



INDIAN CREEK

RESIDENCES & YACHT CLUB

FACTS & FEATURES

A LIMITED
COLLECTION
of NINE Private
WATERFRONT
Residences

Presenting just nine exclusive, waterfront homes with a residents-only Yacht Club and Private Marina. Crafted with an unprecedented attention to detail by a nationally recognized team of designers, architects, and engineers at the top of their field. Each residence enjoys substantial water frontage with water, golf course, and city views, tucked into a secluded corner of Indian Creek Lake, while offering direct access to the best beaches, shopping, and recreation Miami has to offer.

Located in a lake front corner of Bay Harbor Islands, Indian Creek Residences & Yacht Club presents the opportunity for a private waterfront home experience with the desirable benefits of amenitized new developments. In the crowded Miami landscape of high rise glass towers, this property offers a true counterpoint for those seeking a waterfront lifestyle, high-design, gracious layouts, and thoughtful programming all enjoyed without compromising privacy.

The BUILDING

Evidence of the team's combined experience can be felt throughout the property which reimagines MIMO-Miami Modern with curved lines shaping the sculptural architecture and opulent materials framing the homes.

- A limited collection of nine unique full-floor, duplex, and half-floor residences
- Direct Elevator entry in most units
- Full-time doorman
- Full-time resident concierge
- Eighteen private parking spaces
- Secluded landscaped private drive
- Limestone veneer exterior stone and custom glass-wrapped facade

The YACHT CLUB and PRIVATE MARINA

Throughout the property, owners will enjoy full access to state-of-the-art amenities while maintaining the seclusion and privacy of a private home. In addition to the Yacht Club and Private Marina, the offering includes extensive recovery and wellness, entertainment, and outdoor facilities that combine to create a holistic program of lifestyle activities.

- Four private slips fit for vessels up to 50 feet available for purchase
- Dockmaster concierge service
- Outdoor lounge and bar
- Boating & recreation private storage

Recovery and WELLNESS

- Exquisitely designed world-class spa with separate sauna and steam rooms, treatment room, and Red Light Therapy room
- Sun-soaked lake view yoga lawn
- Curated fitness center with state-of-the-art cardio, free weights, resistance and movement equipment
- Waterfront relaxation area with sunken jetted hot tub and lounge seating

The PARLOUR

- High Fidelity Audio System with acoustic solutions for soundproofing
- Coffee Bar and Private Office by day
- Custom wet bar with personal wine and spirits storage
- Private Club and Entertainment Lounge by night

The Rooftop TERRACE

- 2,600 SF landscaped rooftop terrace with 360-degree, sunrise to sunset views
- Residents' pool overlooking Indian Creek Lake
- Private dining area nestled under a landscaped pergola for intimate waterfront entertaining
- Outdoor kitchen and bar
- Outdoor screening pavilion with lounge seating

The RESIDENCES

Each residence boasts stunning views of both Indian Creek Lake and Biscayne Bay, as well as the Indian Creek Golf Course. Enveloping the building is lush, tropical and mature landscaping which conveys a resort-like return to nature. Comprising full floor Penthouse homes, duplexes, and half floor residences, the volume of scale and attention to detail are expressed throughout every touch point of the property.

PENTHOUSE *Residences*

Notable FEATURES

- Five bedrooms, five full bathrooms, and two powder rooms
- 75' of unobstructed water and golf course views
- Grand entry foyer with elevated seating area
- Separate family room and private office
- Expansive master bedroom suite with water view lounge and direct balcony access
- Penthouse 1 features private rooftop terrace with 10' hot tub, wet bar and outdoor seating area overlooking Indian Creek Lake
- ~10' ceilings throughout
- Sun-soaked living room with southern exposure
- Full floor residences
- Chefs kitchen
- Wine wall feature

Show KITCHEN

- Gaggenau Appliance Suite
 - 36" refrigerator and 30" freezer, fully integrated, panel ready
 - 36" Vario 400 Series full surface induction cooktop with stainless steel frame
 - 30" 400 Series stainless steel double wall oven upon request
 - 24" 400 Series stainless steel microwave drawer
 - 24" 400 Series dishwasher, panel ready
- Zenia white oak cabinetry with custom millwork
- Integrated custom hardware
- Taj Mahal countertops and island
- Fantini Icona Deco Series four-hole mixer with gooseneck faucet and large under-mount stainless steel sink
- Miele 36" ventilation hood

