



THE REX HAMILTON CORPORATION

**785 Crandon Boulevard
Key Biscayne, Florida 33149**

CLUB TOWER 2, Unit 1706

OCEAN CLUB on Key Biscayne - Sold

Bedrooms:

3 + Den & Office

Bathrooms:

3
1 Powder Room

Parking:

3 Spaces + Valet

2 terraces overlooking the Atlantic & Biscayne Bay
Uniquely designed to capture the island's best views

Brazilian walnut flooring
Miele Appliances
Antique ceiling beams



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High style and the most amazing views on Florida's southeast coast converge in this refined residence high above Ocean Club's center building. From this vantage point, views are unobstructed to the blue-green Atlantic on the east and the emerald greens and blues of Biscayne Bay to the west. Guests and natives alike have been dazzled by the night time view of the dining terrace with its seemingly suspended-in-space feel overlooking the lights of Miami reflected back up from the mirror-like finish of Biscayne Bay. Little wonder this building has become the most sought after residential condominium on the island and its highest floor end units haven't been on the market for years. These breath-taking terraces are higher than the residential floors of all the penthouses in Ocean Tower One, Two, The Grand Bay, and The Ritz-Carlton Key Biscayne. The only neighbors you'll see from your kitchen windows are the graceful egrets that migrate to and from the island's northern rookeries.



The Residence:

Upon arrival through the private elevator and foyer, one is immediately greeted with rich, dark wood doors and warm Brazilian hardwood floors. As these doors open, the guest is presented with the ocean through a wall of floor to ceiling glass on the east and the Bay and the skyline of Miami beyond to the west. Modified from a floor plan originally drawn by noted architect Charles Sieger, each of three bedrooms finds its own quiet corner with halls and doors separating each bedroom calmly from a lavish living/dining/family room salon of main rooms. Connected by an entry hallway from the living room is the luxurious master bedroom suite with obligatory his and hers closets thoughtfully finished out in fine mahogany and a mahogany library wall for both dream books and treasures- all overlooking the Atlantic. The master wet area includes a Jacuzzi tub with a window framing the Northwest view to Miami, a shower with marble built-in bench and shelves, and a separate water closet with bidet. Other bedrooms include the west bedroom and its ensuite bath with breath taking views to the city, Cape Florida Park, and Biscayne Bay and the east bedroom and separate sitting room/den which are both looking straight out to the Atlantic. This bedroom has been modified to include a tub. Flooring in all of the main areas of the residence is Brazilian walnut with large, wide planks hand selected from the richness of their colors and textures. Only the east bedroom and its sitting room are carpeted as they were intended for guests with smaller children.



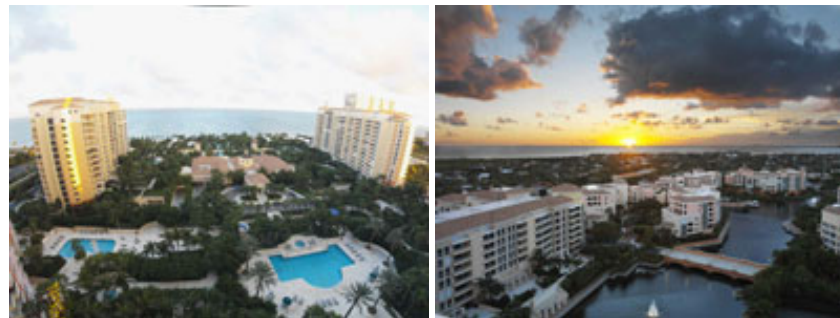
Beyond the pocket door from the dining room and eating terrace is a beautiful kitchen finished with modern warm woods of the fine Italian cabinet maker Snaidero. The ceiling is a beautiful touch of old Miami- actual beams from the stately Women's Club which used to grace the edge of Biscayne Bay north of the Miami Herald complex. Appliances are upgraded to Miele throughout and as nice as the refinements are, the main act is still the amazing view from this room. One visitor once volunteered to hand wash the stemware in order to continue to savor the view after dinner.



Beyond the beautiful beams of the kitchen and tropical hardwoods of the interior, the outside accents are always designed to align the residence with the history of this unique place. Both the Oceanside and Bayside terraces are finished with "pioneer stone" a faux finish coral popular with the pioneers of Miami who had neither the time nor energy to quarry that difficult but beautiful stone. Instead they mixed colored powders, water, and concrete together and poured them into rough forms. As they dried in the sun, they rubbed baking soda into the top layer and once dry, acid washed the face of the stone. The warm beige color of the sky just before and after dawn was the most popular in its heyday and well, thankfully the designers agreed with the pioneers on this point. The roughness of the stone is balanced with a refined transition to triangles of Mexican tiles on the vertical borders of the terraces. Both terraces have water and power outlets.



