



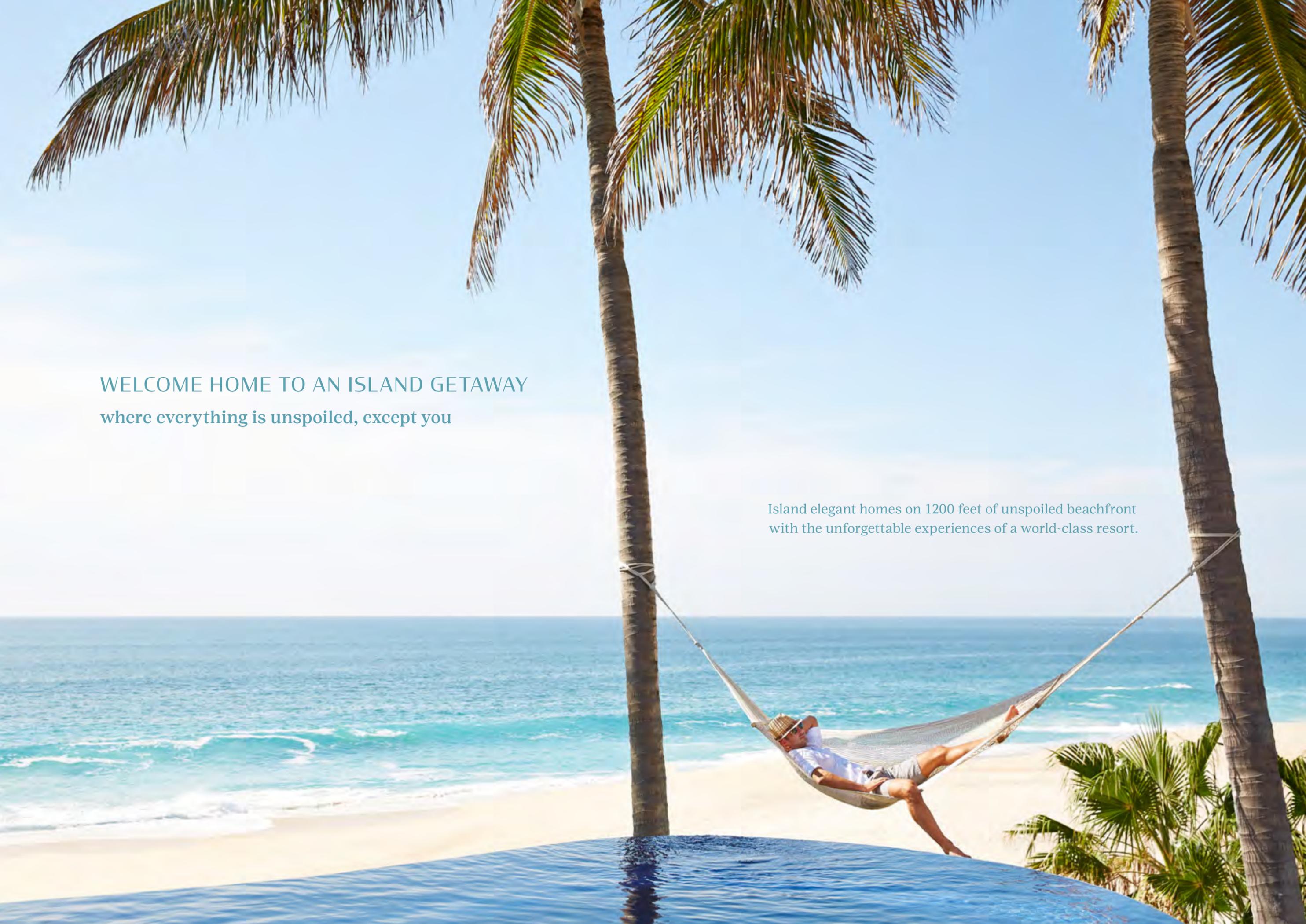
Ouanalao
RESIDENCES & RESORT



*The native Arawak peoples' name
for the Caribbean island of St. Barts.*

OUANALAO

(pronounced O-wana-loo)

A person wearing a white shirt, shorts, and a hat is relaxing in a white hammock strung between two tall palm trees. The hammock is positioned over a blue infinity pool. In the background, there is a white sandy beach, turquoise ocean waves, and a clear blue sky. The scene is set on a tropical island.

WELCOME HOME TO AN ISLAND GETAWAY
where everything is unspoiled, except you

Island elegant homes on 1200 feet of unspoiled beachfront
with the unforgettable experiences of a world-class resort.