Chef KITCHEN

- 36" Sub-Zero Classic over-under refrigerator-freezer with glass doors
- 36" Wolf gas range with infrared charbroiler
- 30" Wolf stainless steel warming drawers
- 24" Gaggenau 400 Series dishwasher, panel ready
- Stainless steel clad appliances, countertops and cabinetry
- The Galley polished stainless steel chef grade faucet and pot filler
- Large undermount stainless steel sink
- Miele 36" ventilation hood

Primary BATH

- Travertine floor and walls in a leather finish
- Fantini Nice Series fixtures and accessories in polished nickel
- Freestanding bathtub with Fantini Nice floor mount tub filler
- Fantini Nice ceiling-mount showerhead
- Reeded glass shower doors framed in polished nickel
- Opal White vanity with integrated double sink
- Bespoke decorative mirror in polished nickel

Secondary BATH

- Crema d'Orcia honed floors and fluted walls
- Fantini Icona Deco Series fixtures and accessories in polished nickel
- Ceramic tub with stone surround and Icona Deco wall-mounted tub spout
- Fantini Icona Deco wall-mounted showerhead
- Crema d'Orcia vanity
- Bespoke decorative mirror with storage in polished nickel

Tertiary BATH

- Carrara marble honed floor and textured walls
- Teak shower flooring
- Fantini Icona Deco fixtures and accessories in polished nickel
- Fantini Icona Deco wall-mount showerhead and hand shower
- Carrara marble vanity
- Bespoke decorative mirror with storage in polished nickel

Powder ROOM

- Travertine floor and walls in a leather finish
- Fantini Venezia Series fixtures and accessories in polished nickel
- Crystallo marble vanity with wall-mount hexagonal faucet
- Bespoke decorative mirror in polished nickel

DUPLEX

Residences

Notable FEATURES

- Five bedrooms, five full bathrooms plus powder room
- 35' of unobstructed water and golf course views
- ~10' - 20' ceiling heights
- Double height great room
- Separate family/media room
- Uniquely curved Piano balcony
- Gracious master bedroom suite with expansive water and golf course views
- Custom designed wine collector's wall
- Discreetly hidden speakeasy wet bar
- Sun-soaked living room with Southern-exposure

The KITCHEN

- Gaggenau Appliance Suite
 - 36" refrigerator and freezer, fully integrated, panel ready
 - 36" Vario 400 Series gas cooktop
 - 30" 400 Series stainless steel double wall oven
 - 24" 400 Series stainless steel microwave drawer
 - 24" 400 Series dishwasher, panel ready
- Zenia white oak cabinetry and millwork
- Integrated custom hardware
- Taj Mahal countertops and island
- Fantini Icona Deco Series Four hole mixer with gooseneck faucet and spacious under-mount stainless steel sink
- Miele 36" ventilation hood

Primary BATH

- Travertine floor and walls in a leather finish
- Fantini Nice Series fixtures and accessories in polished nickel finish
- Freestanding bathtub with Fantini Nice floor mount tub filler
- Fantini Nice ceiling-mounted showerhead
- Reeded glass shower doors with polished nickel frame
- Opal White vanity with integrated sink
- Bespoke decorative mirror in polished nickel

Secondary BATH

- Crema d'Orcia honed floor and fluted walls
- Fantini Icona Deco Series fixtures and accessories in polished nickel
- Ceramic tub with stone surround and Icona Deco wall-mounted tub spout
- Fantini Icona Deco wall-mounted showerhead
- Crema d'Orcia vanity
- Bespoke decorative mirror with storage in polished nickel

Tertiary BATH

- Carrara marble honed floor and textured walls
- Teak shower floors
- Fantini Icona Deco fixtures and accessories in polished nickel
- Fantini Icona Deco wall-mounted showerhead with hand shower
- Carrara marble vanity
- Bespoke decorative mirror with storage in polished nickel

POWDER *Room*

- Travertine floor and walls in a leather finish
- Fantini Venezia Series fixtures and accessories in polished nickel
- Crystallo marble vanity with wall-mount hexagonal faucet
- Bespoke decorative mirror in polished nickel

