

B E A C H V I L L A 2 0 2

3 BEDROOMS, 3 BATHROOMS
PLUS POWDER ROOM

ONE THOUSAND OCEAN

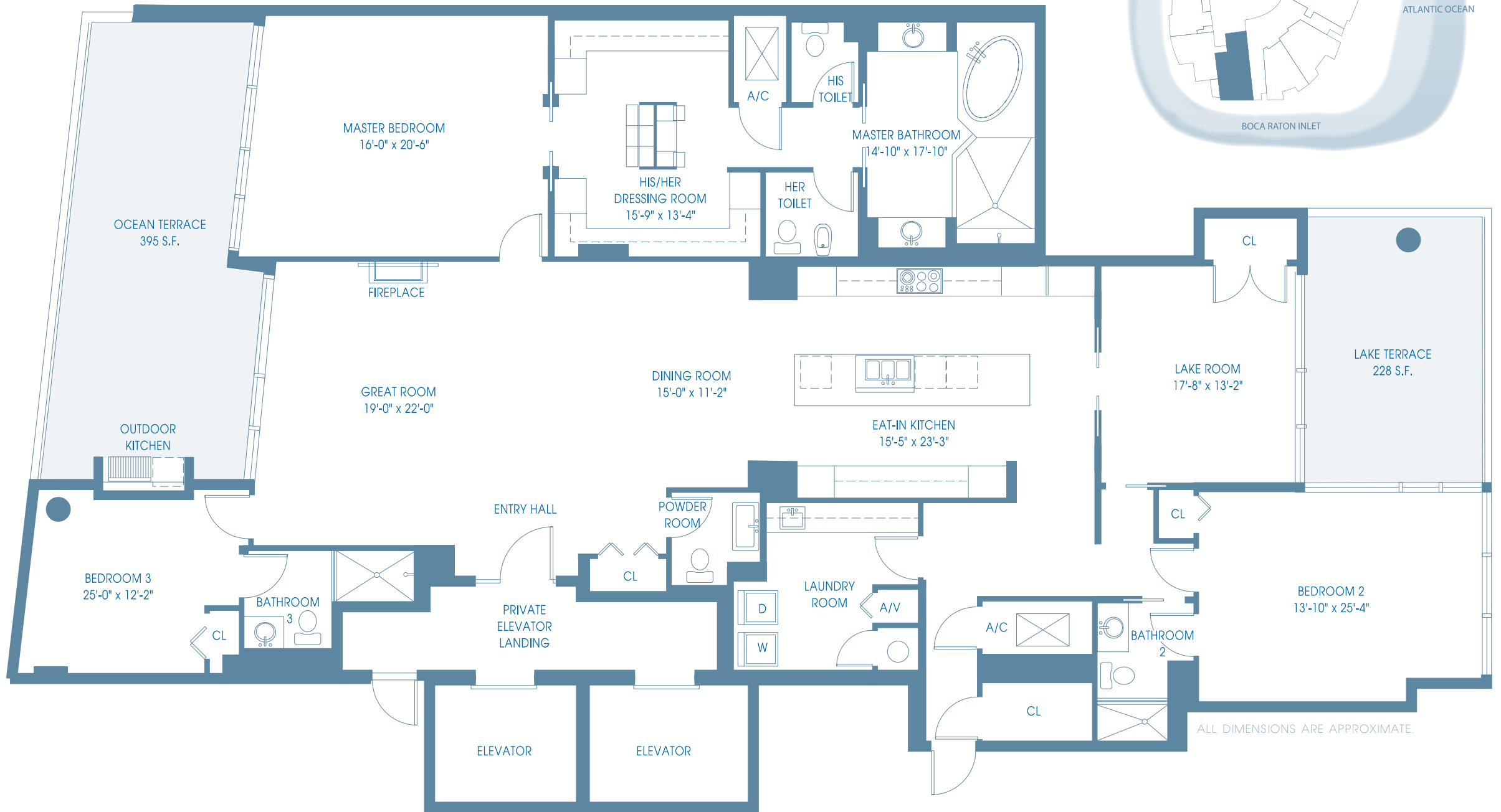
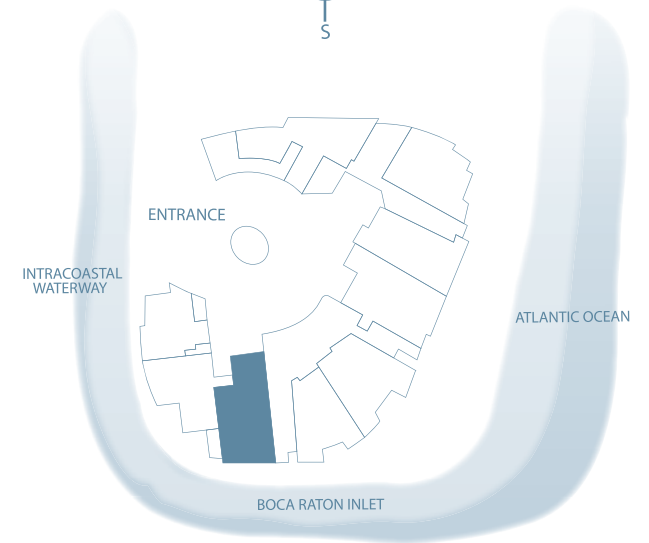
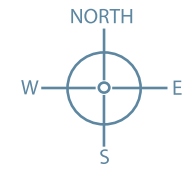
B O C A R A T O N

