VICEROY

RESIDENCES

CLEARWATER BEACH

# Penthouse 4A

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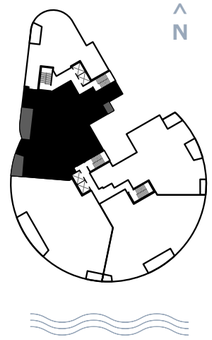
4 BEDROOMS | 4.5 BATHROOMS | DEN

**LEVEL 9**
**WEST EXPOSURE**

**INTERIOR**
4,460 SQ. FT.

**TERRACES**
411 SQ. FT.

**TOTAL**
4,871 SQ. FT.







The plans, designs, shapes, dimensions and square footage of the units are preliminary and subject to construction variances. Development plans, floor plans and room sizes may vary, and any casework, other fixtures and furniture may not be included in any unit and are shown for illustrative purposes only. The Developer reserves the right under the Purchase Agreement to make certain permitted changes and modifications to plans, materials, specifications, features and the delivery of the units. All dimensions and areas are approximate and may vary based on actual construction. The stated square footage of units may substantially change based on, among other things, preliminary development plans, changes in such plans, field conditions and other construction related matters.

Additionally, stated measurements of the units provided in this brochure are calculated using a method (the "Architectural Method") that determines the unit square footage by measuring to the exterior boundaries of the exterior walls and to the centerline of interior demising walls between units, which may include certain common elements such as structural walls and other interior structural components of the building. This method varies from another method of measurement (the "Engineering Method") that determines the square footage of units based on the description of the unit boundaries set forth in Section 3.2 of the Declaration of Condominium (which generally only includes the interior airspace between the perimeter walls and excludes all structural components and other common elements). The Architectural Method is often used in sales and marketing materials and is provided to allow a prospective buyer to compare a unit with units in other condominium projects that also utilize this method of measurement. The estimated square footage of the Unit, as determined under the Architectural Method, may be substantially greater than the estimated square footage as determined under the Engineering Method.

For your reference, the area of the units, determined in accordance with the Architectural Method, appears adjacent to each unit type in this brochure. Measurements of rooms contained in this brochure are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the actual area of the room will typically be smaller than the product obtained by multiplying the stated length times width. Balconies and terraces are not part of the units, and measurements of such areas are shown only for informational purposes.