LUXURY LIVING BEYOND COMPARE

CONSTRUCTION START – SUMMER 2024



Artist's Rendering

THE Island
WEST BAY CLUB

THE BUILDING

- 24-story condominium tower with panoramic views of Estero Bay, the Gulf of Mexico, and West Bay's championship golf course
- 86 expansive residences ranging from 3,300 to over 6,300 sf of living area
- Every private residence encompasses a corner of the building
- Access-controlled entry points
- Service elevators provide convenient and safe secondary access
- Emergency generators to support life safety systems

THE ISLAND AMENITIES

- 24/7 staffed Lobby with on-site Property Management and service personnel
- Rooftop amenity level with a relaxation pool and entertainment areas
- Arrival amenity level resort-style pool with adjoining lap lanes, day cabanas and an outdoor kitchen
- State-of-the-art Fitness Center
- Resident Club Room with en suite catering kitchen
- Resident Business Center features working spaces for work-from-home activities
- Splash Lounge for gaming, movie night and relaxing near the pool
- Sports Lounge provides entertainment for all with the Swing Sports simulator
- Private dog park and pet washing station
- Two Guest Suites for visiting family and friends
- Resident Mail Room with ample package and refrigerated storage spaces

RESIDENCE FEATURES

- Seamless indoor-outdoor living with glass-railed terraces, chef-inspired kitchens, and Owners' Suites with spa-like bathroom retreats
- 10' ceilings throughout the primary living areas
- Private screened patios are available exclusively on the 2nd through 5th & 6th floor plaza levels (per plan)
- Two masterfully-designed Penthouse Residences feature 11' ceilings
- Elegant designer-curated finish packages offered in a variety of refined styles
- Large format 24" x 48" porcelain tile flooring selections
- Poggenpohl premium European-style kitchen cabinetry in a choice of finishes
- Quartz countertop choices with full-height backsplashes
- Wolf/Subzero gourmet appliance suite
- Owners' Suites include spacious walk-in closets and frameless glass shower and lavatory enclosures

THE WEST BAY CLUB AMENITIES

- A Troon Distinguished Club® that includes reciprocal benefits with other Troon Clubs in the area and worldwide
- Private Beach Club with full-service restaurant and beachfront bar, exclusive resident parking with valet service, and towel service
- West Bay Golf Club* with 18-hole championship golf course designed by Pete and P.B. Dye
  - The Golf House expanded dining terrace, Signature Bar and endless events and activities
  - The Niblick, 19th Hole Grille and Lounge for casual dining and entertainment
- On-Site Dining at the West Bay Club and The Bay House Aqua Café
- Bay House with fitness and wellness center, Olympic-size resort pool, hot tub spa and kids splash pad
- The Net Tennis Center featuring eight Har Tru® tennis courts
- The Sports Park featuring six pickleball courts, bocce, shuffleboard, horseshoes and two dog park areas
- The River Park community kayak and small boat launch with direct access to local waterways and monitored private small boat storage just outside front gate


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Broker Participation Welcomed and Encouraged. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE. Prices, services, terms, and availability are subject to change at any time without notice. Images are artist's renderings and may not represent the final building. Furnishings and fixtures are for display purposes and are not included with the residence. Actual improvements, including, recreational facilities and amenities, may vary from those shown. The 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 requires prior qualification. Printed March 2024

PRESENTED BY KOLTER

GOLF CLUB MEMBERSHIP INITIATION FEES APPLY