

*Luxury Townhomes in Fort Lauderdale
Minutes from the Ocean*



Residences at
THE SANCTUARY

Rick Grosch, Licensed Real Estate Broker
(954) 683-2000 • (954) 537-2007

BRIXEN GROSCH
Associates, Inc.



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Residences at
THE SANCTUARY

An Exclusive Gated 10-Unit Estate Style Luxury Townhome Community

At The Sanctuary, you enjoy rich architectural appointments, sought-after location and easy access to the diverse culture and entertainment of South Florida.



Close to everything you need for a wonderful lifestyle.

Make Residences at The Sanctuary your life choice!



Experience the serenity and luxury afforded by Residences at The Sanctuary

Live life as you dreamed it would be.

Minutes from...

Galleria Mall - less than 1 mile

Fort Lauderdale Beaches - 1.4 miles

Las Olas Blvd. - 2 miles

Downtown Fort Lauderdale - 2.1 miles

Federal Highway - 1 block east

Publix Supermarket - .6 miles

Whole Foods Market - .9 miles

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Locator Map

Residences at THE SANCTUARY



MODEL "A" FOUR STORY

MODEL A FIRST FLOOR



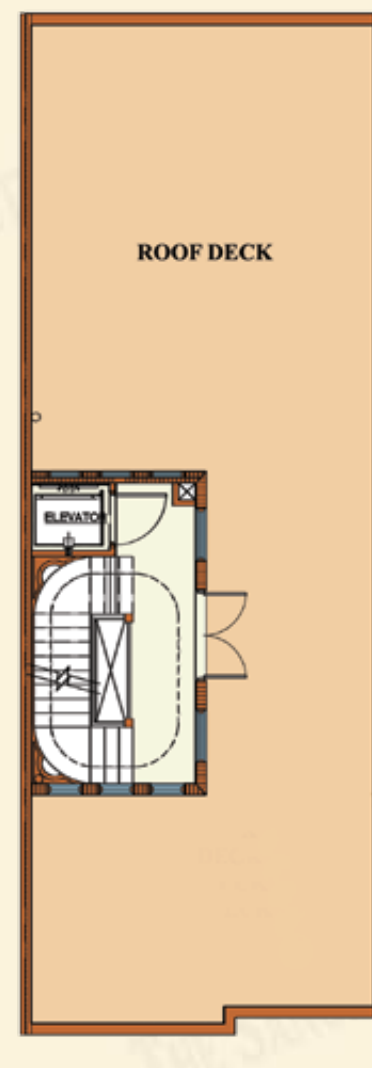
MODEL A SECOND FLOOR



MODEL A THIRD FLOOR



MODEL A FOURTH FLOOR



MODEL "A" AREA CALCULATIONS:

1st Floor Living Area	780 S.F.
2nd Floor Living Area	1,199 S.F.
3rd Floor Living Area	1,250 S.F.
Rooftop Area	209 S.F.
SUB TOTAL	3,438 S.F.
Entry	27 S.F.
2nd Floor Balcony	45 S.F.
3rd Floor Balcony	51 S.F.
Roof Deck	700 S.F.
Garage	458 S.F.
SUB TOTAL	1,281 S.F.

TOTAL: 4,719 S.F.

