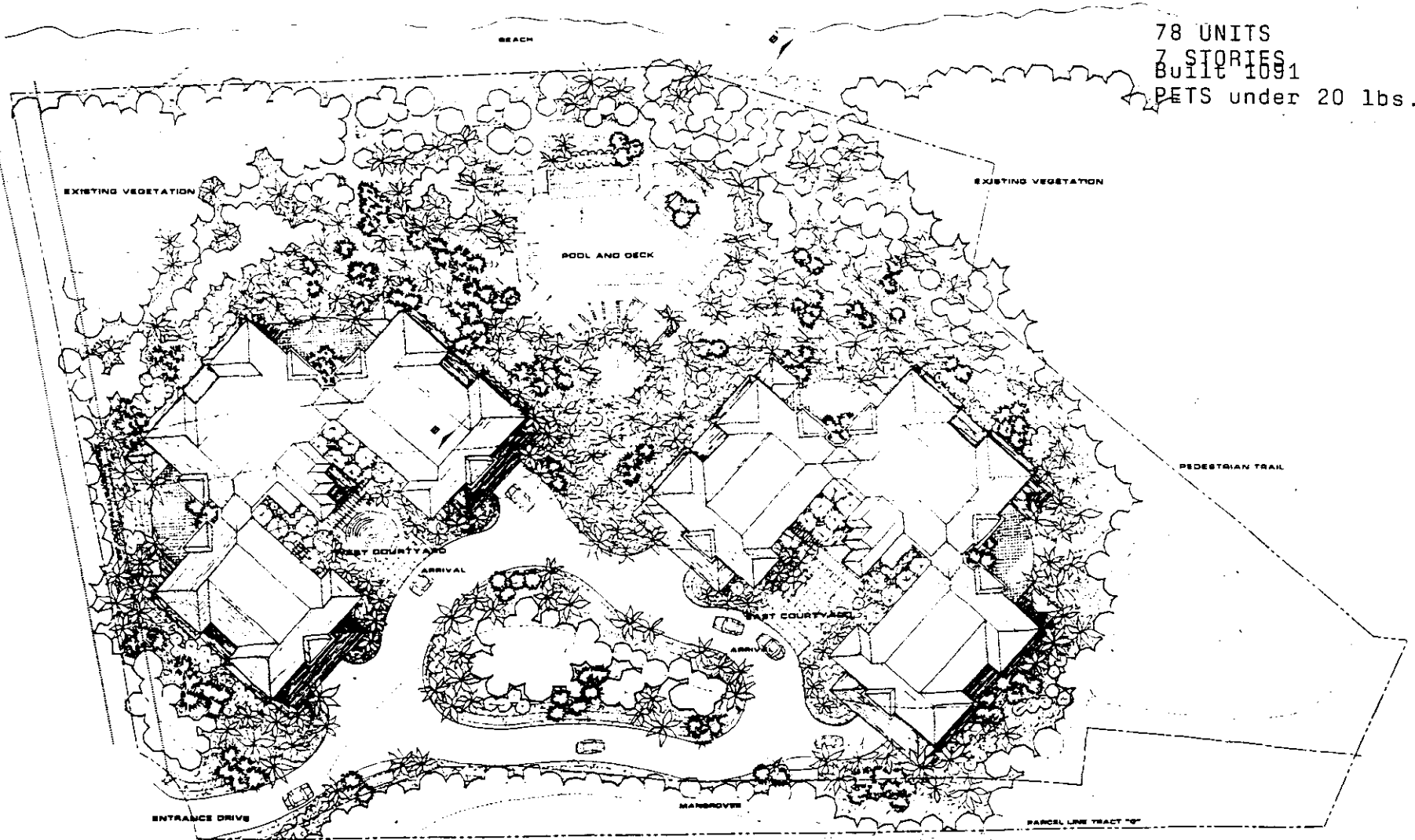


ROYAL MARCO PLACE AT HIDEAWAY

6000 Royal Marco Way