EMBRACED BY WATER ON TWO SIDES

like nature's most scenic hug

A private coastal oasis on a beautiful barrier island,
between the Atlantic Ocean and Indian River Lagoon.

ALL THE COMFORTS OF HOME and a world-class resort lifestyle

At Ouanalao, you come home to your own private residence overlooking the sparkling ocean and sun swept lagoon. Yet you are far from on your own, living within a world-class resort, inviting luxurious indulgence, family-friendly fun and memorable life moments.



Sunset cruises across ocean waves, Eco-tours amid nature preserves, the rare joy of horseback riding along the white sand beach, family movie nights beneath the stars on the amenity lawn, dining waterside in the falling pastel dusk... this is only the beginning of ultimate island living.





A RARE ISLAND PARADISE for nature and beach lovers

Ouanalao nestles on 15 acres of Hutchinson Island, a 23-mile barrier island off Florida's east coast. Take an eco-tour through tucked away inlets, ride a bike down winding island roads, picnic beside windswept dunes. Renowned for its white sand beaches, preserves and parks, South Hutchinson Island and Indian River Lagoon is home to 4,300 species of plants and animals, and the island's pristine shores serve as nesting grounds for many species of sea turtles. Easily accessed from the mainland by two causeways, the island evokes a faraway feel amid this idyllic environment where 75-percent of the nature will always remain preserved.

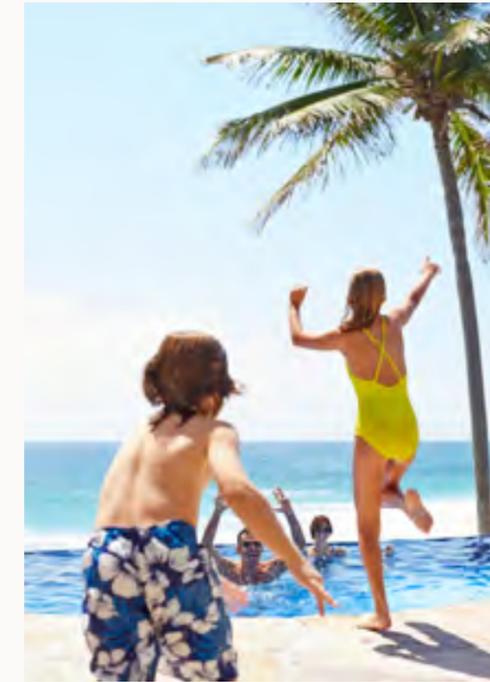




RENDERING OF CLUBHOUSE LOBBY



RENDERING OF COMMUNITY CLUBHOUSE



A BEACH CLUB HIGH ABOVE SEA LEVEL and everything remotely ordinary

The centerpiece of this West Indies-inspired tropical beach resort, the Ouanalao Beach Club is high above sea level and unlike anyplace else. Set up on a magnificent dune, the glass-lined clubhouse showcases sweeping oceanfront views from three spectacular levels. A resort-style pool framed in shady cabanas inspires casual relaxation and playful fun with poolside dining and a family-friendly bar. Cozy firepits invite gathering around on cool Florida nights.

Dining and celebrating are elevated to extraordinary with a chef-cultivated restaurant featuring an open kitchen and woodfired pizza oven, an indoor bar and lounge, and three terraces with ample seating in view of ocean waves. A spacious, private indoor dining room and outdoor dining terrace, two ballrooms and a reception patio present more than 3,700 square feet of island-elegant spaces, highly serviced for inspired gatherings, meetings and celebrations.

OCEAN SIDE AMENITIES

- Fine Dining & Inviting Bar
- Outdoor Casual Dining & Oceanfront Bar
- Oceanfront Pool
- Poolside Cabanas
- 3000 SF Event Space
- Bridal Suite
- Full-service Spa
- Salon & Retail
- Kids Club
- Provisions Market
- Fitness Facilities
- Wine Storage Lockers
- Beach Chairs & Umbrellas
- Attentive Resort-Style Beach Services



RENDERING OF CLUBHOUSE BAR



RENDERING OF CLUBHOUSE BALLROOM



A WELLNESS SPA as relaxing as the ocean waves

A sanctuary within your island oasis, The Spa at Ouanalao caters to wellness and relaxation with an oceanside, state-of-the-art fitness center and a luxurious resort spa featuring a salon and boutique, a relaxation area, and private treatment rooms with the finest menu of services for refreshing and rejuvenating, from a sea salt scrub to a hot stone massage or a Brew & Renew.

A market and provisions store offering beach fashions and sundries, craft beers and fine wines, makes living on island as effortless as it is enjoyable.