INTERIOR	3,286 sq. ft.	305.28 m ²
EXTERIOR	623 sq. ft.	57.88 m ²
TOTAL	3,909 sq. ft.	363.16 m ²



Beach Villa 202

INTERIOR	3,286 sq. ft.	305.28 m ²
EXTERIOR	623 sq. ft.	57.88 m ²
TOTAL	3,909 sq. ft.	363.16 m ²



ALL DIMENSIONS ARE APPROXIMATE.

THE RESIDENCE'S SQUARE FOOTAGE TOTALS INDICATED ABOVE ARE APPROXIMATE, MAY VARY DUE TO CONSTRUCTION AND ARE BASED ON INTERIOR PERIMETER MEASUREMENTS. INDIVIDUAL ROOM DIMENSIONS INDICATED ABOVE ARE APPROXIMATE, MAY VARY DUE TO CONSTRUCTION, AND MAY VARY FROM THE RESIDENCE'S SQUARE FOOTAGE TOTALS INDICATED ABOVE. THE DRAWING AND FLOOR PLANS IN THIS DISPLAY ARE FOR MARKETING PURPOSES ONLY AND ARE CONCEPTUAL IN NATURE AND FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS A REPRESENTATION, EITHER EXPRESS OR IMPLIED, OF THE FINAL DETAIL FEATURES OR DIMENSIONS OF ANY UNIT OR RESIDENCE, AND TO THE EXTENT THAT THEY DIFFER FROM THE PROSPECTUS, THE INFORMATION CONTAINED IN THE PROSPECTUS SHALL CONTROL. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE ANY MODIFICATIONS, REVISIONS, AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION OR AS MAY BE REQUIRED BY LAW OR GOVERNMENTAL BODIES.

