



BATH + RACQUET
RESIDENCES & CLUB SARASOTA, FL

AN ICON IS REBORN



YOUR MODERN SANCTUARY ON FLORIDA'S SUN COAST. LUXURY REDEFINED.

CONTENT

A. A Legend Reinvented

A beloved icon and a piece of Sarasota's history.

B. Lifestyle and Convenience

All you need and want under one roof.

C. Residence Interiors

1, 2 & 3 Bedroom condo interiors showcasing elegant design.

D. In the Heart of Sarasota

Nearby amenities and services.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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 A DEVELOPER TO A BUYER OR LESSEE.





A
A SPORTS ENTHUSIASTS
HEAVEN, A LUXURIOUS,
ACTIVE LIFESTYLE
UNPARALLELED.

A BELOVED ICON AND A PIECE OF SARASOTA'S HISTORY.

A LEGEND REINVENTED

The property having been thoughtfully designed by HALFLANTS+PICHETTE Architects in harmony with southern modernity, for a pure, active lifestyle, the Bath & Racquet Residences and Club redefine contemporary luxury. The Bath & Racquet Residences' amenities include a park, covered bike storage, a residents' meeting lounge, walking-trail, dog park, and playground.

With uncompromising style that is modern, yet deeply rooted in Florida's heritage, the residences create an unparalleled lifestyle. The Bath & Racquet Residences and Club are a heaven for racquet sports, water and fitness enthusiasts. It provides the perfect lifestyle of wellness without the need to leave the property.

The Club also features an oversize swimming pool, fitness gym, and several relaxing entertainment areas, enhancing the fully thought out luxurious lifestyle.

The Bath & Racquet Fitness Club will be accessible to Club members only. Membership will be open to Bath & Racquet Club residents and outside members.

Bath and Racquet is thrilled to announce its partnership and collaboration with tennis legend and former ATP #2 Tommy Haas. As Global Ambassador and Club Curator, Tommy Haas will help ensure that members of The Club receive the best possible on-court experience, bringing his decades of knowledge into design, programming, activation, and overall elite sportsmanship gained throughout a career competing at the highest level. He will also help curate the coaching experience, the day-to-day tennis operations, as well as invite talent – from trainers to players – to partake in all the facilities and activities at Bath + Racquet Residences and Club, making it a destination for those seeking year-round options along their tennis circuit.



AN ICON REBORN. WELCOME HOME.

The complex of approximately 400,000 sqft includes 256 luxury condominium units of varying size distributed among 4 separate buildings: The Courtyard, The Courtside, The Parkside and The Poolside.

Each building has been meticulously planned to enhance the size and character of its assorted units, maximizing privacy and facilitating access to the club amenities. For convenience, the Bath & Racquet Residences and Club include over 500 parking spaces. The vast majority of spaces are covered and secured.



Among the key amenities of the Bath & Racquet Residences is the beautiful two-acre landscaped park featuring a playground and a dog park. A one-kilometer-long recreational trail will serve as an architectural promenade connecting the various areas of the property. This trail will allow for jogging or long walks among the many grand oak trees. Elegant landscaping completes the master plan elevating your living experience.

Details such as benches, sidewalks, pedestrian bridges, pool fences and cabanas have been conceived to enhance the look and feel of the property.

A careful mix of tropical trees and decorative plants will be providing shade and a refined sense of connection with Florida's luscious, natural vegetation. Shading structures provide an architectural connection between building components, providing shade and stunning visual integrity to the project.



Elegant club for resident use. Uniquely designed for both active and relaxing Indoor-outdoor lifestyles.



B.

A SPORTS ENTHUSIASTS
HEAVEN, A LUXURIOUS,
ACTIVE LIFESTYLE
UNPARALLELED.

