



MYSTIQUE™

## BUILDING AMENITIES

### PARKING AND STORAGE

- Two-level parking garage with controlled access
- Two (2) parking spaces for each Estate in the controlled-access garage, assigned on a first to close, first choice basis
- Three (3) parking spaces, in an enclosed private garage for each Penthouse, within the controlled-access garage, assigned on a first to close, first choice basis
- One (1) storage locker for each Estate, assigned on a first to close, first choice basis, and one (1) assigned storage room for each Penthouse
- OPTIONAL — additional parking spaces, subject to availability in garage at an additional charge, on a limited basis, at developer's sole discretion. OPTIONAL 2/3 car garages available at additional charge, subject to availability and at developer's sole discretion
- Bicycle storage room

### OUTDOOR RECREATIONAL AMENITIES AND FEATURES

- Heated swimming pool with a salt/chlorine generator system
- Heated whirlpool spa
- Sun deck with contemporary pergola structures
- Pool furniture
- Two (2) Har-Tru tennis courts above garage deck
- Verdant landscaped garden decks
- Entry gatehouse at build out of Waterpark Place
- Privacy walls and privacy hedges
- Outdoor guest parking

### LOBBY LEVEL

- Entry porte cochere and drive-through
- Magnificent lushly landscaped entry with tree-lined boulevard
- 24-hour staffed front desk with monitored video/electronic closed circuit surveillance system
- Surveillance cameras and coded entry at all owner entry accesses
- Four (4) designer-decorated private elevators with coded access, one for each residential stack
- Two (2) service elevators with coded access, one per core
- MEDCO locks at all building exterior doors
- Wi-Fi access in public areas
- LED lighting throughout
- Manager's Office
- Central mail and package receiving area
- Decorative entry fountains at build out of Waterpark Place
- Telephone entry system
- Fully equipped Health Club with his and her steam rooms and showers
- Massage rooms with on-call masseur/masseuse and fitness trainers
- State-of-the-art Theater with large screen projection and surround sound
- Designer-furnished Foyer and Salon
- Designer-furnished Parlor
- Designer-furnished Club Room
- Designer-furnished Library
- Designer-furnished Solarium/Card Room
- Designer-furnished Board Room
- Designer-furnished Billiards Room
- Two (2) designer-furnished Guest Suites



# MYSTIQUE™

## UNIT AMENITIES

### KITCHENS

- MIELE or WOLF/SUB-ZERO kitchen appliances with natural gas rangetops in all Estates and Penthouses
- MIELE or WOLF/SUB-ZERO full height wine coolers in all Estates and Penthouses
- Imported upscale kitchen cabinetry
- Spacious pantries in all Estates and Penthouses
- Natural stone marble or granite countertops
- Stainless steel under-mount kitchen sink
- Island cabinet with natural stone marble or granite countertop
- Brushed stainless steel kitchen fixtures with DORNBRACHT faucets with sprayer
- Heavy duty garbage disposal
- Water filtration system

### BATHROOMS

- Lavishly appointed master baths with DORNBRACHT fixtures and faucets
- MTI or KOHLER bathtubs in all bathrooms
- Walk-in showers with marble tile in all master baths
- Frameless glass shower enclosures in all master baths
- Dual shower heads with separate controls in all master baths
- Hand held sprayer with separate controls in all master baths
- Rain shower heads with separate controls in all master baths
- Frosted glass enclosure walls and doors at all master bath toilet rooms
- DURAVIT wall-mount toilets and bidets with GEBERIT in-wall carriers and flush actuators in all master baths
- Imported upscale cabinetry in all bathrooms
- Natural stone marble vanity tops in all bathrooms
- KOHLER white Ladena enamel over cast iron sinks in all bathrooms
- Recessed LED lighting

### LAUNDRY ROOMS

- WHIRLPOOL full-size washer and dryer in all Estates and Penthouses
- Imported upscale cabinetry in all laundry rooms
- Natural stone marble countertop with sink
- Upper cabinets above sink and washer/dryer in all laundry rooms

