

Ocean Reef 2 Bedrooms, 2 Baths, Study

oceanfront

10'4" Ceiling Heights - 4th Floor Only



Standard Floor Plan
(w/3rd & 4th Floor Balcony)

With 2nd Floor Balcony

Living Area/Architectural	1,970 S.F.
Balcony Area	660 S.F.
Total	2,630 S.F.
Living Area/Engineering	1,885 S.F.

With 3rd Floor Balcony

Living Area/Architectural	1,970 S.F.
Balcony Area	96 S.F.
Total	2,066 S.F.
Living Area/Engineering	1,885 S.F.



Balcony Floor Plan (2nd Floor)

This brochure contains two sets of unit square footage estimates. One set was derived by measuring the unit as its boundaries are legally described in the Declaration of Condominium (the "Engineering Method"). The other set was derived by adding the respective unit's described measurements and contain portions of the common elements of the condominium building not included in the respective unit, but located adjacent thereto (the "Architectural Method"). Such common elements may include, without limitation portions of all structural walls, demising walls between units, and other common elements located adjacent to the respective unit but not included within the legally described boundaries of the unit. The set of unit square footages derived using the Architectural Method will generally be greater than the unit square footage estimates using the Engineering Method. For a description of how units are legally described, please see the Declaration of Condominium. The set of unit square footage estimates calculated using the Architectural Method are provided simply for comparative analysis to allow a prospective purchaser to compare the Unit with other condominium projects that based their square footage utilizing the Architectural Method.