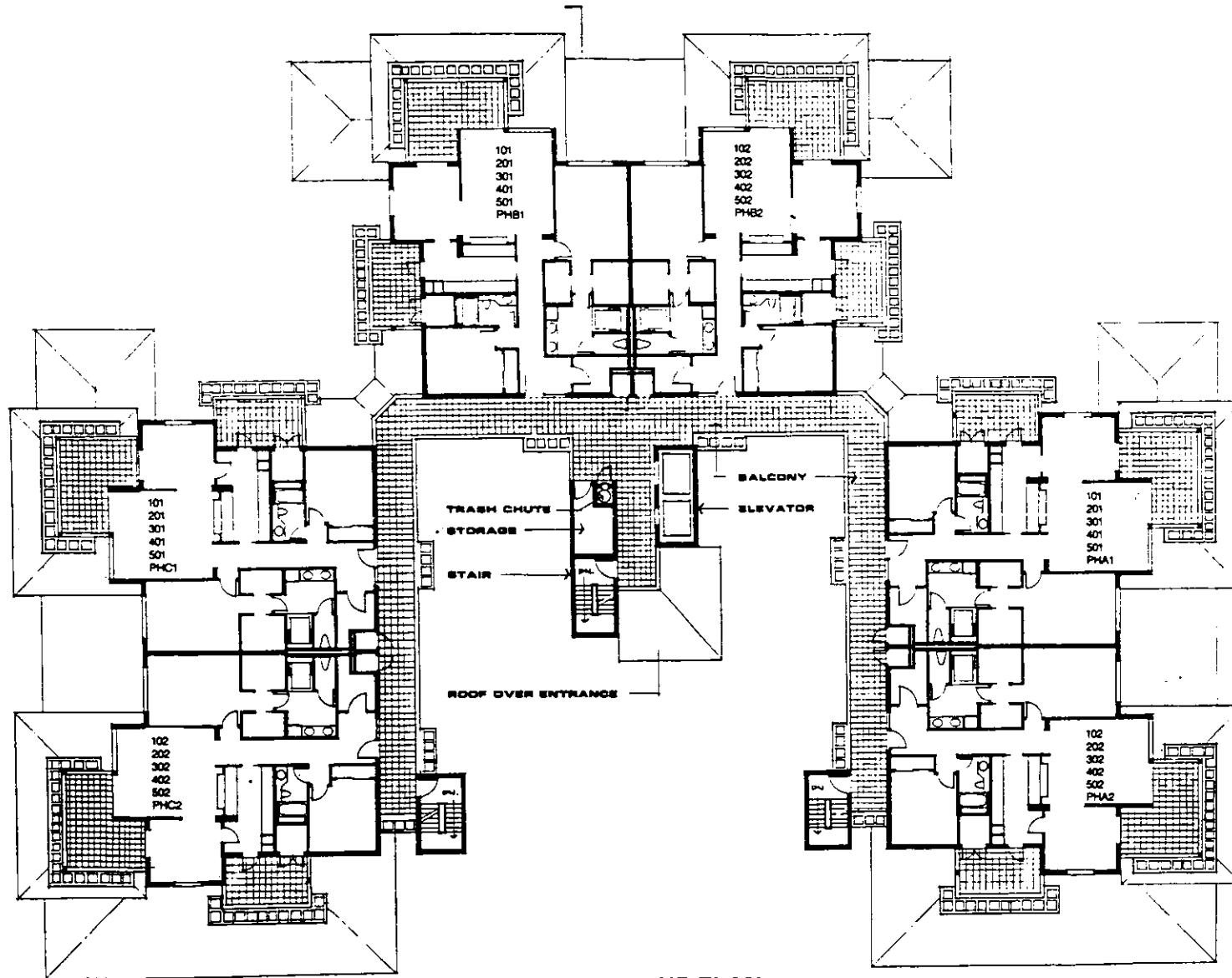
78 UNITS
7 STORIES
BUILT 1991
PETS under 20 lbs.