### INTERIORS

- Mahogany veneer stained solid core double door entryways in all Estates and Penthouses
- 7-foot solid core, milled, paint grade flush panel interior doors in all Estates
- 8-foot solid core, milled, paint grade flush panel interior doors in all Penthouses
- Reinforced concrete floors decorator-ready for purchaser furnished/installed flooring
- Ceilings – smooth white veneer plaster on underside of concrete (where exposed)
- Ceilings (where dropped) – Level 5 Finish drywall (taped and prime painted)
- Ceiling height ±9'-0" from top of concrete slab to bottom of concrete ceiling, at all Level 3 thru 18 Estates
- Ceiling height ±9'-5" from top of concrete slab to bottom of concrete ceiling, at all Level 19 & 20 Estates
- Ceiling height ±10'-0" from top of concrete slab to bottom of concrete ceiling, at all Penthouses  
*All ceiling height dimensions are from the concrete floor to underside of ceiling slab, except where dropped to accommodate mechanical duct work, piping and electrical conduits*
- All doors, millwork and cabinets raised to provide approximately 2-inch allowance for future floor finishes provided by purchaser
- All walls Level 5 Finish drywall (taped and prime painted)
- 8-inch baseboards provided throughout all Estates and Penthouses

- Transitional style flat crown molding provided in all elevator foyers, living, dining, library and master bedrooms
- All millwork prime painted with nail holes filled
- All interior doors prime painted
- All finish coats of paint for millwork, doors, walls and ceiling to be provided by purchaser
- His and her wardrobe closets in each master suite
- Ventilated wood closet shelving throughout
- Security safe in all Estates and Penthouses
- Sunset terrace in all Estates and Penthouses
- All guest bedrooms provided with en suite bathrooms
- Refuse/recycle chutes accessible at each service corridor
- Gas fireplace in all Estate and Penthouse living rooms

### HARDWARE

- VALLI & VALLI brushed/polished solid stainless steel lockset hardware at all Estate and Penthouse entry doors
- VALLI & VALLI brushed/polished chrome solid brass hardware at all Estate and Penthouse interior doors
- SCHLAGE hardware on all interior A/C closets, storage rooms, stair towers and all common area doors

### PLUMBING & A/C SYSTEM

- Fire protection sprinkler system throughout
- Gas-fired central hot water system
- Three-zone central air conditioning and heating system in the 01/04 Estates and Penthouses
- Two-zone central air conditioning and heating system in the 02/03 Estates and Penthouses
- Rooftop cooling tower with water source heat pump air conditioning systems

### GLASS AND GLAZING

- Laminated Impact Resistant glass in all windows and sliding glass doors in accordance with Florida Building Code 5th Edition (2014)
- Floor-to-ceiling sliding glass doors in all Estates and Penthouses

### PENTHOUSE ROOFTOP TERRACES

- Private rooftop sun deck with developer provided wood, stone or tile flooring
- Heated stainless steel-hulled, tile finished swimming pool and spa with a salt/chlorine generator system
- Rooftop winter kitchen with stainless steel cabinets, natural stone countertops and overhead coiling door for weather protection
- Kitchen includes WOLF gas grill, stainless steel sink, under-counter refrigerator, ice maker and wine cooler
- Full bathroom with imported upscale cabinetry, natural stone countertop, sink, toilet and walk-in shower
- All private rooftop exterior walls to be clad in precast concrete
- Rooftop pet bath and shower system



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# SMARTESTATE™ FEATURES

## TV, TELEPHONE & NETWORK

Structured wiring to outlets in the following rooms:

01/04 Estates/Penthouses: all bedrooms, master bath, living room, family room, kitchen, dining room and library/study

02/03 Estates/Penthouses: all bedrooms, master bath, great room, kitchen, dining room and library

## WI-FI

Individual privately secured professional grade Wi-Fi is standard in each Estate or Penthouse. Service is 802.11 Dual-Band Professional Grade which will support:

Home Automation, Wireless Audio / Sound Systems, IP Cameras, Music and Video Streaming, and Video Casting

## BROADBAND SERVICE

Individual Fiber Optic lines to each Estate or Penthouse providing up to one (1) gigabyte per second service as standard. High-speed with privately controlled access by the purchaser from each individual Estate or Penthouse to the information super-highway.

## SOUND

Speaker pre-wire conduits provided in the following rooms for purchaser to supply traditional audio/sound system wiring and install speakers after closing:

01/04 Estates/Penthouses: master bedroom & bath, living room, dining room, family room and kitchen

02/03 Estates/Penthouses: master bedroom & bath, great room, kitchen, dining room and library

## TOUCHPAD DISPLAY CONTROL

iPad touchpad display standard to control the developer-selected lighting zones and the air-conditioning/heating system thermostats. Expandable by the purchaser after closing to control additional lighting zones and purchaser-provided audio/sound, video and shade control systems that are iOS compatible.

## LIGHTING

Developer-selected low voltage lighting zones standard in the following rooms:

01/04 Estates/Penthouses: elevator foyer, foyer, master bedroom & bath, living room, dining room, family room and kitchen

02/03 Estates/Penthouses: elevator foyer, foyer, master bedroom & bath, great room, kitchen, dining room and library

Additional zones and rooms can be expanded by the purchaser after closing.

