

SAMPLE ONE + DEN, TWO + DEN, THREE BEDROOM LAYOUTS



RESIDENCE one | 1 BED / 2 BATH + DEN

INTERIOR 1,102 SQ FT 102.38 M²

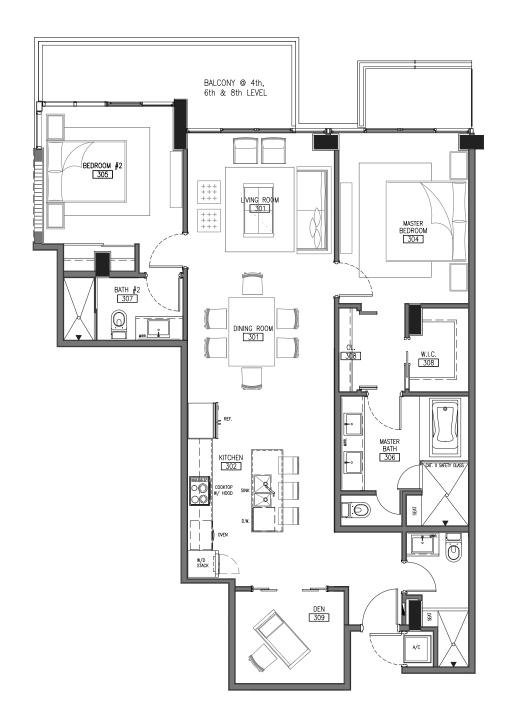


RESIDENCE two | 2 BED / 3.5 BATH + DEN

INTERIOR 1,799 SQ FT 167.13 M²

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 DEVELOPER TO A BUYER OR LESSEE. THIS IS NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION OF AN OFFER TO BUY, CONDOMINIUM UNITS TO RESIDENTS OF ANY STATE WHERE SUCH OFFER OF SOLICITATION IS PROHIBITED BY LAW. THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR BIJOU CONDOMINIUM (THE "CONDOMINIUM") AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS PROVIDED TO YOU BY JCG BAY HARBOR, LLC (THE "DEVELOPER"). FLOOR PLANS AND UNIT FEATURES ARE PRELIMINARY AND PROPOSED ONLY. THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ADDITIONALLY, ALL FIXTURES AND ITEMS OF FINISH AND DECORATION DEPICTED.

THE PURCHASE AGREEMENT AND PROSPECTUS OF THE CONDOMINIUM SHOULD BE CONSULTED FOR ITEMS INCLUDED IN THE CONDOMINIUM UNITS NO STATEMENTS OR REPRESENTATIONS HAVE BEEN MADE BY DEVELOPER, OR ANY OF ITS AGENTALY SWITH THE ADDITIONALLY, THE CONDOMINIUM UNITS NO STATEMENTS OR REPRESENTATIONS HAVE BEEN MADE BY DEVELOPER, OR ANY OF ITS AGENTALY SWITH THE EXISTENCE OF A VOLUNTARY RENTAL PROGRAM) OR SELLING THE UNIT, THE ECONOMIC OR TAX BENEFITS TO BE DERIVED FROM THE MANAGERIAL EFFORTS OF YOU AS THE OWNER OR OF ANY THIRD PARTY AS A RESULT OF RENTING THE UNIT, OR OTHER UNITS, OR THE ECONOMIC OR TAX BENEFITS TO BE DERIVED FROM OWNERSHIP OF THE UNIT, ANY REAL ESTATE BROKER OR SALES AGENT (WHETHER ENGAGED BY DEVELOPER ANY REPRESENTATIONS OR OTHER TRATEMENTS (VERBAL OR WRITTEN) REGARDING THE CONDOMINIUM, AND NO AGREEMENTS WITH, DEPOSITS PAID TO, OR OTHER ARRANGEMENTS WADDED TO CHANGE AT ANY TIME AND WITHOUT NOTICE, AND DO NOT INCLUDE OPTIONAL FEATURES, DESIGN PACKAGES, FURNITURE PACKAGES, OR PREMIUMS FOR UPGRADED UNITS. THE PROJECT GRAPHICS, RENDERINGS, PHOTOGRAPHS, AND TEXT PROVIDED



RESIDENCE three | 2 BED / 3 BATH + DEN

INTERIOR 1,363 SQ FT 126.63 M²



RESIDENCE four | 3 BED / 3.5 BATH + DEN

INTERIOR 2,185 SQ FT 202.99 M²

