

121 MARINA



FACT SHEET

TEAM

ARCHITECT

STOFFT COONEY ARCHITECTS

INTERIOR DESIGN

EOA: EDGE OF ARCHITECTURE

SALES & MARKETING

OCEAN REEF CLUB REAL ESTATE COMPANY

BLUE JAY CAPITAL

PROPERTY ADDRESS

121 BEACH ROAD
KEY LARGO, FL 33037

PROPERTY DESCRIPTION

121 Marina is the first new residential condominium development project within Ocean Reef® in nearly 20 years. This ultra-luxurious property will bring 27 residences for families to enjoy for years to come.

For decades, members of Ocean Reef® have enjoyed the ease of living and privacy offered by the club's serene setting and bountiful amenities. Families have built their legacies at the club, through a lifetime of memories, beautiful properties and a lavish lifestyle, all passed down from generation to generation.

With 121 Marina, we invite current and future club members to embrace the modern luxuries afforded by this new development. 121 Marina will offer contemporary design and masterful architecture filled with luxurious outdoor living accommodations and amenities, and high-end interior comforts and finishes, inspiring a new generation of members to create their own legacy at Ocean Reef®.

AMENITIES

PROPERTY FEATURES

- 750 Feet of marina frontage
- 10 Boat spaces with concierge service
- Junior Olympic-sized swimming pool with deep lounge steps and lap lane
- Private pool amenities including cabanas, sun deck and barbecue area
- Fitness center overlooking the pool deck and marina
- Club room for kids, outfitted with multimedia facilities and gaming tables
- Putting green
- Yoga lawn
- Personalized concierge services
- Coveted location in the heart of the Ocean Reef® complex, within walking distance to Buccaneer Island, Town Hall, Carysfort and the Fishing Village
- Private, individual storage areas

RESIDENCE FEATURES

- Three levels of luxury residences, with over 9 ft. ceilings
- Contemporary kitchens designed with Italian cabinetry by MiaCucina, stone countertops, Sub-Zero® and Wolf® appliances
- Integrated espresso/cappuccino maker bar area with Sub-Zero® wine cooler
- Master baths with double vanities, separate water closet and a deep soaking tub
- Large walk-in closets in master bedrooms
- Terraces ranging from 540–1,080+ square feet with large entertainment sized areas – featuring barbecue, sink and tropical sunset views
- Laundry room with full-sized washer and dryer
- Smart Home technology
- Pre-wired for high-speed internet access and Wi-Fi
- Two dedicated car parking spaces and one dedicated golf cart space per residence
- Electrical vehicle charging stations at each car parking space
- Parking garage with controlled access



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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.

These materials are not intended to be an offer to sell, or a solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or your purchase agreement. No real estate broker, salesperson or other person is authorized to make any representations or other statements regarding the offering, and no agreements with, deposits paid to, or other arrangements made with, any such persons shall be binding on the Developer unless set forth in the prospectus or in your purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful.

All plans, specifications, brands, features, amenities, sketches, renderings, graphic materials, sizes and dimensions and other statements contained in this brochure (collectively, "Plans and Renderings") are based upon preliminary and conceptual development plans, and are subject to change without notice in the manner provided in the prospectus and in your purchase agreement. No guarantees or representations whatsoever are made that any matters depicted in such Plans and Renderings will be provided or, if provided, will be of the same type, size, location or nature as described herein, and all such items are subject to first obtaining the appropriate federal, state and local permits and approvals. These Plans and Renderings should not be relied upon as representations, express or implied, of the final detail of the residences. All prices are subject to change without notice, and do not include optional features or premiums for upgrades.

Interior photos shown depict options and upgrades and are not representative of standard features for the units and may not be available for all model types. All depictions and other descriptions of furniture, appliances, brands, counters, soffits, floor coverings, upgrades and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not included with the unit unless otherwise provided in your purchase agreement.

All such materials are not to scale and are shown solely for illustrative purposes. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or 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 and the Developer in no manner guarantees the initial or continuing existence of any view. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer and all rights thereto are reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.

All unit owners in the condominium must be members of the Ocean Reef Community Association ("ORCA"), which governs the overall Ocean Reef community ("Ocean Reef") and membership in ORCA is subject to approval. The developer of the condominium did not develop any other portion of Ocean Reef, does not operate or control ORCA and is not responsible for and makes no representations as to such approvals or the nature, type, operation, cost, or availability of its any of its facilities.

Additionally, unit owners in the condominium may have the opportunity to purchase a separate membership in the Ocean Reef Club (the "Club"). However, membership in the Club (a "Club Membership") is not included with the purchase of a unit in the condominium. Additional fees and charges, including, but not limited to, dues, assessments and fees for usage and spa-related activities will apply. A Club Membership is only available upon filing an application with Club, being accepted Club, payment of all initiation fees and continued payment of annual dues and other charges. The developer of this condominium is not the owner or operator of the Club and is not responsible for and makes no representations as to, the development, type, nature and operation of the Club and its facilities, or the cost, terms or availability of Club Memberships. Prospective purchasers should examine the offering documents of the Club and make their own determination regarding the obtaining a Club Membership.

All depictions or descriptions of, and references to, a marina, boat slips, docks and related facilities, are based on potential preliminary development plans, which are subject to change without notice. The Developer, or its designee, may (in its sole and absolute discretion and without creating any obligation) construct a marina, including boat slips, docks and related facilities on the other side of the waterway adjacent to the condominium. The development and construction of these facilities requires numerous permits and approvals from various governmental authorities, which may not have been obtained. If obtained, such permits and/or approvals for a marina shall be subject to the terms and conditions set forth by ORCA and by the applicable governmental authorities. As a result, no representations or warranties are made regarding the development, construction or use of a marina, or any boat slips, docks or related facilities. Any existing plans for a marina may be abandoned, or otherwise modified, at any time, and, accordingly, no buyer should rely upon, or have any assurances that a marina, or any boat slips, docks or related facilities, will in fact be constructed (and, if constructed, that any such marina, or any boat slips, docks or related facilities, will be available to the Condominium or its residents).

This condominium is being developed solely by Marina Inn Land LLC, a Florida limited liability company (the "Developer"), which was formed solely for such purpose. Blue Jay Capital is affiliated with this entity, but is not the developer of this project. Any statements, disclosures and/or representations of the developer shall be deemed to have been made solely by Developer and not by Blue Jay Capital, or any affiliate thereof, and each buyer agrees to look solely to the Developer (and not to Blue Jay Capital and/or any of its affiliates) with respect to any and all matters relating to the sale, marketing, development, construction and/or operation of the condominium. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.