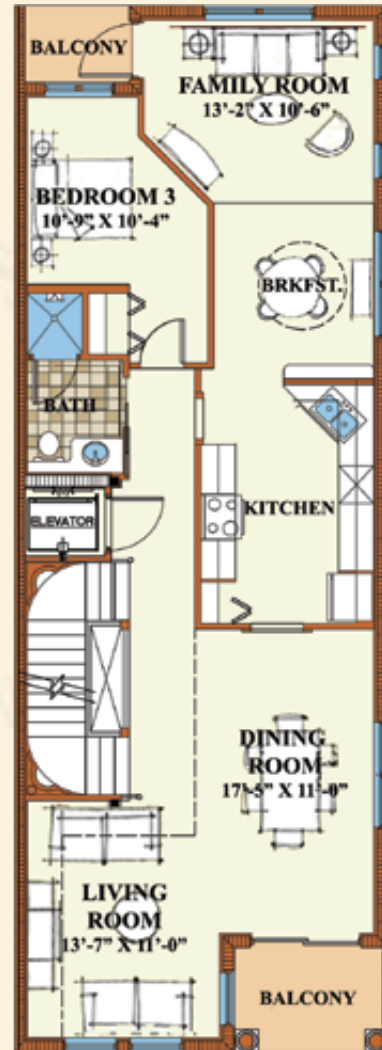


Model "B" Three Story

Model B First Floor



Model B Second Floor



Model B Third Floor



MODEL "B" AREA CALCULATIONS:

1st Floor Living Area	780 S.F.
2nd Floor Living Area	1,195 S.F.
3rd Floor Living Area	800 S.F.
SUB TOTAL	2,775 S.F.
Entry	13 S.F.
Balcony 1	47 S.F.
Balcony 2	28 S.F.
Terrace 1	65 S.F.
Terrace 2	107 S.F.
Garage	466 S.F.
SUB TOTAL	726 S.F.
TOTAL: 3,501 S.F.	

Site Plan

N.E. 13th Street

Residences at
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Standard Features

Interior Features

- 3 or 5 Bedrooms and 3 or 4 Baths
- Floor Plans 2,775 to 3,348 sq. ft. Under Air
- Private interior elevators
- Impact resistant windows and doors rated to withstand top winds of 140 MPH
- 9.5 ft. high ceilings
- Eight foot solid core doors
- Designer door hardware
- Dual Zoned HVAC System
- Recessed lighting fixtures throughout
- Fire sprinkler system
- Pre-wired for security system, cable, telephone and internet
- Marble or Wood Flooring for the First Floor, Hallways, and Bathrooms
- Upgraded Carpet for Bedrooms and Stairways

Exterior Features

- Concrete foundation
- Concrete block exterior walls
- Steel reinforced concrete balconies
- Texture finish exterior walls with smooth finish in garages
- Balcony railing
- Decorative brick paver interior driveways and walk-ways
- 2 car garage
- Up to 1,700 square feet of roof deck, terrace and balcony space
- Private back yards with a custom designed pool

Designer Kitchen Features

- Designer 42" kitchen wall cabinets
- Recessed high-hat lighting
- Stainless steel sink with spray faucet and disposal
- GE Monogram stainless steel finish built-in refrigerator with ice maker
- GE Monogram stainless steel built-in oven
- GE Monogram stainless steel built-in warming drawer
- GE Monogram stainless steel dishwasher
- GE Monogram digital electric cook top
- GE Monogram stainless steel island hood
- Granite counter tops and backsplash
- Center cooktop island

Luxurious Master Baths

- Imported marble floors and shower walls
- Hydrotherapy whirlpool bath
- Frameless glass enclosed shower
- Dual vanity sinks
- Designer bathroom hardware

Laundry Features

- GE Profile Super Capacity Plus washer
- GE Profile Super Capacity Plus dryer

Community Amenities

- Lush tropical landscaping
- Automatic sprinkler system
- Remote controlled entry gate
- Landscape and driveway lighting

Model "C" Four Story

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MODEL "C" AREA CALCULATIONS:	
1st Floor Living Area	761 S.F.
2nd Floor Living Area	1,208 S.F.
3rd Floor Living Area	1,208 S.F.
Rooftop Area	209 S.F.
SUB TOTAL	3,386 S.F.
Entry	33 S.F.
2nd Floor Balconies	89 S.F.
3rd Floor Balcony	62 S.F.
Roof Deck	500 S.F.
Garage	466 S.F.
SUB TOTAL	1,150 S.F.

TOTAL: 4,536 S.F.





Private Backyard with Custom Designed Pool

Individually Appointed Interior Elevators and Rooftop Terraces

Floor Plans from 2,775 to 3,348 sq. ft. Under Air