

RESIDENCE 301

4 BEDROOMS, 4 BATHROOMS
PLUS POWDER ROOM

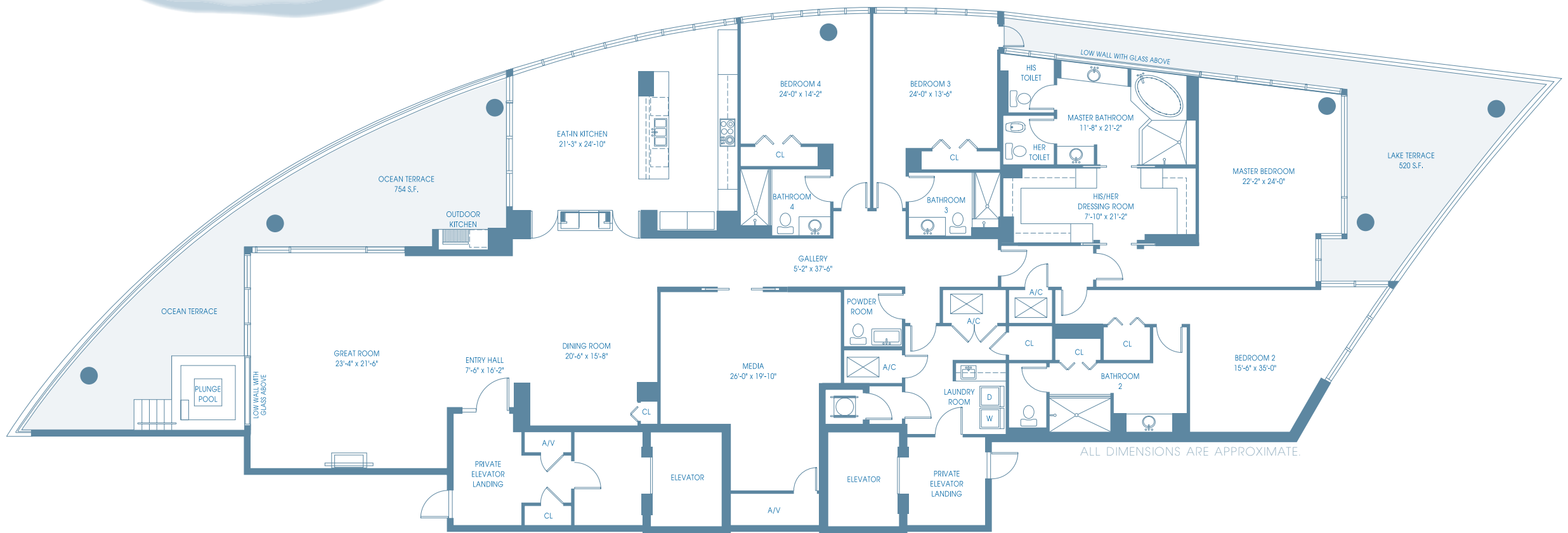
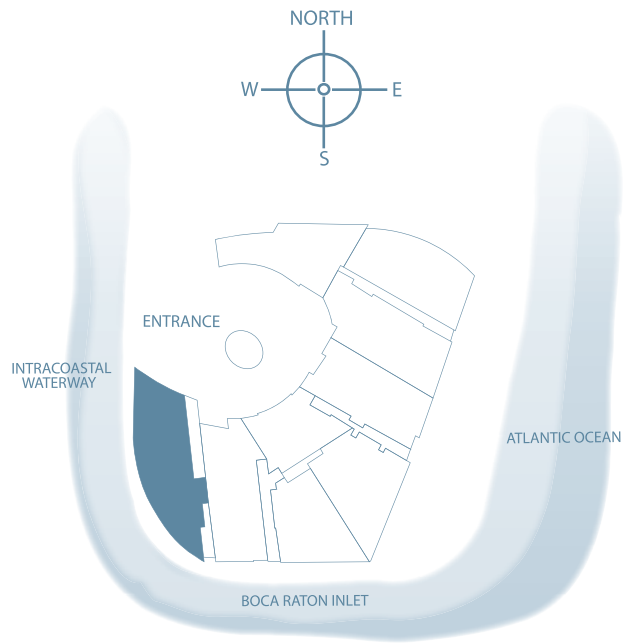
ONE THOUSAND OCEAN

BOCA RATON

INTERIOR	4,971 sq. ft.	461.78 m ²
EXTERIOR	1,274 sq. ft.	118.36 m ²
TOTAL	6,245 sq. ft.	580.14 m ²

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THE RESIDENCE'S SQUARE FOOTAGE TOTALS INDICATED ABOVE ARE APPROXIMATE, MAY VARY DUE TO CONSTRUCTION AND ARE BASED ON INTERIOR PERIMETER MEASUREMENTS. INDIVIDUAL ROOM DIMENSIONS INDICATED ABOVE ARE APPROXIMATE, MAY VARY DUE TO CONSTRUCTION, AND MAY VARY FROM THE RESIDENCE'S SQUARE FOOTAGE TOTALS INDICATED ABOVE. THE DRAWING AND FLOOR PLANS IN THIS DISPLAY ARE FOR MARKETING PURPOSES ONLY AND ARE CONCEPTUAL IN NATURE AND FOR THE CONVENIENCE OF REFERENCE, THEY SHOULD NOT BE RELIED UPON AS A REPRESENTATION, EITHER EXPRESS OR IMPLIED, OF THE FINAL DETAIL FEATURES OR DIMENSIONS OF ANY UNIT OR RESIDENCE, AND TO THE EXTENT THAT THEY DIFFER FROM THE PROSPECTUS, THE INFORMATION CONTAINED IN THE PROSPECTUS SHALL CONTROL. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE ANY MODIFICATIONS, REVISIONS, AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION OR AS MAY BE REQUIRED BY LAW OR GOVERNMENTAL BODIES.

