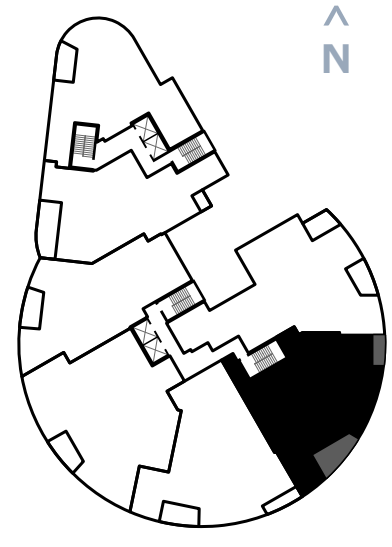
Residence 2A

3 BEDROOMS | 3.5 BATHROOMS

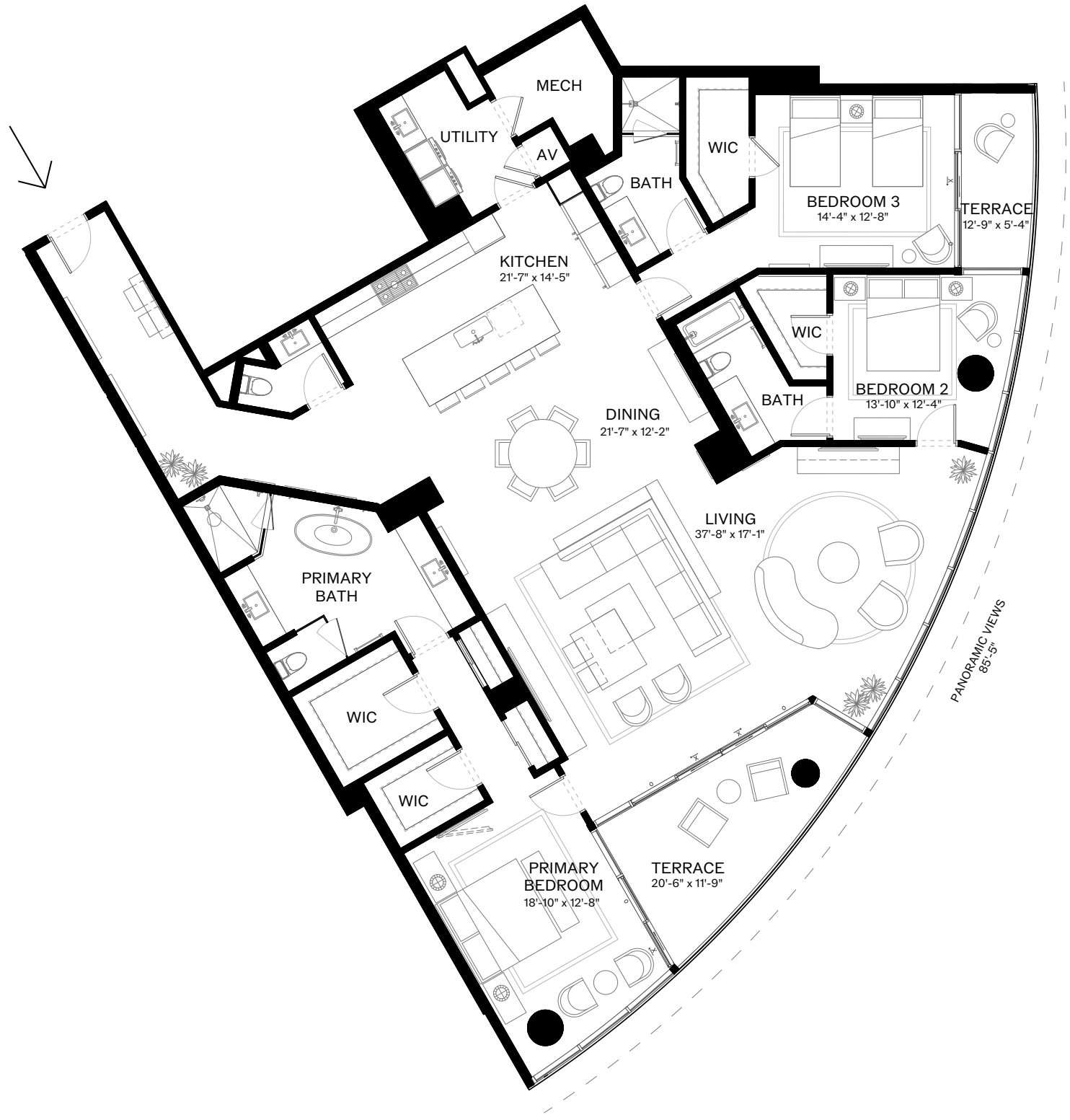
LEVELS 3 TO 8
SOUTHEAST EXPOSURE



INTERIOR
2,911 SQ. FT.

TERRACES
242 SQ. FT.

TOTAL
3,153 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.

VICEROY
RESIDENCES
CLEARWATER BEACH

FULLY SERVICED WATERFRONT CONDOMINIUM RESIDENCES

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BH3 MANAGEMENT U.S. DEVELOPMENT LLC VCWB Development Sales, LLC

Broker participation is welcomed and encouraged. ALL INFORMATION PROVIDED, INCLUDING PRICING, IS SOLELY FOR INFORMATIONAL PURPOSES, IS SUBJECT TO CHANGE AND MAY NOT BE RELIED UPON. 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.

Any and all plans, sketches, renderings, images, graphic materials, brands, specifications, terms, prices, conditions, statements, dimensions, areas, amenities, improvements and other information depicted or described in this brochure are conceptual only ("Items"). The Developer reserves the right to modify, revise or withdraw any or all Items to the full extent, if any, not prohibited under the applicable purchase agreement. All improvements, designs and construction, and changes thereto, are subject to first obtaining the appropriate federal, state and local permits and approvals for same.

Renderings and other Items are not drawn to scale and may depict certain proposed views, which are not identical from each unit and are shown solely for illustrative and convenience purposes. No guarantees or representations whatsoever are made that existing or future views of the project and the surrounding areas depicted by Renderings or other Items, or as otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature.

Any images, drawings and designs or other Items depicting an adjoining beach, and any other information contained herein with respect to a beach, are conceptual only and should not be relied upon. No representations are being made that any beach will be permitted or will exist, or that any sand or other improvements will be added to the area adjacent to any seawall or other coastline areas, or that they are otherwise attainable or will be permitted, or if permitted, when they will be performed, or if performed, that they