



# DIFFERENTIATING FACTORS

- 21-story true boutique luxury tower - the only boutique tower in all of SW Florida
- Unmatched privacy with only 34 (2 and 3) bedroom residences plus 2 Penthouses
- ONLY two units per floor = all units are river-facing end units (no middle units)
- Exclusive use of the upscale amenities, which will be used by only 34 owners
- Outside amenities include: Infinity edge pool with cascading waterfall and a riverside beach area, chef inspired BBQ cabana, gas firepit, seating and lounges
- Well thought-out functional and convenient floor-plans with ~10' (up to 12' in full-floor wave units) high ceilings in the main living areas with full front glass doors
- Chef inspired kitchens, European-style cabinetry with under cabinet lighting, Premium Viking appliance package, quartz waterfall kitchen island, 36" gas cooktop are just some of the many upscale and included features
- Glass walk-in showers with free-standing designer tubs in primary bathroom
- Expansive private balconies with glass railing for uninterrupted vistas
- Two covered parking assigned to each unit (3 for full floors and Penthouses) with over 17 guest parking spaces available
- Same floor under AC storage units assigned for each unit (2 BR: 55 sf, 3 BR: 110 sf)
- Private entrance elevator, serving only 34 units plus guest / service elevator
- Meticulous architectural design from inside and outside
- While enjoying your privacy and exclusivity at ONE, you can access year-round activities and entertainment in the closeby downtown Fort Myers River District



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