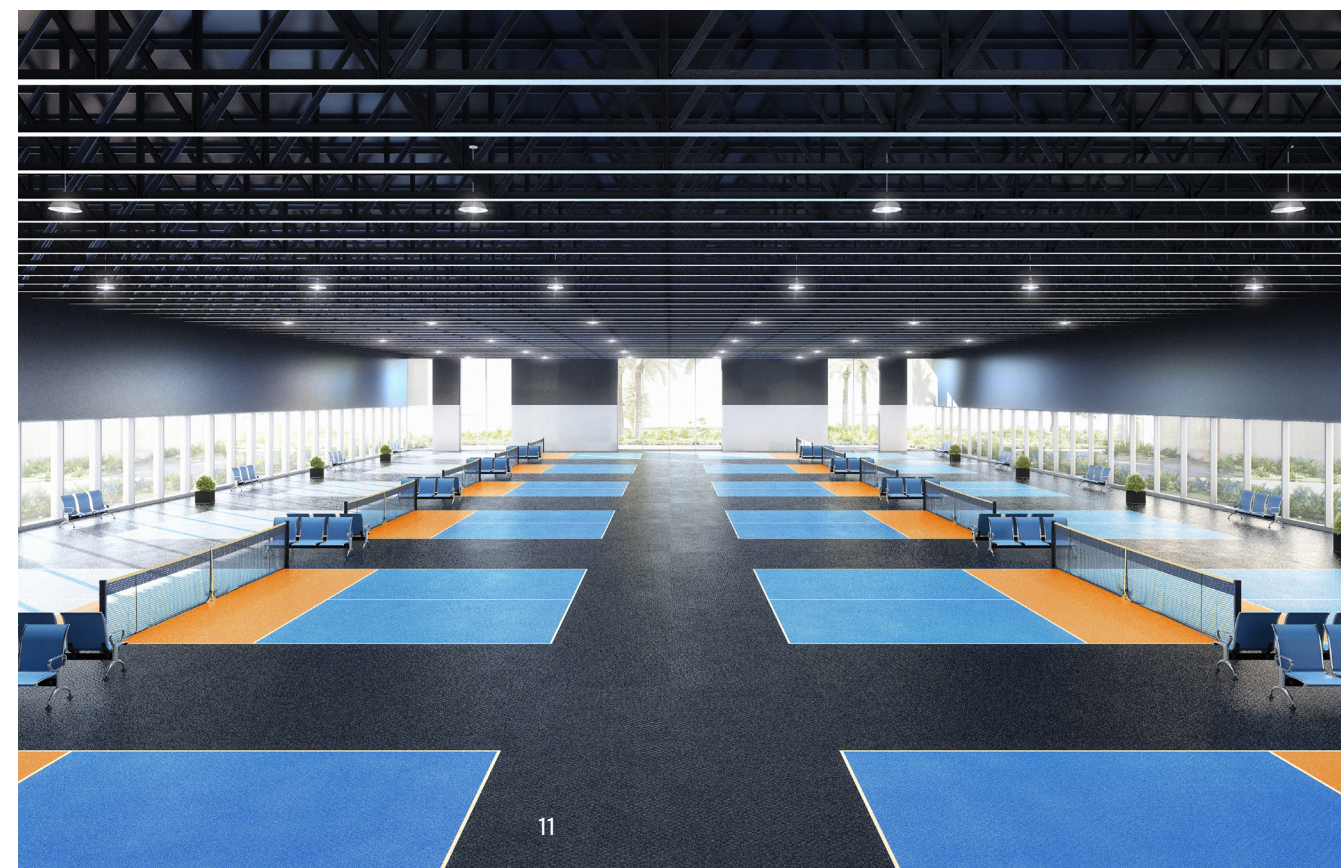
UNDER ONE ELEGANT ROOF

LIFESTYLE AND CONVENIENCE

The Residences and Club's new state-of-the-art tennis and pickleball sports facility is designed to be an iconic complex, reinvigorating the heritage and positioning of the Sarasota Bath & Racquet Club. Pickleball is now ranked as America's fastest-growing sport.

The Club's spectacular outdoor and indoor facilities feature a total of 13 outdoor tennis courts and 16 pickleball courts. The pickleball structure hosts a total of 12 air conditioned courts, with an additional 4 open-air courts, for outdoor enjoyment. Two additional shuffle-ball courts also encompass the Bath & Racquet Club's iconic sport complex.

Elegant architectural details are expressed throughout the complex. In addition to its multiple amenities, the Bath & Racquet features a private meeting-lounge that can be utilized exclusively by the units owners. Providing further convenience, selected commercial spaces will be available on the street side. For comfort and security, the Bath & Racquet Residences and Club property is located at an elevation of 25' above sea level adding a barrier of protection from hurricanes. The all concrete building is also designed with hurricane impact windows throughout.







THE DISCERNING CHEF

C.

ELEGANT 1, 2 & 3 BEDROOM
CONDOS DESIGNED WITH
ATTENTION TO DETAIL AND
REFERENCE TO THE FLORIDA
COASTAL LIFESTYLE.