SITE PLAN



ROYAL MARCO PLACE AT HIDEAWAY



TYPICAL BUILDING PLAN

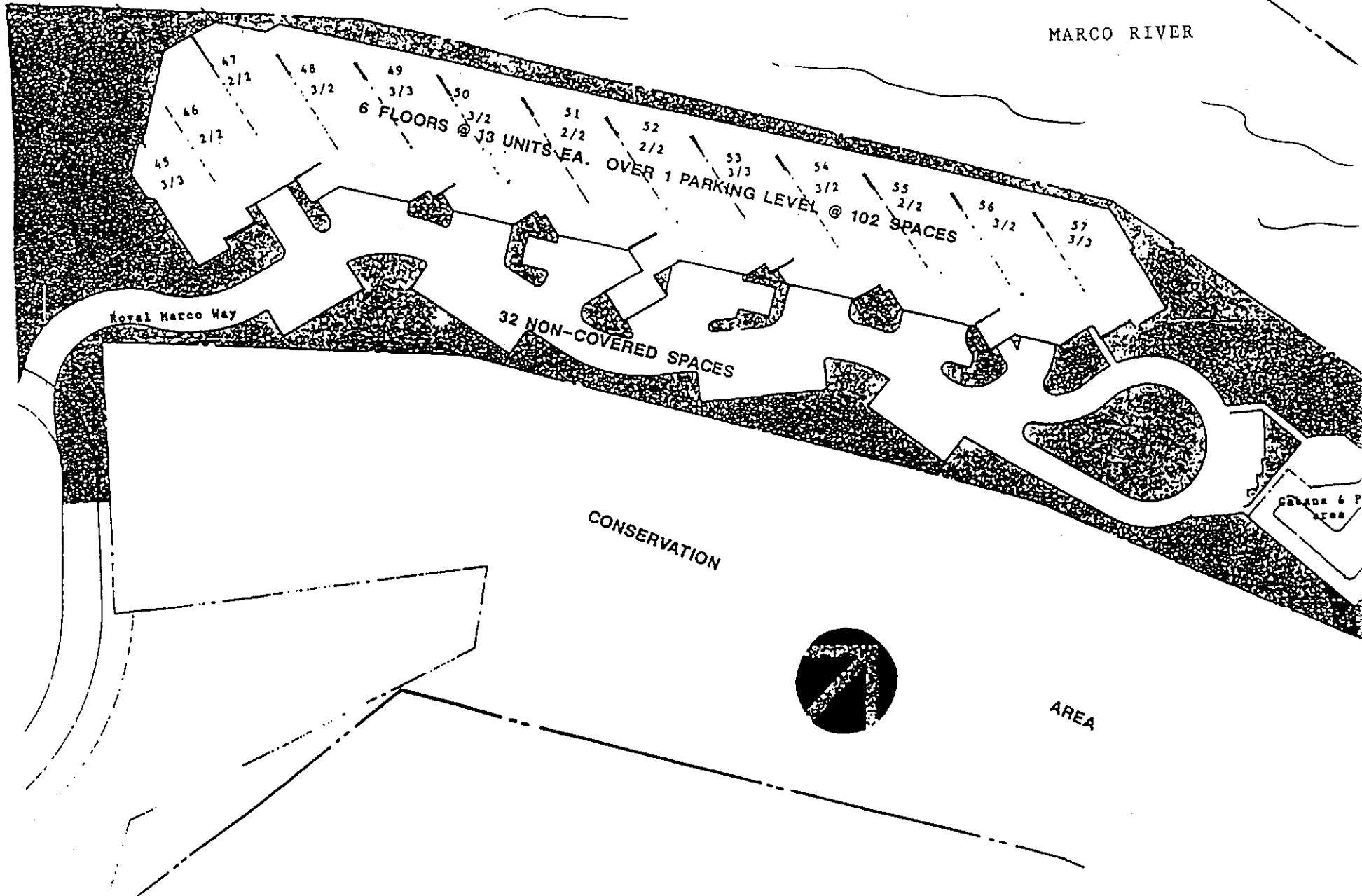
A POINT OF PARADISE

Royal Marco Point

The only traffic going by
this third and last midrise
will be here in the waters

GULF OF MEXICO

MARCO RIVER



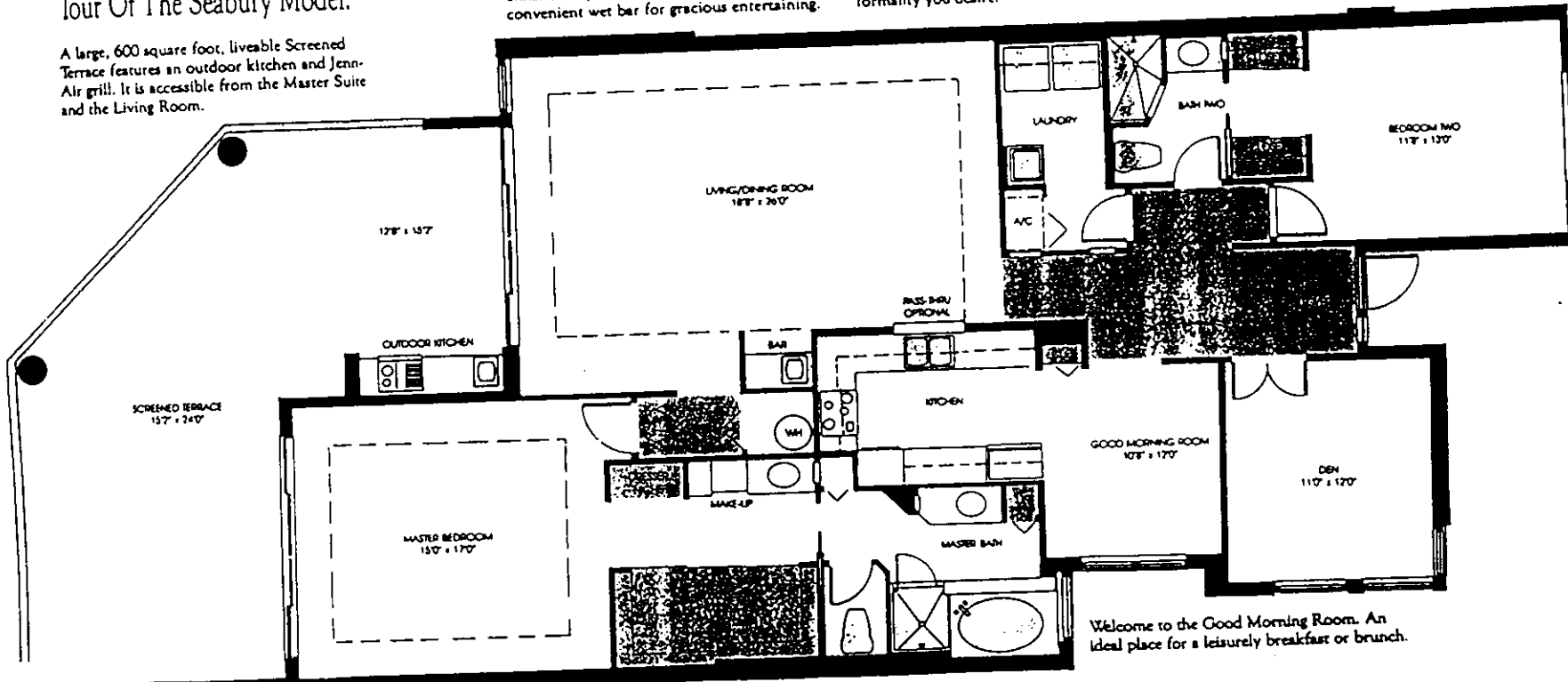
Tour Of The Seabury Model.