HALF FLOOR *Residences*

Notable FEATURES

- Three bedrooms, three full bathrooms plus powder room
- Sun-soaked living room with Southern-exposure
- Separate family/media room
- 35' of unobstructed water and golf course views
- Custom designed wine collector's wall
- His and hers closets in primary suite

The KITCHEN

- Gaggenau Appliance Suite
 - 36" refrigerator and freezer, fully integrated, panel ready
 - 36" Vario 400 Series gas cooktop
 - 30" 400 Series stainless steel double wall oven
 - 24" 400 Series stainless steel microwave drawer
 - 24" 400 Series dishwasher, panel ready
- Zenia white oak cabinetry and custom millwork
- Integrated custom hardware
- Taj Mahal countertops and island
- Fantini Icona Deco Series Four hole mixer with gooseneck faucet and spacious under-mount stainless steel sink
- Miele 36" ventilation hood

Primary BATH

- Travertine floor and walls in a leather finish
- Fantini Nice Series fixtures and accessories in polished nickel
- Freestanding bath tub with Fantini Nice floor mount tub filler
- Fantini Nice ceiling-mount showerhead
- Reeded glass shower doors with polished nickel frame
- Opal White vanity with integrated sink
- Bespoke decorative mirror in polished nickel

Secondary BATH

- Crema d'Orcia honed floors and fluted walls
- Fantini Icona Deco Series fixtures and accessories in polished nickel
- Ceramic tub with stone surround and Icona Deco wall-mounted tub spout
- Fantini Icona Deco wall-mount showerhead
- Crema d'Orcia vanity
- Bespoke decorative mirror with storage in polished nickel

Tertiary BATH

- Carrara marble honed floor and textured walls
- Teak shower floors
- Fantini Icona Deco fixtures and accessories in polished nickel
- Fantini Icona Deco wall-mount showerhead with hand shower
- Carrara marble vanity
- Bespoke decorative mirror with storage in polished nickel

POWDER Room

- Travertine floor and walls in a leather finish
- Fantini Venezia Series fixtures and accessories in polished nickel
- Crystallo marble vanity with wall-mount hexagonal faucet
- Bespoke decorative mirror in polished nickel

CLUB *Residence*

Notable FEATURES

- Four bedrooms, four full bathrooms plus powder room
- 65' of unobstructed water and golf course views
- Sun-soaked living room with Southern-exposure
- Separate step-up family room with bar
- Gracious master bedroom suite with direct balcony access

The KITCHEN

- Gaggenau Appliance Suite
 - 36" refrigerator and freezer, fully integrated, panel ready
 - 36" Vario 400 Series gas cooktop
 - 30" 400 Series stainless steel double wall oven
 - 24" 400 Series stainless steel microwave drawer
 - 24" 400 Series dishwasher, panel ready
- Zenia white oak cabinetry and custom millwork
- Integrated custom hardware
- Taj Mahal countertops and island
- Fantini Icona Deco Series Four hole mixer with gooseneck faucet and large under-mount stainless steel sink
- Miele 36" ventilation hood

Primary BATH

- Travertine floor and walls in a leather finish
- Reeded glass shower doors with polished nickel frame
- Opal White vanity with integrated sink
- Bespoke decorative mirror in polished nickel
- Fantini Nice Series fixtures and accessories in polished nickel
- Freestanding bathtub with Fantini Nice floor mount tub filler
- Fantini Nice ceiling-mount showerhead

Secondary BATH

- Crema d'Orcia honed floors and fluted walls
- Fantini Icona Deco Series fixtures and accessories in polished nickel
- Ceramic tub with stone surround and Icona Deco wall-mounted tub spout
- Fantini Icona Deco wall-mount showerhead
- Crema d'Orcia vanity
- Bespoke decorative mirror with storage in polished nickel

POWDER Room

- Travertine floor and walls in a leather finish
- Fantini Venezia Series fixtures and accessories in polished nickel
- Crystallo marble vanity with wall-mount hexagonal faucet
- Bespoke decorative mirror in polished nickel

Stated interior square footage is measured to the exterior face of exterior walls and to the centerline of interior demising walls or to the exterior face of walls adjoining corridors or other common elements without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or irregularities. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, appliances, built-ins, counters, soffits, floor coverings, lighting, landscaping and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement.