ONE THOUSAND OCEAN

B O C A R A T O N

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OneThousandOcean.com
LXR Realty, LLC

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. ALL MAPS ARE ARTIST RENDERINGS, FOR RELATIVE LOCATION PURPOSES ONLY, AND ARE NOT TO SCALE. ACTUAL DISTANCES MAY VARY. ACTUAL IMPROVEMENTS MAY VARY FROM RENDERINGS AND ARE USED SOLELY FOR ILLUSTRATIVE PURPOSES. ACTUAL VIEWS MAY VARY AND CERTAIN VIEWS MAY NOT BE AVAILABLE IN ALL UNITS. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT ANY VIEW FROM THE CONDOMINIUM PROPERTY MAY IN THE FUTURE BE LIMITED OR ELIMINATED. DEVELOPER HEREBY GIVES NOTICE TO PROSPECTIVE PURCHASERS THAT DEVELOPER IN NO MANNER GUARANTEES THE CONTINUING EXISTENCE OF ANY VIEW FROM THE CONDOMINIUM PROPERTY. FURTHER, DEVELOPER HEREBY GIVES NOTICE TO PROSPECTIVE PURCHASERS THAT DEVELOPER MAKES NO COMMITMENT OR REPRESENTATION CONCERNING THE DEVELOPMENT OF ANY PROPERTY IN PROXIMITY TO, OR VISIBLE FROM, THE CONDOMINIUM PROPERTY. UNIT PRICING AND FEATURES SUBJECT TO CHANGE WITHOUT NOTICE. INTERIOR PHOTOS SHOWN MAY DEPICT OPTIONS AND UPGRADES AND ARE NOT REPRESENTATIVE OF STANDARD FEATURES AND MAY NOT BE AVAILABLE FOR ALL MODEL TYPES. ALL FIXTURES, FURNITURE AND ITEMS OF FINISH AND DECORATION IN THIS BROCHURE ARE FOR DISPLAY ONLY AND ARE NOT TO BE INCLUDED WITH THE UNIT. CONSULT THE PROSPECTUS FOR A DESCRIPTION OF THOSE FEATURES WHICH ARE TO BE INCLUDED IN THE UNITS. SERVICES, AMENITIES, FACILITIES, PROGRAMS, EVENTS, AND ACTIVITIES WHICH ARE PART OF THE PREMIER CLUB MEMBERSHIP AT THE BOCA RATON RESORT & CLUB AND THE BOCA BEACH CLUB (COLLECTIVELY, THE PREMIER CLUB SERVICES) LISTED AND DESCRIBED IN THIS BROCHURE ARE EXAMPLES OF SERVICES THAT MAY BE MADE AVAILABLE TO UNIT OWNERS ONLY UPON PURCHASE OF A PREMIER CLUB MEMBERSHIP. A PREMIER CLUB MEMBERSHIP IS NOT INCLUDED WITH THE PURCHASE OF A UNIT. A PREMIER CLUB MEMBERSHIP IS ONLY AVAILABLE UPON FILING AN APPLICATION FOR MEMBERSHIP WITH THE OWNER OF THE BOCA RATON RESORT & CLUB, BEING ACCEPTED AS A MEMBER BY THE OWNER OF THE BOCA RATON RESORT & CLUB, AND MAKING PAYMENT OF ALL INITIATION FEES AND CONTINUED PAYMENT OF ANNUAL DUES AND OTHER CHARGES. ACQUIRING A UNIT IS SEPARATE AND APART FROM ACQUIRING A PREMIER CLUB MEMBERSHIP. ALL OF THE PREMIER CLUB SERVICES SHOWN OR LISTED IN THIS BROCHURE MAY BE SUBSTITUTED, REPLACED, OR NOT PROVIDED AT ALL IN THE SOLE DISCRETION OF THE OWNER OF THE BOCA RATON RESORT & CLUB. THE DEVELOPER OF ONE THOUSAND OCEAN IS NOT THE OWNER OF THE BOCA RATON RESORT & CLUB AND IS NOT RESPONSIBLE FOR AND MAKES NO REPRESENTATIONS AS TO THE DEVELOPMENT AND CONTINUED AVAILABILITY OF CLUB FACILITIES WITHIN THE BOCA RATON RESORT & CLUB, ALL OF WHICH ARE SUBJECT TO THE COMPLETION DISCRETION OF THE OWNER OF THE BOCA RATON RESORT & CLUB. We are pledged to the letter and spirit of U. S. policy for achievement of equal housing throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. For California residents – THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. For New York residents – This advertisement is not an offering. No offering can be made until an offering plan is filed with the Office of the Attorney General of the State of New York. This advertisement is made pursuant to the Cooperative Policy Statement No. 1 issued by the New York State Attorney General. File No. CP 06 - 0242. Condominium name and address: Ocean Residences at Boca Beach Club, a Condominium, 1000 S. Ocean Blvd., Boca Raton, FL 33432. Sponsor Name and Address: BRE/Point Parcel, L.L.C., 501 E. Camino Real, Boca Raton, FL 33432. This is not an offering in jurisdictions where prior qualification is required unless the developer of One Thousand Ocean has previously met such qualifications and no marketing or sales literature will be forwarded to or disseminated in such states unless the developer has met such qualifications. Offers may only be presented and/or accepted at the sales center for the condominium. Void where prohibited by law.