A large, 600 square foot, liveable Screened Terrace features an outdoor kitchen and Jenn-Air grill. It is accessible from the Master Suite and the Living Room.

The generous Living/Dining Room is enhanced by a 9 foot tray ceiling and convenient wet bar for gracious entertaining.

The luxuriously appointed Kitchen has custom Quaker Maid cabinetry and top-of-the-line General Electric appliances. You may choose the optional pass-thru to the Living Area, or not, depending on the degree of formality you desire.

Bedroom Two, or Guest Suite, has double closets and a full bath.



FIGS ARE APPROXIMATE

The Master Suite boasts a nine foot tray ceiling, spacious walk-in closet, dresser niche and make-up area. The glamorous Master Bath has cultured marble walls, shower walls and shower floor.

Welcome to the Good Morning Room. An ideal place for a leisurely breakfast or brunch.



SEABURY

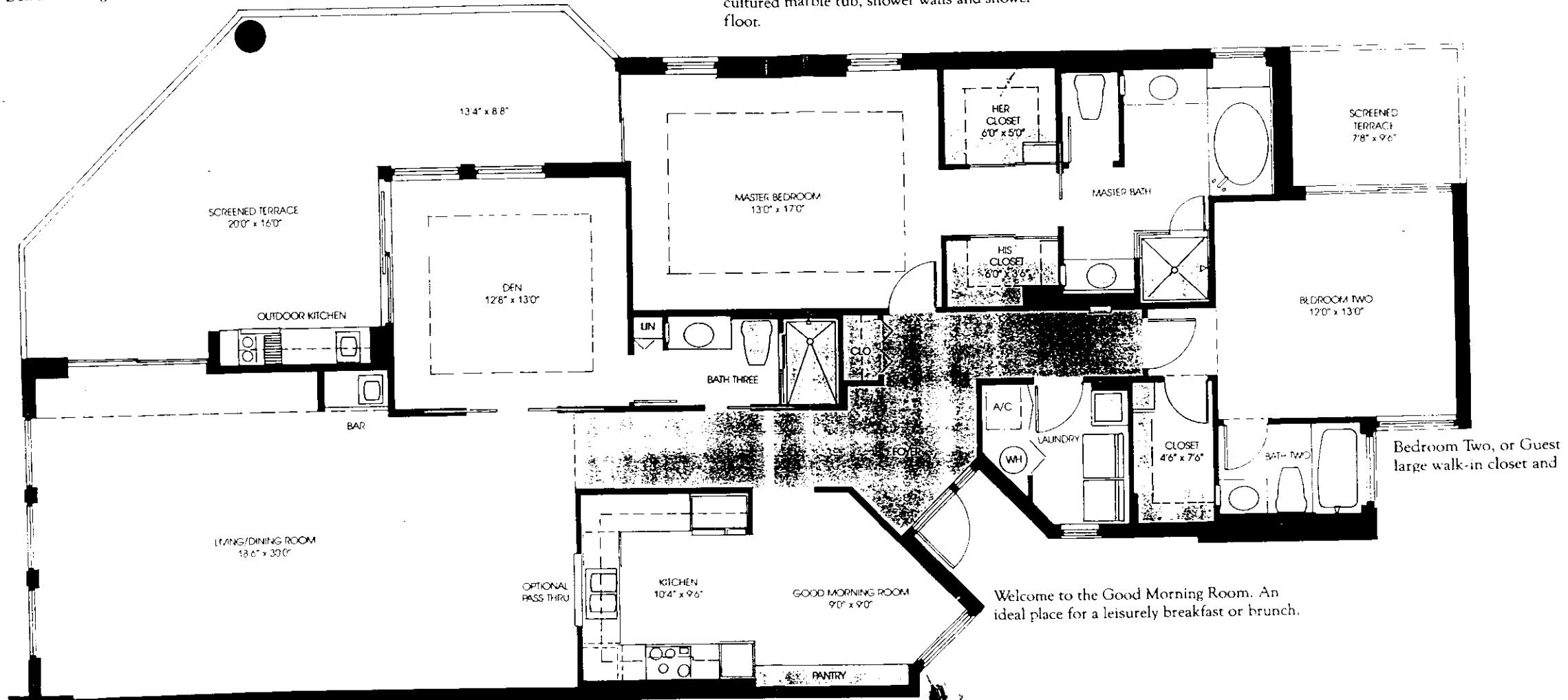
AC AREA	1927 SQ. FT.	AC AREA	179.2 SQ. METERS
BALCONY	600 SQ. FT.	BALCONY	55.8 SQ. METERS
TOTAL	2527 SQ. FT.	TOTAL	235.0 SQ. METERS