ENERGY AND SERENITY on the sunset side of the island

On the western side of the island, another club awaits along 700 feet of secluded waterfront, featuring magnificent views of the two-mile wide waterway and sunsets nightly. A resort-style pool for serene repose beside the Indian River Lagoon, a signature restaurant and a tiki bar enhance the scenic, serviced experience of living here. The carefree setting features a 26-slip boat dock for effortless entree to your style of boating and endless fishing, kayaking and paddle boarding among miles of intracoastal waters and secluded inlets sunrise to stunning sunset.





RENDERING OF RIVERSIDE CLUB POOL

RIVER SIDE AMENITIES

- Relaxed Dining & Cocktails
- Waterfront Swimming Pool
- 26 Boat Slips
- Cabanas
- Private Beach
- Full Service Pool and Beach



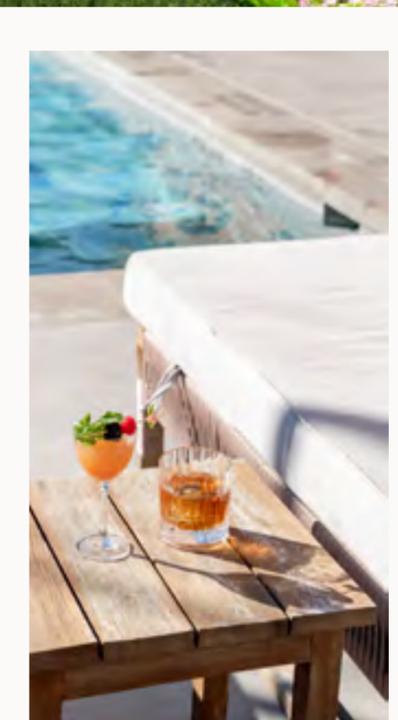


RENDERING OF ENTRANCE

A LIMITED COLLECTION OF HOMES with endless beachy indulgences

Ouanalao Residences & Resort redefines vacation-home ownership with a limited collection of homes on a rare stretch of unspoiled beach, and serviced with renowned hospitality and a continually recognized standard of excellence. Only 25 Beach Homes, 24 Villas and 10 Bungalows, inspired by the tropical spirit of the French West Indies, reflect beachy casual, modern elegance and the most luxurious island indulgences.

A chef and mixologist coming to your home to create a memorable dinner party for your guests, ordering up kid meals or craft cocktails to enjoy beside your private pool, relaxing into a couple's massage on your outdoor terrace as the sun rises over the ocean... the world-class amenities and services of this ultimate island resort are endlessly yours to experience.



Atlantic Ocean

Beach

Dune Preservation Area

Beach Walk

BEACH HOMES

BEACH HOMES

Community Club House

VILLAS

BUNGALOWS

STATE ROAD A-1-A

BEACH HOMES, VILLAS AND BUNGALOWS

Available

Pending





BUNGALOWS

Chic, single-story residences with designer finishes, open great rooms, and spacious terraces for seamless indoor-outdoor living.

STARTING AT \$2.5M

PHASE 1



VILLAS

West-Indies inspired, 2-unit residences with designer finishes, soaring ceilings, and ample glass doors that bring the outside in.

CURRENTLY NOT AVAILABLE

PHASE 2



BEACH HOMES

Timeless, modern, three-story residences with private pools, direct beach access, and a front-row seat for every Atlantic sunrise.

CURRENTLY NOT AVAILABLE

PHASE 3



RENDERING OF BUNGALOW



YOUR BUNGALOW AT THE BEACH

The bungalows provide single-story island living, fully furnished and awash in chic West Indies-inspired style designed by Randall Stofft and Peter Niemitz. The Great Room features a soaring 13-foot ceiling, while the remaining ceilings throughout the home rise to 10 feet. Open living spaces include a wet bar and gourmet kitchens with designer-selected finishes. Charming terraces with summer kitchens, lined in tall glass sliding doors, bring outdoor living in on breezes drifting from the nearby coastline. The coveted Beach Homes are located directly on the oceanfront.





RENDERING OF VILLA EXTERIOR



RENDERING OF VILLA REAR



VILLA/BUNGALOW FEATURES

- 2 Bedrooms / 2.5 Bathrooms
- 1,705 SF Total Living
- 1,332 SF Under Air
- 373 SF Outdoor Terrace
- Villas: 10' Ceiling Throughout
- Bungalows: 10' Ceiling throughout and 13' in the Great Room
- 8' Interior Doors
- 9' Sliders
- Smart Home
- Fully Furnished
- Designer-Selected Finishes
- Designer Kitchen
- Gourmet Miele Appliances
- Wet Bar
- Summer Kitchen
- Lush Landscaping

Sketches and illustrations are artist's renderings. Details and field variations are subject to change. All dimensions are approximate and all floor plans and development plans are subject to change.