will be in any particular location, or of any particular type, manner, amount or quality. The Developer disclaims any and all such representations and each Buyer shall be deemed to have waived, released and relinquished any claims and remedies with respect thereto. Any improvements or other changes to the coastline areas adjacent to the Condominium Property, if any, may be restricted by, or may otherwise be subject to, various governmental requirements, restrictions, regulations, controls and approvals.

In no event shall any of the Items, or any changes thereto, be relied upon by any Buyer as representations by the Developer, express or implied, of the final detail of the units, the remainder of the Condominium or the surrounding areas and buildings. The Developer disclaims any such representations, and each Buyer shall be deemed to have waived, released and relinquished any claims and remedies with respect thereto.

This project is being developed solely by 805 Gulf Owner LLC, a Delaware limited liability company ("Developer"), which was formed solely for such purpose. U.S. Development ("USD") and BH3 Management ("BH3"), are affiliated with Developer, but are not the developer of this project. The Developer has a limited right to use the trademarked names and logos of USD and BH3 pursuant to a license and marketing agreement with USD and BH3. Any and all statements, disclosures, and/or representations shall be deemed made by Developer and not by USD and BH3 and each buyer should look solely to Developer (and not to USD and BH3 and/or any of its other affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

The Condominium is not owned, developed or sold by Viceroy Hotels, LLC, or its affiliates and related persons and entities (collectively, "Licensor"). Developer uses certain Viceroy trademarks in connection with the sales and marketing of the Units in the Condominium under a limited, non-exclusive, non-sublicensable, non-transferable, conditional license from Licensor. The foregoing license may be terminated or may expire without renewal, in which case neither the Unit nor any part of the Condominium will be identified as a Viceroy branded project or have any rights to use the Viceroy trademarks.

EQUAL HOUSING OPPORTUNITY