The central focal point of every unit is the meticulously designed kitchen, perfectly positioned for entertaining with custom cabinetry serving as the backdrop to the elegant countertops. The kitchen designs include a breakfast bar, professional-grade appliances and a pantry.



Oversized windows and double-height living areas exude functional elegance and enhance the indoor/outdoor lifestyle at Bath & Racquet. Whether it is entertaining a gathering of friends on your private patio while visibly remaining connected to your kitchen, the living spaces are graciously sized and feel open and full of abundant natural light creating a true, modern sanctuary. All windows will be fitted with a hurricane-proof laminated glass.



Several apartments feature a generously-proportioned private courtyard/terrace directly accessible from the living room. In addition, most units also feature wide balconies overhanging from the building façade, allowing for outdoor living. Residents will have exclusive access to a private pool located in the Courtyard building, in a beautifully elevated and landscaped area.



A modern sanctuary. The Residences' baths are adorned with designer tile and extra-wide vanities.

IN THE HEART OF SARASOTA

Located at the heart of Sarasota, the area surrounding the Bath & Racquet Residences offers a multitude of boutiques, convenience shopping, art galleries and theaters. It is also a few minutes from the Sarasota marina harbor and nearby stunning keys, a great invitation for relaxation and rejuvenation. Sarasota is a true jewel in Florida. The city has long attracted residents and visitors from the rest of the world thanks to its pristine beaches, diverse cultural offerings, world-class golf courses, outdoor activities and sunny weather throughout the year.

RESTAURANTS

- Baker & Wife
- Tijuana Flats
- Bonefish Grill
- Walt's Fish Market
- Shore St. Armands
- Columbia Restaurant
- Olive Garden
- Amazónica Cerveceria
- Marcello Italian Restaurant
- Chili's Grill & Bar
- Stiks
- Vino Vino
- Jpan Sushi & Grill
- Ichiban
- Kiyoshi Sushi
- Tsunami
- China Taste
- Taste of Hong Kong
- Screaming Goat Mexican

SPORTSWEAR

- SAAKA
- First Place Fitness
- Total Tennis
- Fairway Fitness
- West Marine
- Pinecraft Golf
- Marcello's St. Armands
- Dick's Sporting Goods

SUPERMARKETS

- Trader Joe's
- Publix
- ALDI
- Whole Foods
- Walmart
- Morton's Gourmet
- Detweller's Farm Market

MUSEUMS

- Sarasota Art Museum
- Mote Marine Laboratory
- The Ringling Museum
- Circle Historic District
- Cad'Zan
- Siesta Key Craft Festival

MARINAS & BEACHES

- Harbor Club
- Marina Jack Yacht Basin
- Philippi Harbor Club
- Safe Harbor Siesta Key
- Suntex Boat Club & Rentals
- Siesta Key Beach
- North Lido & Lido Beach

FASHION STORES

- Loved Again Boutique
- Chico's
- Macy's
- KJ Big & Tall
- TJ Max
- Foxy Lady Siesta Key
- Beautiful You
- Influence Style
- Dillard's
- Eileen Fisher

ART GALLERIES

- Art Avenue
- Chasen Galleries Sarasota
- Artchee's Gallery

HOSPITALS

- Sarasota Memorial Hospital
- HCA Sarasota Doctors Hospital
- Waldemere Medical Plaza
- University Family Healthcare
- Midtown Medical Park

SHOPPING

- Crossings at Siesta Key
- Midtown Plaza
- Colonial Village
- St. Armands Circle
- Sarasota Commons

SCHOOLS

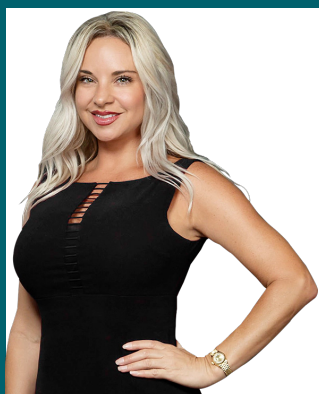
- Southside Elementary
- Philippi Shores Elementary
- Suncoast School
- Brookside Junior High School
- Incarnation Catholic School
- Alta Vista
- Riverview
- Suncoast Polytechnical HS
- Sarasota School

UNIVERSITIES

- University of South Florida
- Everglades University
- Keiser University
- Sarasota University
- New College of Florida
- ACE Academy Center



BATH + RACQUET
RESIDENCES & CLUB SARASOTA, FL



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The offering of condominium units for sale in SARASOTA BATH AND RACQUET CLUB, a condominium within a portion of a building or within a multiple parcel building (the "Condominium"), is made only by the prospectus for the Condominium, and no statement should be relied upon if not made in the prospectus. No real estate broker or salesperson is authorized to make any representations or other statements regarding this Condominium, and no agreements with, deposits paid to or other arrangements made with any real estate broker shall be binding on the Developer.