VILLA/BUNGALOW SPECIFICATIONS

APPLIANCES

Kitchen	Miele 30" Mastercool refrigerator panel ready Miele 18" Mastercool freezer panel ready Miele 36" Framed Discovery Induction Cooktop Miele 36" Pur 98W Stainless Steel Hood Miele 30" Pureline Speed Oven/Microwave Stainless Steel Miele 30" Pureline Oven Stainless Steel Miele 24" Dishwashers
Dry Bar	U-Line Integrated Beverage Center/Framed
Filtered Water	Brizo Litze Cold Water filter system with faucet
Laundry	Miele 24" Washer & Dryer front loading
Bedroom #2	Miele Undercounter Beverage Center w/freezer and ice maker
Terrace	Electri-Grill, 32" Built in

CABINETS

Kitchen	Flush Overlay, Shaker Style with Shop Lacquer Finish Interior-Varnished Maple with Clear Shop Finish Self Close Drawers 6" Emtek PC pull hardware (Cabinets) 12" Emtek PC pull hardware (Drawers)
Bath Vanities Base	Custom millwork base w/lacquer finish Open Legs with Drawers/Cabinets
Tops	3 CM Quartzite with 4" Backsplash
Kitchen Tops	5CM Calacatta Quart

CEILING HEIGHTS

Great Room	13'
Throughout	10'

DOORS/WINDOWS

Interior Doors	ECCO 8' Wood Doors, 1 ¾" Thick with Louver Detail Natural Color with High Gloss Varnish
Interior Doors Hardware	Emtek, chrome finish
Sliders	ES 9' Impact sliders, Durnar Sunstorm Arcadia Silver
Windows	ES Impact Windows, Durnar Sunstorm Arcadia Silver

MILLWORK

Appliances	Panels to Match the Cabinets
Baseboards	8 ¾" Wood poplar w/reveal detail
Bed Walls	White painted Shiplap
Ceilings - Great Room	White painted ¾" Tongue & Groove
Ceilings-Kitchen	White painted ¾" Tongue & Groove
Door/Window Casing	6 ¾" Wood poplar w/reveal detail
Terrace Ceiling	Stained faux Pecky Southern Pine

OUTDOOR

Summer Kitchen	Built-in Grill w/beverage center & pull trash bin
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OTHER

Closets	Textured Melamine closet systems
Landscaping	All landscaping & irrigation around home
Roof	Standing Seam Metal Roof, Slate Gray color
Safe	Bdrm 2 & Owner Suite
Smart Home	TVs/HVAC/Music/Locks/Appliances

PAINT/WALLS

Base/casings	Painted satin Impervo finish
Ceilings	Imperial plaster finish, painted Latex Shell
Walls	5/8" GVW Level V, painted latex Shell

PLUMBING/FIXTURES

Disposal	Eden Coast Impact Rated Resin Clad Door
Fixtures	Brizo Siderna Collection/Chrome Finish
Shower Drains	Oatey Linear stainless
Shower Enclosure	Frameless 1/2" glass
Sinks-Bath	White ceramic rectangle undermount
Sinks- Kitchen	Stainless Undermount single bowl
Toilets	Toto Elongated/Comfort Height

TILE

Bathrooms- Master	24" x 48" Porcelain Tile
Main	11"x71" Porcelain Plank
Shower Floor	Pebble Rock
Shower Walls	24"x48" Porcelain Tile

OVERALL

Fans in all Bedrooms & Terrace
TV's in all bedrooms & Terrace
Turn-key and well appointed

FURNITURE PACKAGE*

(Additional Fee)	Electronic blinds throughout
	Drapes- Great Room & Master Bedroom
	All furniture, fixtures, lighting, artwork, rugs, linens, kitchenware and dining ware

**Specifications subject to change per availability to be equal or greater value.*



RENDERING OF BEACH HOME REAR



YOUR OCEANFRONT BEACH HOME

With island-inspired architecture and interiors by the acclaimed design team of Randall Stofft and Peter Niemitz, the Beach Homes evoke a timeless modern, but not too modern, charm. Each three-level, fully furnished residence offers 6,058 square feet of open living with gourmet kitchens and spacious great rooms with 11'4-foot ceilings, and glass-lined walls offering views of sunstruck waters. A private oceanfront pool and terrace blends the finest of indoor and outdoor living, embraced by ocean breezes and sitting skyfront to every Atlantic sunrise.



