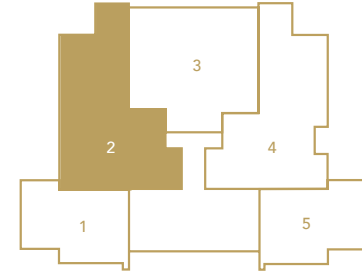


BIJOU

bay harbor



◀ n INTRACOASTAL



PH2 | 3 BED / 3.5 BATH + DEN

FLOOR 9

INTERIOR	2,137 SQ FT	199 M ²
EXTERIOR	271 SQ FT	25 M ²
TOTAL	2,408 SQ FT	224 M²

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 SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY DEVELOPER TO A BUYER OR LESSEE. THIS IS NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION OF AN OFFER TO BUY, CONDOMINIUM UNITS TO RESIDENTS OF ANY STATE WHERE SUCH OFFER OF SOLICITATION IS PROHIBITED BY LAW. THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR BIJOU CONDOMINIUM (THE "CONDOMINIUM") AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS PROVIDED TO YOU BY JCG BAY HARBOR, LLC (THE "DEVELOPER"). FLOOR PLANS AND UNIT FEATURES ARE PRELIMINARY AND PROPOSED ONLY. THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ADDITIONALLY, ALL FIXTURES AND ITEMS OF FINISH AND DECORATION DEPICTED ARE FOR DISPLAY ONLY AND ARE NOT TO BE INCLUDED WITH THE UNIT. THE PURCHASE AGREEMENT AND PROSPECTUS OF THE CONDOMINIUM SHOULD BE CONSULTED FOR ITEMS INCLUDED IN THE CONDOMINIUM UNITS. NO STATEMENTS OR REPRESENTATIONS HAVE BEEN MADE BY DEVELOPER, OR ANY OF ITS AGENTS, EMPLOYEES OR REPRESENTATIVES WITH RESPECT TO ANY POTENTIAL FOR FUTURE PROFIT, FUTURE APPRECIATION IN VALUE, INVESTMENT OPPORTUNITY POTENTIAL, RENTAL INCOME POTENTIAL, THE ABILITY OR WILLINGNESS OF DEVELOPER OR ITS AFFILIATES TO ASSIST BUYER IN FINANCING, RENTING (OTHER THAN THE EXISTENCE OF A VOLUNTARY RENTAL PROGRAM) OR SELLING THE UNIT, THE ECONOMIC OR TAX BENEFITS TO BE DERIVED FROM THE MANAGERIAL EFFORTS OF YOU AS THE OWNER OR OF ANY THIRD PARTY AS A RESULT OF RENTING THE UNIT OR OTHER UNITS, OR THE ECONOMIC OR TAX BENEFITS TO BE DERIVED FROM OWNERSHIP OF THE UNIT. NO REAL ESTATE BROKER OR SALES AGENT (WHETHER ENGAGED BY DEVELOPER OR NOT) IS AUTHORIZED TO MAKE ANY REPRESENTATIONS OR OTHER STATEMENTS (VERBAL OR WRITTEN) REGARDING THE CONDOMINIUM, AND NO AGREEMENTS WITH, DEPOSITS PAID TO, OR OTHER ARRANGEMENTS MADE WITH, ANY REAL ESTATE BROKER OR AGENTS ARE BINDING ON THE DEVELOPER. ALL PRICES ARE SUBJECT TO CHANGE AT ANY TIME AND WITHOUT NOTICE, AND DO NOT INCLUDE OPTIONAL FEATURES, DESIGN PACKAGES, FURNITURE PACKAGES, OR PREMIUMS FOR UPGRADED UNITS. THE PROJECT GRAPHICS, RENDERINGS, PHOTOGRAPHS, AND TEXT PROVIDED HEREIN ARE COPYRIGHTED WORKS OWNED BY THE DEVELOPER UNLESS OTHERWISE CREDITED.



ABILITY
BY ACERTO