Renderings and photographs depict proposed views, which are not identical from each unit. Actual views may vary. Views depicted cannot be relied upon as being the actual view from any particular unit within the Condominium. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings, photographs or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future change, be limited or eliminated. Developer makes no guarantees or representations regarding continuing existence of any view from a unit or development within any property in proximity to or visible from a unit.

All images, designs, sketches, renderings, photographs and graphic materials depicted herein are artist's conceptual renderings, are based upon preliminary development plans, are solely for illustrative purposes and are subject to change without notice. They should not be relied upon as representations, express or implied, of the final detail of the units or amenities. All features, amenities, facilities, plans, specifications and statements contained in this brochure are based on preliminary development plans. Plans and renderings may contain options and features that are not standard. Developer reserves the right to modify, revise, change or withdraw any of same in its sole discretion and without prior notice. No guarantees or representations whatsoever are made that any plans, specifications, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. Photographs may be stock photography used to depict suggested lifestyles rather than any that may exist. Scenes may be of locations or activities not within the Condominium or the Sarasota Bath and Racquet Club neighborhood. Models/lifestyle photos do not reflect racial or ethnic preference.

All depictions of appliances, plumbing or lighting fixtures, equipment, counters, soffits, finishes, floor, wall or window coverings and other matters of detail are conceptual only and are not necessarily included in a unit. Consult your purchase agreement and the prospectus for the items included with the unit. Measurements of rooms set forth on any floor plan are nominal and generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Unit orientation and windows (including number, size, orientation and awnings), balconies (including configuration, size and railing/balustrade), structure and mechanical chases may vary. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion and without notice.

These floor plans and specifications are for illustration purposes only. Dimensions and square footages set forth in the floor plans are approximate, may vary with actual construction, and are subject to change without notice. Stated square footage and dimensions are approximate and should not be used as representation of a unit's precise or actual size. Any statement, verbal or written, regarding "air conditioned" or "finished" area or any other description or modifier of the square footage size of any unit is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty.

The approximate square footages for each unit in this brochure were derived using the "Architectural Method" of measurement, with square footage calculations taken from the exterior face of the exterior wall to the center line of the separation/partition wall of the unit, thus including a portion of the common elements which are adjacent to the unit, but outside of its boundaries. Square footage calculations based upon the Architectural Method will generally be greater than the square footage estimates based upon the "Engineering Method," where the calculation is based upon the legally described boundaries of the unit set forth in the Declaration of Condominium. The square footage calculations based upon the Engineering Method are the basis for determining the percentage of ownership in the common elements and assessment amounts. The unit square footage estimates calculated pursuant to the Architectural Method are provided in this brochure simply for comparative analysis to allow a prospective buyer to compare the units in this Condominium project with units in other condominium projects that base their square footage on the Architectural Method.

The room dimensions on the floor plans the dimensions are drawn to the face of framing or face of masonry. Consequently, a room dimension on the floor plans would be slightly smaller when the thickness of the drywall is subtracted from the width of the room.

Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. All ceiling heights are approximate and subject to change.

Equal Housing Opportunity. Developer encourages and supports an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.

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Disclaimer about Private Club. A privately-owned and operated club ("Club") will be located in portions of the community that are adjacent to or near the Condominium. The Club's facilities may include but are not limited to a swimming pool, tennis courts, pickle ball courts and fitness facilities (collectively, "Club Facilities"). However, neither membership in the condominium association nor the master association nor ownership or occupancy of a unit will confer any rights to use the Club Facilities, ownership interest in the Club or any of the Club Facilities on any buyer. The Club Facilities are NOT part of the common areas of the master association or the residential recreational areas or other common elements of the Condominium. No buyer will have the right to use the Club Facilities unless the buyer is a member in good standing of the Club and/or pays whatever fees the Club owner may impose for use of the Club Facilities. Club membership dues or fees are NOT included in the Condominium assessments.