RENDERING OF BEACH HOME



RENDERING OF BEACH HOME INTERIOR



RENDERING OF OWNER SUITE BEDROOM

BEACH HOME FEATURES

- 5 Bedrooms / 5.5 Bathrooms
- Media Room
- 6,058 SF Total Living
- 4,239 SF Under Air
- 1,200 SF Outdoor Terrace
- Direct Ocean & Intracoastal Views from the Top Two Living Levels
- Indoor/Outdoor Living Space with Stackable Sliders
- 11¼ Ceilings on Main Living Level & 10' on Top Level
- 8' Solid Core Wood Interior Doors
- 9' Sliders
- Smart Home
- Fully Furnished
- Designer-Selected Finishes
- Designer Kitchen
- Gourmet Miele Appliances
- Dry Bar on Each Living Level
- Summer Kitchen
- Private Oceanfront Pool
- Outdoor Shower
- Private Walkway to the Beach
- Lush Landscaping
- Private Elevator
- Private Owner Storage
- 2-Car Garage with Electric Car Charger



1ST FLOOR



2ND FLOOR



3RD FLOOR

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BEACH HOME SPECIFICATIONS

APPLIANCES

Kitchen	Miele 30" Refrigerator Miele 18" Freezer with ice maker Miele 36" Induction Cooktop Miele Hood Miele Single Oven Miele Professional Speed Oven/Microwave Miele Dishwasher
Laundry	Miele side by side Washer/Dryer
1st Level Bar	Scotsman Ice maker U-Line Integrated Beverage Center/Framed
2nd Level Bar	Scotsman Ice maker U-Line Integrated Beverage Center/FramedU-Line Integrated
3rd Level Bar	U-Line Integrated Beverage Center/FramedU-Line Integrated
Terrace	Electri-Grill, 32" Built In Zephyr Outdoor UC Beverage Center
Filtered Water	Brizo Litze Cold Water filter system with faucet

CABINETS

Kitchen	Flush Overlay, Shaker Style with Shop Lacquer Finish Interior-Varnished Maple with Clear Shop Finish Self Close Drawers
Bath Vanities Base	Emtek 6" polished chrome pull hardware/12" pulls (drawers) Custom Millwork Base with Lacquer Finish
Bathroom Tops	Open Legs with Drawers/Cabinets
Kitchen Tops	3 CM Quartzite with 4" Backsplash 3 CM Calacatta Quartz with Full Quartzite Backsplash
Kitchen Island Top	5 CM Calacatta Quartz

CEILING HEIGHTS

1st Floor	9'
2nd Floor	11'
3rd Floor	10'

DOORS/WINDOWS

Garage	Eden Coast Impact Rated Resin Clad Door
Interior Doors	ECCO 8' Wood Doors, 1 ¾" Thick with Louver Detail Natural Color with High Gloss Varnish
Interior Doors Hardware	Emtek, chrome finish
Sliders	ES 9' Impact sliders, Durnar Sunstorm Arcadia Silver
Windows	ES Impact Windows, Durnar Sunstorm Arcadia Silver

MILLWORK

Appliances	Panels to Match the Cabinets
Baseboards	8 ¾" Wood poplar w/reveal detail
Bed Walls	1"x 8" white painted shiplap poplar with nickel-thickness reveals
Ceilings - Great Room	White painted ¾" Tongue & Groove
Ceilings-Kitchen	White painted ¾" Tongue & Groove
Door/Window Casing	6 ¾" Wood poplar w/reveal detail

**Specifications subject to change per availability to be equal or greater value.*

OUTDOOR

Outdoor Shower
Pool
Railings
Summer Kitchen
Steps
Terrace Ceiling

OTHER

Closets
Garage
Elevator

Landscaping
Owner storage
Roof
Safe
Smart Home
Under pool storage- Owner

PAINT/WALLS

Base/casings
Ceilings
Walls

PLUMBING/FIXTURES

Bath accessories
Drains-Secondary
Drains- Owner
Fixtures
Shower Enclosure
Sinks-Bath
Sinks- Kitchen
Sink- Laundry
Toilets
Tub-Owner Suite

FLOORING

Bathrooms- Master
Driveway
Garage
Main
Pool Deck/Beach Stairs
Shower Floor
Shower Walls
Stairs

OVERALL

FURNITURE PACKAGE* (Additional Fee)

Fans in all Bedrooms & Terrace
TV's in all bedrooms & Terrace
Turn-key and well appointed
Electronic blinds throughout
Drapes- Great Room & Master Bedroom
All furniture, fixtures, lighting, artwork, rugs, linens, kitchenware and dining ware

Winnekenne Shower on north side of home
Private pool on 2nd living level, Max depth of 4.5' 42" high powder coated decorative, color Terratone
Built-in Grill w/beverage center & pull trash bin
Steps from pool deck down to beach level
Stained faux pecky southern pine

Textured Melamine closet systems
2-car garage with 1 level 2 240v electric car charger
Oak Shaker Style Interior Finish with an LED Light, Stainless Hand Rail Exterior door-match home interior doors
All landscaping around home
Locked off storage inside owner closet w/Emtek keypad lock
Standing Seam Metal Roof, Slate Gray color
2 safes (Bdrm 2/Owner Suite)
TVs/HVAC/Music/Locks/Appliances
Cement floor space Emtek Keypad for bikes, paddles boards, etc.