ONE THOUSAND OCEAN

B O C A R A T O N

THESE MATERIALS ARE MEANT TO BE USED AS AN OVERVIEW OF BRE/POINT PARCEL L. L. C., A DELAWARE LIMITED LIABILITY COMPANY ("DEVELOPER") AND ITS PROJECT, OCEAN RESIDENCES AT BOCA BEACH CLUB, A CONDOMINIUM ("ONE THOUSAND OCEAN") AND IN NO WAY WHATSOEVER SHOULD THE INFORMATION CONTAINED HEREIN BE RELIED ON FOR FINANCIAL, TAX, ACCOUNTING, INVESTMENT, BUSINESS OR LEGAL ADVICE. ALL ITEMS ARE SUBJECT TO MODIFICATION, CHANGE AND/OR BEING WITHDRAWN AT ANY TIME IN THE SOLE DISCRETION OF DEVELOPER. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS MAKE REFERENCE TO THE INFORMATION CONTAINED HEREIN AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE ONE THOUSAND OCEAN BUILDING IS COMPLETE. NO FURTHER IMPROVEMENTS TO THE ONE THOUSAND OCEAN BUILDING ARE PLANNED AT THIS TIME AND THE DEVELOPER IS NOT OBLIGATED TO PROVIDE OR COMPLETE ANY ADDITIONAL FACILITIES OR AMENITIES. PROSPECTIVE PURCHASERS SHOULD VISIT ONE THOUSAND OCEAN AND SEE WHAT HAS BEEN PROVIDED PRIOR TO MAKING ANY PURCHASE DECISIONS. ALL MAPS ARE ARTIST RENDERINGS, FOR RELATIVE LOCATION PURPOSES ONLY, AND ARE NOT TO SCALE. ACTUAL DISTANCES MAY VARY. ACTUAL IMPROVEMENTS MAY VARY FROM ARTIST RENDERINGS AND PHOTOGRAPHS AND ARE USED SOLELY FOR ILLUSTRATIVE PURPOSES. ACTUAL VIEWS MAY VARY AND CERTAIN VIEWS MAY NOT BE AVAILABLE IN ALL UNITS. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN ONE THOUSAND OCEAN. PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT ANY VIEW FROM ONE THOUSAND OCEAN MAY IN THE FUTURE BE LIMITED OR ELIMINATED BY FUTURE DEVELOPMENT OR FORCES OF NATURE AND THE DEVELOPER IN NO MANNER GUARANTEES THE CONTINUING EXISTENCE OF ANY VIEW FROM ONE THOUSAND OCEAN. FURTHER, DEVELOPER HEREBY GIVES NOTICE TO PROSPECTIVE PURCHASERS THAT DEVELOPER MAKES NO COMMITMENT OR REPRESENTATION CONCERNING THE DEVELOPMENT OF ANY PROPERTY IN PROXIMITY TO, OR VISIBLE FROM, ONE THOUSAND OCEAN. UNIT PRICING AND FEATURES SUBJECT TO CHANGE WITHOUT NOTICE. INTERIOR PHOTOS SHOWN MAY DEPICT OPTIONS AND UPGRADES AND ARE NOT REPRESENTATIVE OF STANDARD FEATURES AND MAY NOT BE AVAILABLE FOR ALL MODEL TYPES. ALL FIXTURES, FURNITURE AND ITEMS OF FINISH AND DECORATION OF UNITS DESCRIBED HEREIN ARE FOR DISPLAY ONLY AND MAY NOT TO BE INCLUDED WITH THE UNIT. CONSULT THE FLORIDA PROSPECTUS FOR A DESCRIPTION OF THOSE FEATURES WHICH ARE TO BE INCLUDED IN THE UNITS. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. FOR CALIFORNIA RESIDENTS - THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. FOR NEW YORK RESIDENTS - THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR. FILE NO. CD10-0251. SPONSOR NAME AND ADDRESS: BRE/ POINT PARCEL, L.L.C., 501 E. CAMINO REAL, BOCA RATON, FL 33432. FOR MASSACHUSETTS RESIDENTS - THIS COMMUNITY HAS BEEN REGISTERED WITH THE MASSACHUSETTS BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESMEN (REGISTRATION NUMBER: F-1247-01-01). THIS IS NOT AN OFFERING IN JURISDICTIONS WHERE PRIOR QUALIFICATION IS REQUIRED UNLESS THE DEVELOPER OF ONE THOUSAND OCEAN HAS PREVIOUSLY MET SUCH QUALIFICATIONS AND NO MARKETING OR SALES LITERATURE WILL BE FORWARDED TO OR DISSEMINATED IN SUCH STATES UNLESS THE DEVELOPER HAS MET SUCH QUALIFICATIONS. OFFERS MAY ONLY BE PRESENTED AND/OR ACCEPTED AT THE SALES CENTER FOR ONE THOUSAND OCEAN, VOID WHERE PROHIBITED BY LAW. NOTWITHSTANDING THAT THE DEVELOPER HAS AN AFFILIATION WITH LXR LUXURY RESORTS ("LXR") AND THE OWNER OF THE BOCA RATON RESORT & CLUB, THE REPRESENTATIONS CONTAINED HEREIN ARE OF THE DEVELOPER ONLY. ANY AND ALL STATEMENTS, DISCLOSURES AND/OR REPRESENTATIONS SHALL BE DEEMED MADE BY DEVELOPER AND NOT BY LXR OR THE OWNER OF THE BOCA RATON RESORT & CLUB AND YOU AGREE TO LOOK SOLELY TO DEVELOPER (AND NOT TO LXR OR THE OWNER OF THE BOCA RATON RESORT & CLUB) WITH RESPECT TO ANY AND ALL MATTERS RELATING TO THE MARKETING AND/OR DEVELOPMENT OF ONE THOUSAND OCEAN AND WITH RESPECT TO THE SALE OF THE CONDOMINIUM UNITS IN ONE THOUSAND OCEAN. NEITHER LXR THE OWNER OF THE BOCA RATON RESORT & CLUB, ITS SUBSIDIARIES, AFFILIATES, CONTRACTORS, AGENTS, EMPLOYEES, LICENSEES, AND/OR ASSIGNS IS NOT RESPONSIBLE FOR ANY REPRESENTATIONS OR PROMISES OF THE DEVELOPER. 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