THE RITZ-CARLTON RESIDENCES
ESTERO BAY

NORTH TOWER FEATURES & AMENITIES

RESIDENCE FEATURES

- Magnificent views overlooking Estero Bay and the Gulf
- Private elevator vestibule
- Separate service elevators
- Finish selections by world-class interior design team featuring choice of three curated color schemes
- Finishes include wood flooring in main living areas and carpet in bedrooms
- Equipped with a cellular booster system to ensure consistent and reliable mobile phone connectivity, eliminating dropped calls within the building
- WiFi access points and pre-wired for motorized shades and smart home technology
- 10' high ceilings except where dropped
- Open, large balconies and terraces including laminated impact sliding glass doors and windows
- Glass railings on all balconies and terraces
- Separate laundry room with Electrolux® front-load washer and dryer and utility sink
- Large 17' x 8' walk-in master closet
- Private storage area included on residence levels
- Ceiling junction boxes for fan/light installations
- During power outages, the building's generator will provide power for the service elevators and, within resident units, 7 can lights, 5 general-purpose electrical outlets, refrigerator and microwave usage

KITCHEN FEATURES

- Dekton® countertops and backsplash
- European custom cabinetry with under-cabinet lighting
- Sub-Zero 42" French door refrigerator
- Sub-Zero 24" wine storage unit w/ 102-bottle capacity
- Wolf 30" wall oven
- Wolf 30" speed oven (microwave, convection and broil technologies)
- Wolf five-burner gas cooktop
- Miele dishwasher 24" w/ fully integrated panel
- Kallista® Juxtapose™ pull-down faucet

MASTER BATHROOM FEATURES

- Furniture-style vanity with dual sinks
- Dekton® surfaces throughout
- Back-lit vanity mirror and under-cabinet motion sensor lighting
- Center-mounted Kallista® Argile™ sculptured tub with floor-mounted faucet & hand-held faucet
- Private water closet with touch screen controlled Kohler® Veil™ Intelligent toilet
- Kallista® & Kohler® brand plumbing fixtures
- Shower with air induction technology and hand-held fixtures

LONDON BAY DEVELOPMENT GROUP

SEE BACK FOR TERMS & CONDITIONS

MORE

TOWERS FEATURES & AMENITIES

- (2) Swimming pools 110' x 24'
- (1) Infinity edge pool 60' x 24'
- (2) Heated spas
- 32,000 sf lagoon with 15 floating-like pavilions
- (2) Bocce courts
- (3) Guest suites
- (2) Firepit gathering areas
- (3) Grilling stations with seating
- Concierge, reception, lobby, valet, mail room, package room & bell stand
- Boardroom & lounge
- Private resident offices
- Pet grooming room with outdoor access, as well as a washing station in garage
- Spa relaxation area with 2 spa treatment rooms
- Beauty salon
- Fitness center includes: cardio and strength equipment, Pilates studio, yoga studio, private personal trainer room and locker rooms with steam and sauna
- Theater-style screening room
- Sports simulator room
- Wine and whiskey lounge
- Private dining room
- Sunset indoor/outdoor social room
- Sports & News Café with continental breakfast
- Card room/library
- Demonstration and catering kitchen

LIMITED AMENITIES AVAILABLE FOR PURCHASE

- Tower Suites in each tower on mezzanine level that include a separate storage unit outside the suite, as well as exclusive access to the Tower Suite Lounge
- North Tower private poolside cabanas

PROPERTY & BUILDING INFORMATION

- Phase 1: 112 South Tower Residences
- Phase 2: 112 North Tower Residences
- 2,628 to 3,885 sf unit sizes
- 36,000 +/- sf of indoor amenities
- 5 +/- acres of outdoor gardens and amenities

ARQUITECTONICA
World-renowned Architecture Firm

MD
Premier Global Interior Design Team

edsa
Award-winning Landscape Design

Coastal CONSTRUCTION
Top 20 Construction Company

LONDON BAY DEVELOPMENT GROUP

The Ritz-Carlton Residences, Estero Bay are not owned, sold or developed by The Ritz-Carlton Hotel Company, L.L.C. or its affiliates ("The Ritz-Carlton"). LB Estero Bay Investments, LLC uses The Ritz-Carlton marks under a license from The Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein. The purchase terms, plans, features and amenities described herein are based on current development plans, which are subject to change without notice. Prospective buyers should not rely on any information in this document as a warranty or representation to rely upon for making a purchase decision, which should only be made after review of the documents required under Chapter 718, Florida Statutes, and an executed Purchase and Sale Agreement. This is not an advertisement or solicitation to purchase in states where prohibited by law.

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.