

THE VILLAS AT BLUE MOUNTAIN

Residence fact sheet



with wings that
are canted away
from one another
the unique design
of the royal tern
offers spectacular
ocean views and
added privacy



- Unobstructed oceanview
- Over 4,248 square feet of air-conditioned living space
- Total covered area 5485 s.f.
- 4 bedroom / 4.5 bath
- 27' high vaulted ceiling in great room
- 36' wide view from great room
- Signature pool

Lot 10
Offered at US\$3,250,000

The Royal Tern

The Royal Tern is located on a spectacular lot with commanding views of the reef and is caressed by the gentle sound of the sea. The Royal Tern has been thoughtfully designed to make the most of the astounding views. Each of its wings are turned away from each other affording increased privacy amongst the bedrooms. This unique feature has the added benefit of expanding the ocean views from the great room which soars to nearly 27 feet. The vaulted ceiling and open plan of this elegant villa bring the spectacular north shore view into your home.

Two large master suites on the second floor face the ocean and capture the cool ocean breezes. The west bedroom features an ensuite office/study for privacy. There are two additional bedrooms - each with ensuites on the ground floor. One of these bedrooms faces the ocean and opens directly onto the pool terrace. Other highlights include a gourmet kitchen with a large walk-in pantry, a dining room overlooking the ocean and pool terrace, eco-friendly landscaping, security system, wiring for high-speed internet and satellite TV and covered parking. The Royal Tern has expansive outdoor terraces, a designer pool with outdoor kitchen and wet bar. Combined this open floor plan encompasses nearly 6000 sq. ft. of elegant living and entertaining space.

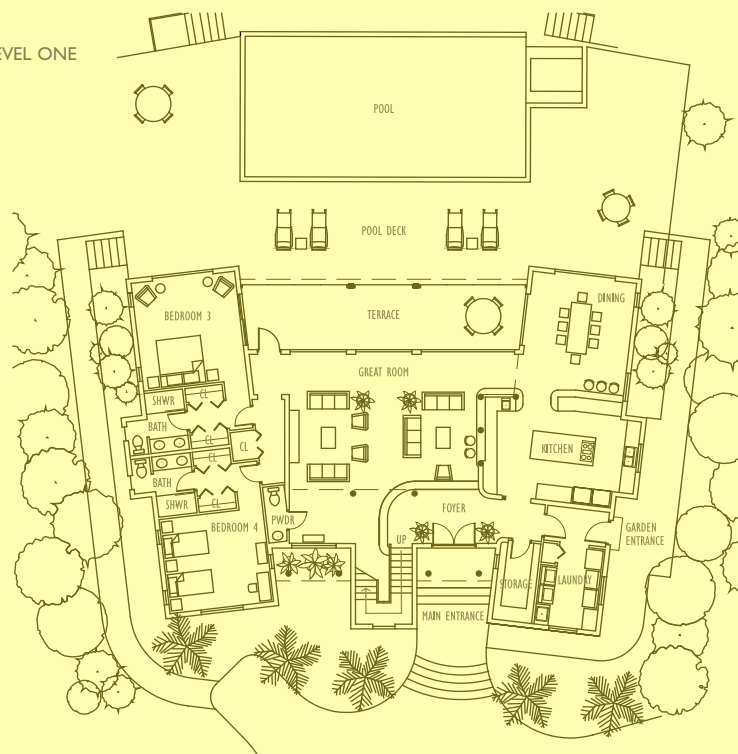


THE VILLAS AT BLUE MOUNTAIN

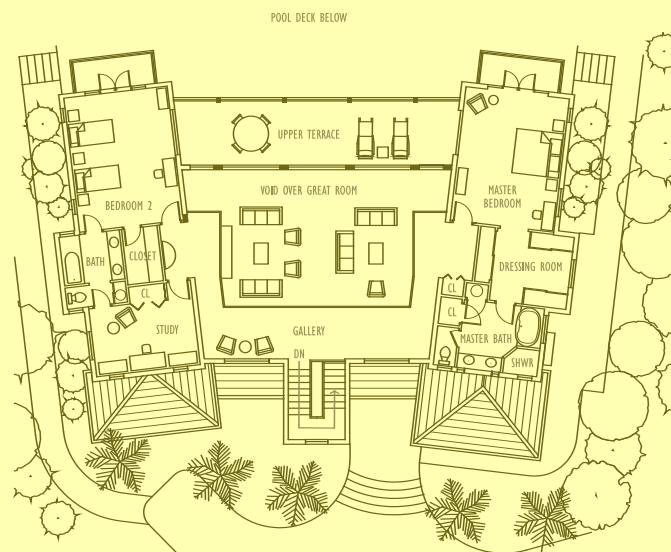
The Royal Tern Floor Plans and Specifications



LEVEL ONE



LEVEL TWO



- Four spacious bedrooms, all with ensuite bathrooms
- Great Room vaulted ceiling
- Office/study
- Multi-zone high efficiency central air-conditioning
- 10' ceilings where not vaulted

- Monitored security system with multiple CCTV cameras
- Wiring for high speed internet and satellite TV
- Gourmet kitchen with premium appliances, professional grade gas range, wine cooler, granite

- counters, walk-in pantry and custom cabinetry
- Outdoor kitchen with stainless steel gas grill and wet bar
- Travertine marble and hardwood floors throughout
- 10' ceilings where not vaulted

- Kohler Performance showers and Spa tubs
- Dade County hurricane rated windows throughout
- Spanish Tile roof
- Large covered terrace
- Covered parking

- Eco friendly landscaping
- Private full size pool

Options

- Furniture package
- Spa on pool deck