Tour Of The Coquina Model.

A large, 450 square foot, liveable Screened Terrace features an outdoor kitchen and Jenn-Air grill. It is accessible from the Master Suite, Den and Living Room.

The Den, with a 9 foot tray ceiling is an ideal place for a library, office or a restful audio/video room.

The Master Suite boasts a nine foot tray ceiling. His and Hers walk-in closets are featured. The glamorous Master Bath has cultured marble tub, shower walls and shower floor.



DIMENSIONS ARE APPROXIMATE

The generous Living/Dining Room is enhanced by a 9 foot tray ceiling and convenient wet bar for gracious entertaining.

The luxuriously appointed Kitchen has custom Quaker Maid cabinetry and top-of-the-line Whirlpool appliances. You may choose the optional pass-thru to the Living Area, or not, depending on the degree of formality you desire.

Welcome to the Good Morning Room. An ideal place for a leisurely breakfast or brunch.

Bedroom Two, or Guest large walk-in closet and



COQUINA

AREA	114 SQ. FT.	AC AREA	175 SQ. METERS
BALCONY	112 SQ. FT.	BALCONY	107.06 SQ. METERS
TOTAL	226 SQ. FT.	TOTAL	282.06 SQ. METERS

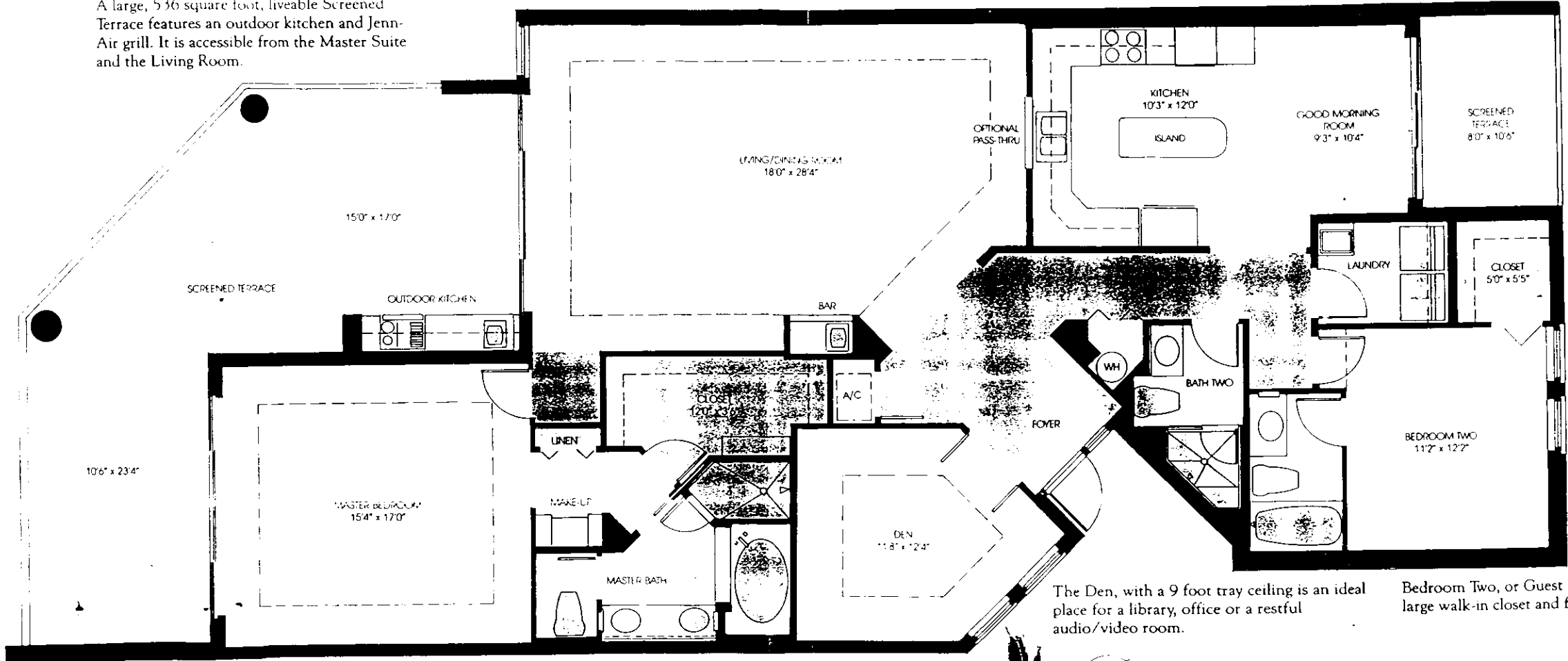
Tour Of The Dunlin Model.