The lighting system in the residence's main rooms runs off 3 coordinated Grafikeye systems which allow a host of different lighting scenes for night time entertaining and enjoyment. Ample wall space and excellent lighting benefit the collector of fine art.



The air conditioning system has been modified to use a small onboard microprocessor by Carrier which constantly monitors four separate zones in the residence. Acting in tandem with discreetly placed sensors, baffles in the ceilings quietly redirect volumes of air to the different zones of the home balancing out the heat and cold loads inherited with 10 foot floor to ceiling glass in rooms on both the east and west exposures to the morning and afternoon sun. Not only does this system do an amazingly good job of providing volumes of air presented in selected temperatures, but it remembers

what you want on a day to day basis while delivering a whisper quiet flow of air into the home. Need we say that the current owner hired their own mechanical engineers to achieve this balance of quiet operation and efficient delivery of the right temperature to the right rooms?

At the service end of the residence are a unique space designed just for the Miele washer, Miele dryer, and needs of the maid. At the corner of the kitchen, with its own separate entrance is an efficient office with mahogany shelves and built-ins. A portion of the built-ins double as extra pantry space for the kitchen.

Highly desirable parking is the order of the day as well as the home has two reserved spaces just steps from the lobby door on the upper level and a third space just in front of the door on the lower level. Valet parking is also available 24/7 should you choose this option and they are ready to assist you with your groceries and baggage deliveries to your unit as well. A concierge/security is available 24/7 in the lobby and the community is gated with guards and rovers- as if you needed all this security on Key Biscayne.

The Island of Key Biscayne:

Key Biscayne is a wonderful island tucked away from downtown Miami in the ocean just minutes from the financial district of the city. President Richard Nixon's winter White House firmly established the pattern of the island's dominant lifestyle- the winter retreat and the summer beach house. The Village of Key Biscayne grew up on a former coconut plantation next to a fabulous white sandy beach and today it remains placed between two huge tracts of public trust parkland. Its serenity and security combined with easy global access have made the island a destination of choice for world travelers with business and family needs in Greater Miami. Unlike its rival to the north, this island requires only a trip across a peaceful causeway to get to one of the highest rated public golf courses in America, a deep sea fishing port, the home of the NASDAQ Tennis Tournament, and the charming village of Key Biscayne. Six miles of beach embrace the Atlantic along its east shoreline with the balance of the island facing the city lights of Miami and Biscayne Bay.

The Ocean Club:

The crown jewel of the island is the Ocean Club; a 55 acres preserve dedicated to the good life. Its modern residences surround a 25,000 SF club facility of unhurried pool, spa, health club, bar, and dining amenities. Along its lagoon stands an excellent tennis facility with Club House and 8 lighted, clay courts exclusively reserved for residents and their guests. Oceanward rests the lovely island pool with its palm tree islands and inviting, child-friendly zero elevation entry. Rising to the south adjacent this grand pool is the casual Beach Bar and Grill, home to gracious beachside lunches and dinners seven days a week. The capital touch is the nearly 1000' of beautiful beach, attended by club staff to pamper you with umbrellas, loungers, and beach towels. There is no hotel anywhere on this property to spoil your sense of security or serenity, yet the fantastic Ritz-Carlton- Key Biscayne Hotel is just a few minutes stroll along the beach.

Central to the residences is the highly sought after Club Tower 2 with its luxurious appointments, and direct, unobstructed views of the Atlantic Ocean and one of America's most lovely nighttime skylines. Within the private confines of the Club Towers, one arrives to 24-hour valet parking, security, and concierge service desk. Announced guests are allowed access to your residence, 1706, through a private elevator only serving the 06 line.



This unique residence is offered for sale at \$2.5 million. Included in the sale are the upgraded Miele appliances, upgraded Grafkeye Lighting System, Philippe Starck fixtures in the kitchen and master suite, mahogany library wall and storage system in the master suite, upgraded security system, upgraded air conditioned system, and refined wall painting by renowned local artisan, Lisa Madden who did the restoration work at St Patrick's Cathedral on Miami Beach and faux wood doors of many banks in Europe.

Offered for sale exclusively through The Rex Hamilton Corporation.

For more information on this property,
contact Rex Hamilton at (305) 441-2828 or at info@rexhamilton.com.

- Sold -

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