## SHADE CONTROL

Shade control pre-wire conduits provided for all exterior window and sliding glass door openings back to a centralized control point. Can be accessed by the purchaser for installation of their preferred shade control system after closing.

## PRIVATE ACCESS ELEVATOR CONTROL

Secured biometric/alpha-numeric/key-fob authorization for each individual Estate or Penthouse elevator lobby.

## ELECTRIC VEHICLE (EV) CHARGING SYSTEM

Ability for all Estate and Penthouse parking spaces to be assigned access rights, for a fee, to a developer-approved Level 2 Electric Vehicle Charging System.

## SURVEILLANCE CAMERAS

Cameras provided in each Estate or Penthouse at private elevator foyer and on the sunset terrace for viewing via a web browser. Expandable after closing by the purchaser to tie into a purchaser-provided private security system.

## ALARM SYSTEMS

Pre-wire for private alarm system to be installed by purchaser after closing.

## LEAK MONITORING

Leak detection monitoring system with electronically controlled water line shut off valves standard for each Estate or Penthouse. Monitoring devices provided in wet areas of the following rooms:

01/02/03/04 Estates/Penthouses: all bathrooms, all A/C closets, powder room, kitchen and laundry room

The developer reserves the right to make changes or substitutions of equal or better quality, at its sole and absolute discretion, for features, fixtures, amenities, equipment, appliances, and other items of finish listed herein, without prior notice to or approval of the purchaser, and are subject to variations in aesthetics, size, color, shade variations, tint, finish, grain and veining. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Copyright © 2016, Pelican 1 Owner, LLC. All Rights Reserved.

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# PELICAN BAY COMMUNITY AMENITIES

- 43-acres of parks, recreation areas, beachfront facilities and boardwalks
- Nearly three miles of unspoiled Gulf of Mexico beaches with two private access locations
- Elegant beachfront dining within the Pelican Bay community including the Sandbar, Sunset Café and Marker 36 venues
- Opportunity, as a homeowner, to join The Club Pelican Bay with 27 holes of championship golf
- 570-acres of mangrove forests and estuaries with two private boardwalks
- Chauffeured golf cart tram service to and from beaches and beachfront restaurants
- Steps to the beach
- The Commons community center for Pelican Bay residents offering a variety of social and lifestyle programs
- Two tennis complexes with a total of 18 courts
- Biking, jogging, sailing, canoeing and kayaking
- Places of worship, shopping and banking nearby
- Artis–Naples, home of The Baker Museum and the Naples Philharmonic
- Waterside Shops, a specialty shopping center featuring Nordstrom, Saks Fifth Avenue, De Beers, Tiffany & Co., Salvatore Ferragamo, Louis Vuitton, Gucci and other internationally renowned designer and specialty stores
- Excellent restaurants in the immediate vicinity

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## SALES CENTER

6885 Pelican Bay Boulevard | Naples, FL 34108  
(239) 598-9900  
www.mystiquepelicanbay.com

## DEVELOPER

Pelican 1 Owner, LLC  
8156 Fiddler's Creek Parkway | Naples, FL 34114  
(239) 732-9400

## SALES

Gulf Bay® Marketing Group, Inc.   
6885 Pelican Bay Boulevard | Naples, FL 34108  
(239) 598-9900

## ARCHITECT OF RECORD

BC Architects AIA, Inc. | Coral Gables, FL

## LANDSCAPE ARCHITECT

EDSA | Fort Lauderdale, FL

## CIVIL ENGINEER

GradyMinor | Bonita Springs, FL

## UNITS

81 residential units consisting of 68 Estate(s),  
4 Penthouse(s) and 9 Jardin level residences

## MAINTENANCE

Mystique at Waterpark Place Condominium Association, Inc.  
*All fees are monthly, assessed quarterly in advance.*

## RESTRICTIONS

- Pets: Only cats or dogs (not to exceed two animals in total number), up to thirty pounds each, owned by a purchaser are allowed on premises. Larger dogs, only one allowed up to eighty pounds. No other pets (including birds), except tropical fish, are permitted. All dogs have to use the service elevator to garage only. No access by any pets to passenger elevators or lobby, pool, tennis courts or any public area. For Jardin level residences, only one animal up to 30 pounds is permitted and must be carried.
- Leasing: One time per calendar year, 90-day minimum.

*Refer to your Condominium Documents for any further information and details on these and all Rules.*