A large, 536 square foot, liveable Screened Terrace features an outdoor kitchen and Jenn-Air grill. It is accessible from the Master Suite and the Living Room.

The generous Living/Dining Room is enhanced by a 9 foot tray ceiling and convenient wet bar for gracious entertaining.

the-line Whirlpool appliances. You may choose the optional pass-thru to the Living Area, or not, depending on the degree of formality you desire.

The Good Morning Room has its or Screened Terrace. A delightful place informal indoor/outdoor dining.



The Master Suite boasts a nine foot tray ceiling, a huge walk-in closet, and make-up area. The glamorous Master Bath has a cultured marble tub, shower walls and shower floor.

The Den, with a 9 foot tray ceiling is an ideal place for a library, office or a restful audio/video room.

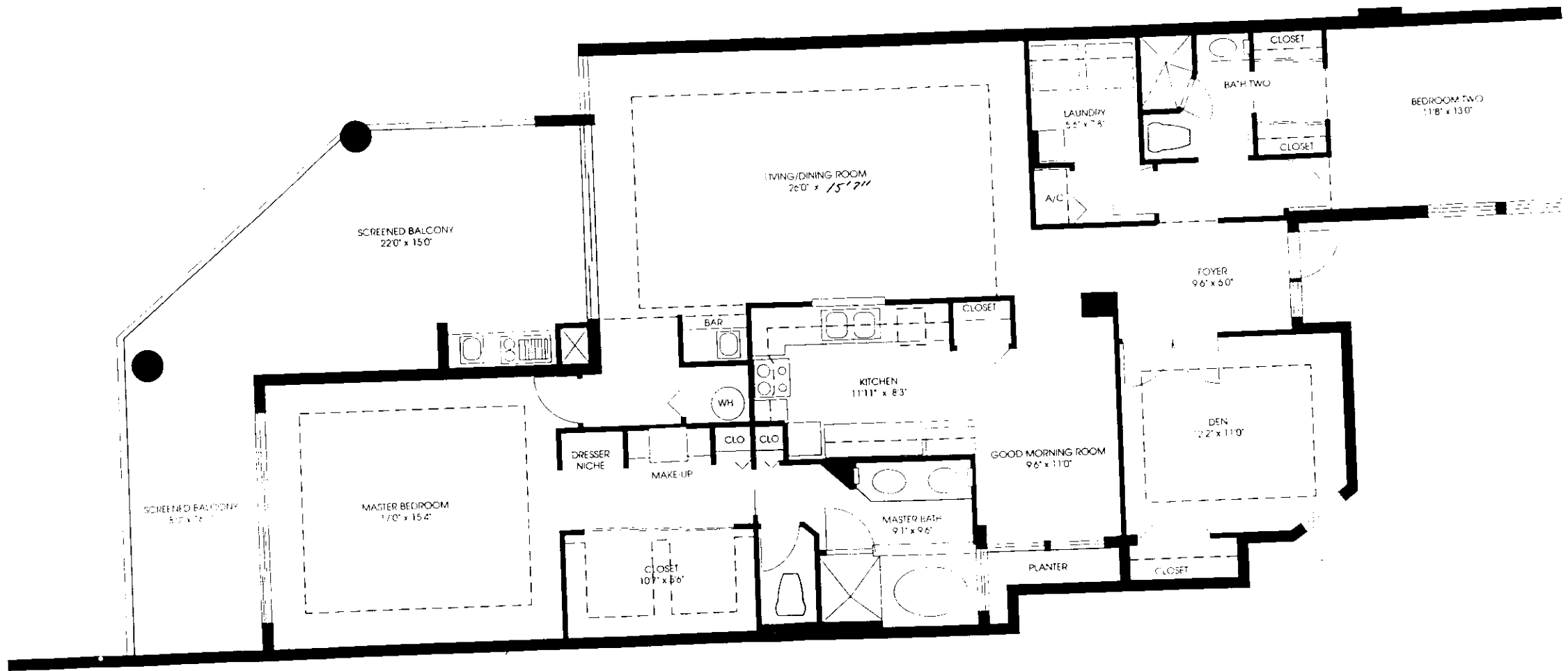
Bedroom Two, or Guest S large walk-in closet and fu

