

# SEMINOLE BLUFF

S T U A R T

SEMINOLE BLUFF • STUART, FLORIDA

A DOYLE BUILD Project

5/1/2018

## PROPERTY FACT SHEET

PROPERTY NAME:	The Seminole Bluff - Stuart, Florida
PROPERTY ADDRESS:	41 West Seminole Street, Stuart, FL 34994
SITE AREA:	.865 acres, 238 linear feet on the River
DEPOSIT STRUCTURE:	\$10,000 Reservation (Held in Trust at McCarthy Summers) 20% at Contract (2nd Quarter 2018) 10% in Trust at McCarthy Summers 10% in Development 20% at Groundbreaking (3rd Quarter 2018) 20% at Top-Off (1st Quarter 2019) Balance at Closing (3 <sup>rd</sup> -4 <sup>th</sup> Quarter 2019)
NUMBER OF UNITS:	20
PRICES:	\$1,100,000 - \$2,100,000
MAINTENANCE:	Estimated \$1.98/ft. Quarterly
DOCKAGE:	Boat Slips Available; Paddle Board Dock
RESIDENTIAL ARCHITECT:	Gerald Belgrave Designs, Inc.
RESIDENTIAL INTERIOR DESIGNER:	Dianne Davant Interiors
SALES & MARKETING:	Kim Spears, Keller Williams

**John J. Doyle**  
DEVELOPMENT

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## FEATURES & AMENITIES INCLUDE:

### PROPERTY AND BUILDING

- Exquisite location directly on 238 linear feet of Saint Lucie River
- Porte cochere with gorgeous water feature
- Boutique lobby with Smart-home security
- Iconic architecture by Gerald Belgrave Designs
- Lush landscaping throughout the property; landscape architecture by Lucido and Associates
- Exquisitely appointed public spaces designed by the award-winning firm, Dianne Davant Interiors
- Curated collection of Geoffrey Smith art
- Nestled amidst Downtown Stuart for shopping, entertainment and dining

### RESIDENCES

- Open concept floor plans with floor-to-ceiling windows
- Breathtaking views of the Saint Lucie River and Roosevelt Bridge
- Kitchens designed with Wood-Mode Fine Custom Cabinetry and Wolf and Sub-Zero Appliances
- Master Bathrooms feature a deep soaking tub
- Walk-in closets in Master Bedrooms
- Laundry Room with full size washer and dryer
- Two dedicated secure covered parking spaces per unit
- Garage Storage for each unit
- Golf Cart parking and charging area
- Smart-home technology
- No Florida or Stuart City Income Tax

### SERVICES & AMENITIES

- Daily Front Desk Concierge 7 days a week
- Nutritionist and Pilates Instructor on Schedule
- Riverfront pool deck with infinity edge heated pool with Baja shelf
- Fitness studio overlooking the pool deck
- Club Room featuring bar and catering kitchen with exquisite furnishings
- Riverfront firepit with relaxed seating for unit owner enjoyment
- Dock slips accommodating boats up to 35-60 feet
- Shore water and power at each boat slip and at face dock
- Launch area for kayak/paddleboard
- Just minutes to Atlantic Ocean / Saint Lucie Inlet
- Minutes to Medalist Golf and MacArthur Golf Club
- Witham Field Private Airport -5 minutes; Palm Beach International Airport - 40 minutes

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