good Life, Warm / Bar Area / minted.com / kharizrae.com
Lori Childers / Girl in Swing / Master Bedroom

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RRLK/FF&E/8.23/200

EQUAL HOUSING OPPORTUNITY

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

ROSEWOOD RESIDENCES LIDO KEY

Developed by The Ronto Group in partnership with Wheelock Street Capital

Just 65 private residences on 11 floors with unobstructed Gulf of Mexico views

Absolute beachfront — step outside to three pristine miles of sugar-soft sand beaches

Sophisticated design by Swedroe Architects, Miami

An engaging landscape & beach club designed by award-winning Design Studio Boca Landscape architects

All common areas designed by Lillian Wu Studio, NY

Expansive floor plans & unparalleled feature & finish selections

Steps to St. Armands Circle boutiques, restaurants, salons & spas, just across the bridge to Sarasota's galleries, theaters, ballet & opera