DIMENSIONS ARE APPROXIMATE



DUNLIN

AC AREA	2000 SQ. FT.	AC AREA	1344 SQ. METERS
BALCONY	616 SQ. FT.	BALCONY	56.54 SQ. METERS
TOTAL	2616 SQ. FT.	TOTAL	236.94 SQ. METERS



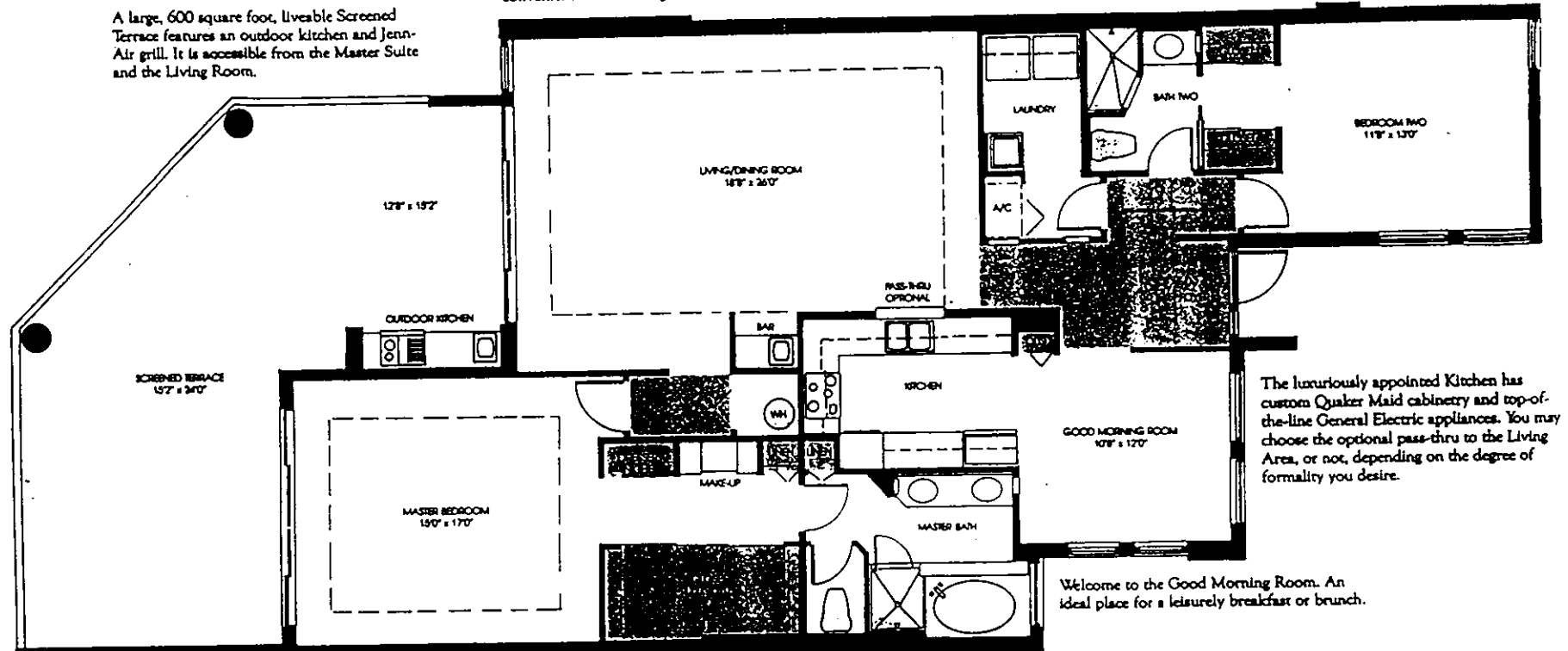
SANDPIPER			
AC AREA	1924 SQ. FT.	AC AREA	178.7 SQ. METERS
BALCONY	450 SQ. FT.	BALCONY	41.9 SQ. METERS
TOTAL	2374 SQ. FT.	TOTAL	220.6 SQ. METERS

Tour Of The Shorewood Model.

A large, 600 square foot, liveable Screened Terrace features an outdoor kitchen and Jenn-Air grill. It is accessible from the Master Suite and the Living Room.

The generous Living/Dining Room is enhanced by a 9 foot tray ceiling and convenient wet bar for gracious entertaining.

Bedroom Two, or Guest Suite, has double closets and a full bath.



DIMENSIONS ARE APPROXIMATE

The Master Suite boasts a nine foot tray ceiling, spacious walk-in closet, dresser niche and make-up area. The glamorous Master Bath has cultured marble tub, shower walls and shower floor.