Painted satin Impervo finish
Imperial plaster finish, painted Latex Shell
5/8" GVW Level V, painted latex Shell

Eden Coast Impact Rated Resin Clad Door
Oatey Square stainless
Linear stainless
Brizo Siderna Collection/Chrome Finish
Frameless 1/2" glass
White ceramic rectangle undermount
Stainless Undermount single bowl
Blanco white undermount rectangle
Toto Elongated/Comfort Height 2-piece
66" Catino Free standing modern tub with floor filler

24" x 48" Porcelain Tile
"Light Huntington" paver
1"x 8" white painted shiplap poplar with nickel-thickness reveals
White painted ¾" Tongue & Groove
White painted ¾" Tongue & Groove
6 ¾" Wood poplar w/reveal detail
6 ¾" Wood poplar w/reveal detail
6 ¾" Wood poplar w/reveal detail

Fans in all Bedrooms & Terrace
TV's in all bedrooms & Terrace
Turn-key and well appointed

EVERY THOUGHTFUL TOUCH
with the very finest touches



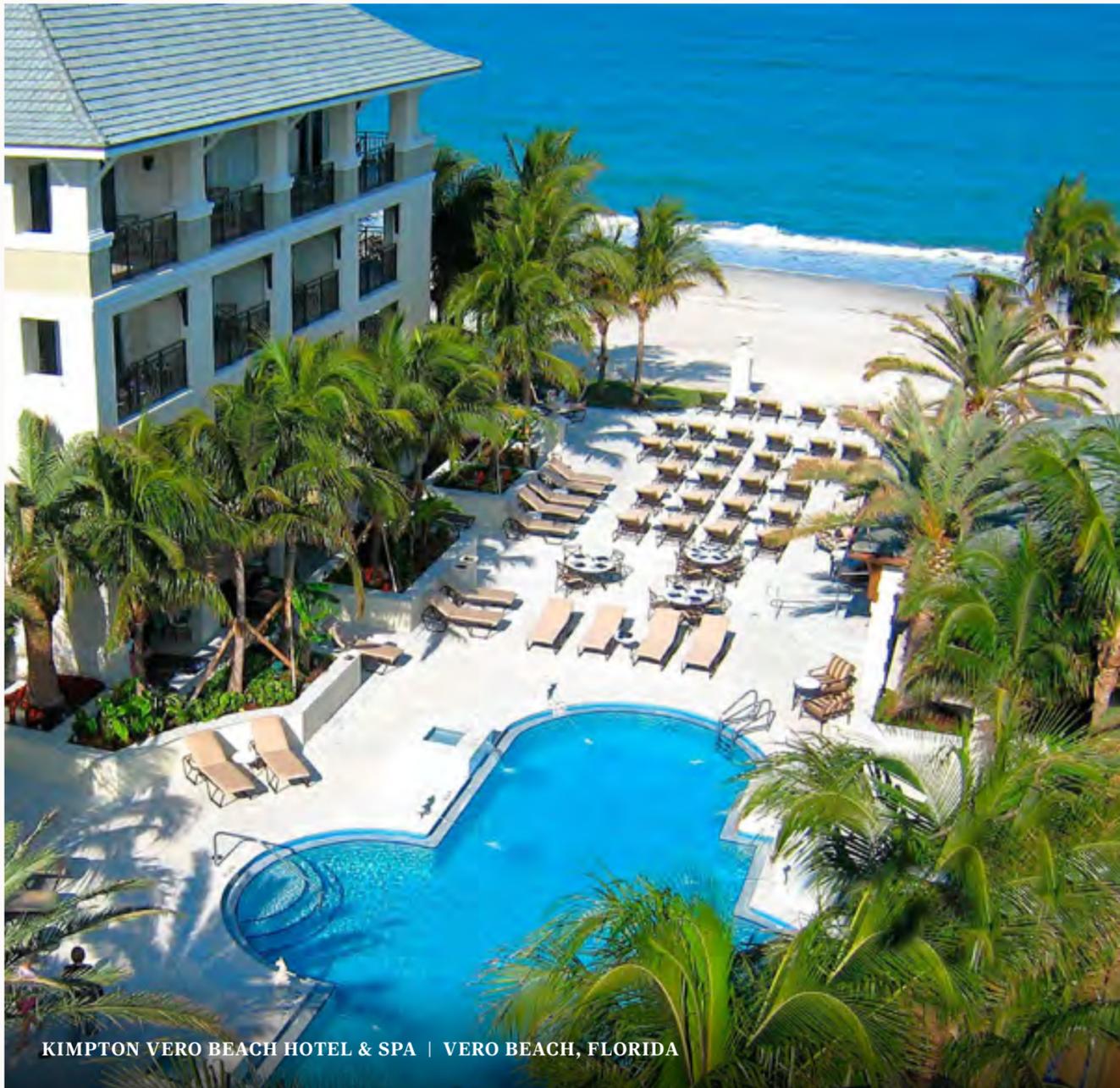


RENDERING OF CLUBHOUSE

YOUR HOME WORKS WHILE YOU'RE AWAY so you can come back and relax

Experience the best of both worlds with a private home awaiting your arrival and impeccably cared for when you leave. We attend to every detail from the curated décor and furnishings to home maintenance. Perhaps the most luxurious element of ownership may be the opportunity for your home to earn

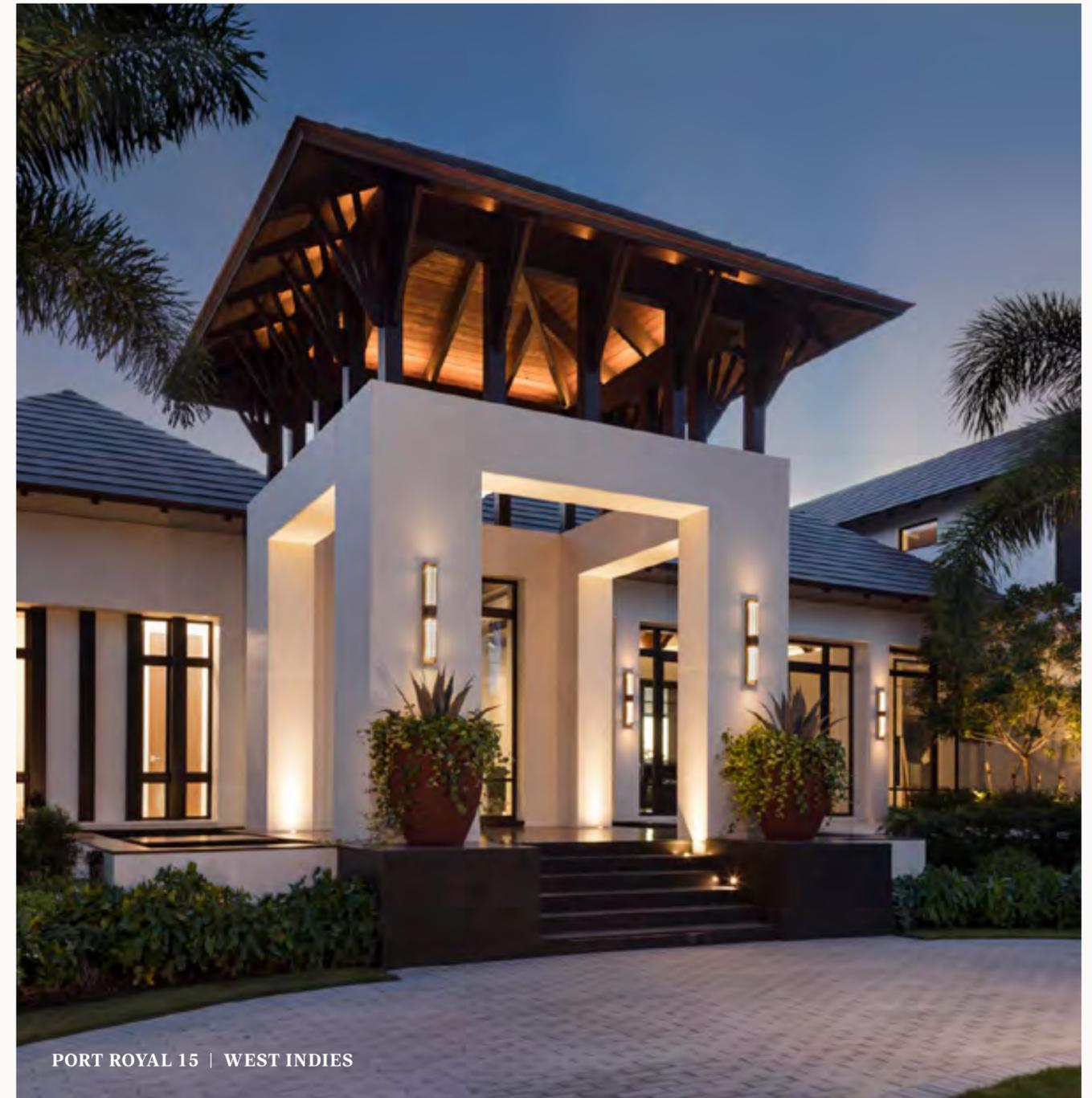
income while you are away. Ouanalao is a part of the Marriott Homes & Villas brand bringing over 200 million Bonvoy members to its family of vacation renters. We are here to keep your residence as inhabited as you wish, and impeccably ready for your return as if you never left.