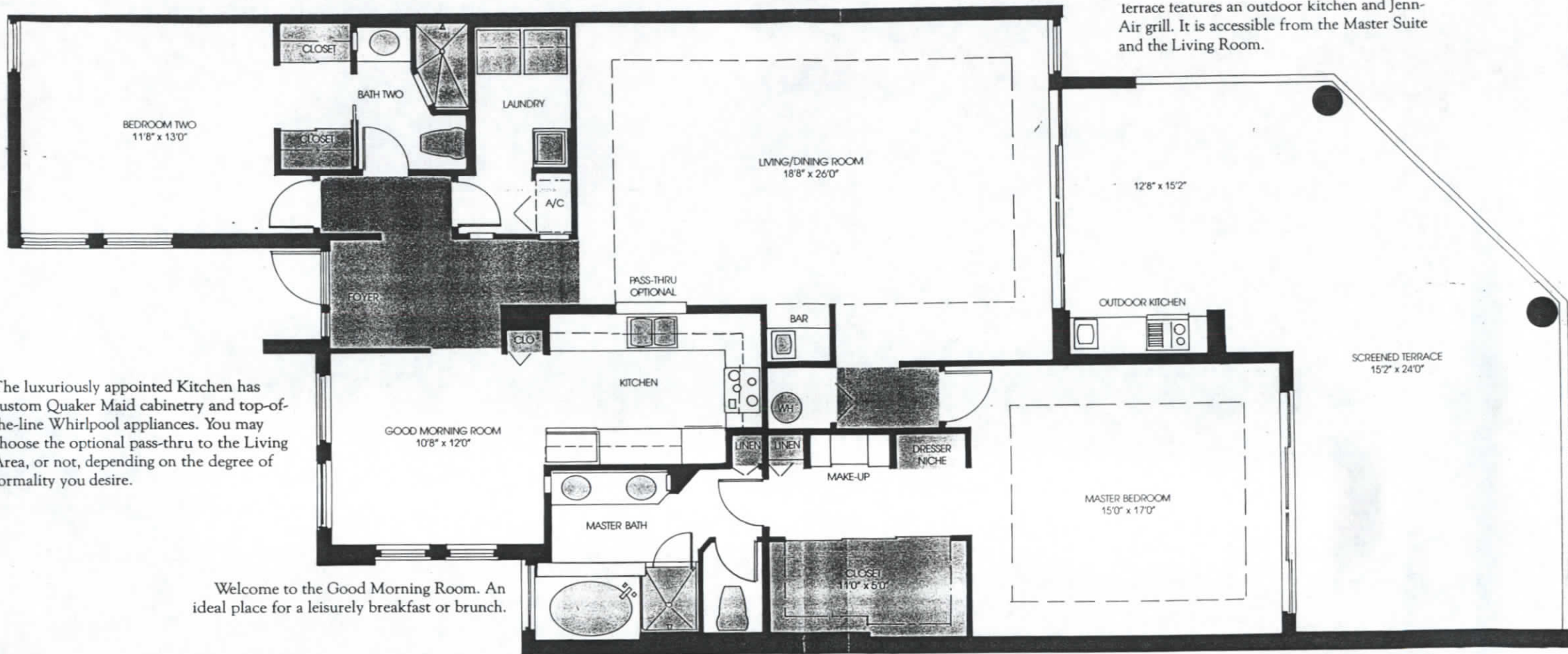
Welcome to the Good Morning Room. An ideal place for a leisurely breakfast or brunch.

The luxuriously appointed Kitchen has custom Quaker Maid cabinetry and top-of-the-line General Electric appliances. You may choose the optional pass-thru to the Living Area, or not, depending on the degree of formality you desire.



SHOREWOOD

AC AREA	1,781 SQ. FT.	AC AREA	164.63 SQ. METERS
BALCONY	600 SQ. FT.	BALCONY	55.8 SQ. METERS
TOTAL	2,381 SQ. FT.	TOTAL	220.43 SQ. METERS



terrace features an outdoor kitchen and Jenn-Air grill. It is accessible from the Master Suite and the Living Room.

The luxuriously appointed Kitchen has custom Quaker Maid cabinetry and top-of-the-line Whirlpool appliances. You may choose the optional pass-thru to the Living Area, or not, depending on the degree of formality you desire.

Welcome to the Good Morning Room. An ideal place for a leisurely breakfast or brunch.

The Master Suite boasts a nine foot tray ceiling, spacious walk-in closet, dresser niche and make-up area. The glamorous Master Bath has cultured marble tub, shower walls and shower floor.



SHOREWOOD REVERSE

AC AREA	1781 SQ. FT.	AC
BALCONY	600 SQ. FT.	BAL
TOTAL	2381 SQ. FT.	TOT