KIMPTON VERO BEACH HOTEL & SPA | VERO BEACH, FLORIDA

H | E | A | T | O | N
C O M P A N I E S

Enviably locations. Visionary concepts. Superior design and construction. These are the hallmarks of a Heaton Companies project. Specializing in the development of waterfront properties, creating luxurious hotels, elegant private communities, restaurants and trademark commercial centers in Florida, New Hampshire and Vermont. A family enterprise, making Florida its home and business for more than 50 years, Heaton Companies works closely with civic leaders and citizens to design projects that are assets to the local economy and landscape.



PORT ROYAL 15 | WEST INDIES

 RANDALL STOFFT
STOFFT COONEY

President and Founder of Randall Stofft Architects in Delray Beach and partner of Stofft Cooney Architects in Naples, Stofft holds a reputation for award-winning architecture blending form and vision, style and structure. His portfolio includes awe-inspiring residential, commercial and hospitality architecture in the United States, the Caribbean, Europe and select locales around the world.



RAIL STOP RESTAURANT & BAR | BOSTON, MASSACHUSETTS



For more than 40 years, Peter Niemitz has designed award-winning custom homes and spaces for the restaurant, hospitality and entertainment industries around the globe. By combining memorable aesthetics curated for each locale with lasting quality, each design becomes a unique statement, yet with the inherent style and sensibility, detailing and planning, that has become the firm's trademark.

PROFESSIONAL TEAM

HEATON COMPANIES

Developer
Lee Heaton
heatoncompanies.com

HEDRICK BROTHERS CONSTRUCTION

Contractor
Bill Wollford
hedrickbrothers.com

DEAN MEAD

Legal, County Approval
Lee Dobbins
deanmead.com

GREENSPOON MARDER LAW FIRM

Legal-Corporate, Condo Docs
Mark Grant
gmlaw.com

SCHULKE, BITTLE, STODDARD

Civil Engineer
Joe Schulke
sbsengineers.com

O'ROURKE ENGINEERING

Traffic Engineering
Susan O'Rourke
orourkeengineering.com

R.L. VAUGHT

Surveyor
Marissa Vaught

KSM ENGINEERING

Soil Borings
Edgar McWilliam

ECF

Environmental Engineer
Chris Sopotnick

RANDALL STOFFT ARCHITECTS

Architect
Randy Stofft
stofft.com

ISIMINGER & STUBBS

Coastal
Darwin Stubbs
coastal-engineers.com

ISIMINGER & STUBBS

Wetland, Dock
Charlie Isiminger
coastal-engineers.com

COTLEUR & HEARING

Landscape Architect
cotleurhearing.com

NIEMITZ DESIGN GROUP

Interior Designer
Peter Niemitz

2TON

Marketing/Advertising
Ryan Boylston
2ton.com



A LIMITED COLLECTION OF BEACH HOMES, VILLAS AND BUNGALOWS
7700 South Ocean Drive, Jensen Beach, FL 34957 | OuanalaoResort.com

H I E A T I O I N
C O M P A N I E S



Fla. Statutes §718.503 (3)(b) Other disclosure.

Sales brochures, if any, shall be provided to each purchaser, and the following caveat in conspicuous type shall be placed on the inside front cover or on the first page containing text material of the sales brochure, or otherwise conspicuously displayed: ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY § 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. If timeshare estates have been or may be created with respect to any unit in the condominium, the sales brochure shall contain the following statement in conspicuous type: UNITS IN THIS CONDOMINIUM ARE SUBJECT TO TIMESHARE ESTATES.

There are various methods for calculating the total square footage of a condominium unit, and depending on the method of calculation, the quoted square footage of a condominium unit may vary by more than a nominal amount. The dimensions stated in this brochure are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and, in fact, are larger than the dimensions of the "Unit" as defined in the Declaration of Condominium for _____ which is measured using interior measurements.