

FEATURES, AMENITIES & SERVICES



KOLTER
U R B A N

Broker Participation Welcomed and Encouraged. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE. Prices, services, terms, and availability are subject to change at any time without notice. Images are artist's renderings and may not represent the final building. Furnishings and fixtures are for display purposes and are not included with the residence. Actual improvements, including, recreational facilities and amenities, may vary from those shown. The project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation requires prior qualification. Printed March 2025





BUILDING FEATURES

Ideally located within the gated master-planned community of West Bay Club, The Island is a 24-story condominium tower and its final residential offering. The Island boasts breathtaking panoramic views of Estero Bay, the Gulf, and West Bay's championship golf course. Residents will enjoy a tranquil setting, surrounded by an exceptional array of amenities.

- 86 expansive 3-bedroom plus den and 4-bedroom residences range from 3,300 to over 6,300 sf of living area, taking full advantage of the spectacular waterfront and nature preserve views
- The masterful design by GarciaStromberg architects ensures every residence takes full advantage of the sweeping waterfront vistas from expansive terraces, where the horizon seamlessly blends into the Gulf
- Every private residence encompasses a corner of the building, ensuring breathtaking views and an abundance of natural sunlight through full height sliding glass doors and windows
- A welcoming arrival plaza features a porte cochère entrance to the Lobby
- The award-winning GS4 Studios has brought coastal chic sophistication to life through its interior design, transforming both the lobby and amenity levels into captivating entertainment spaces
- Privacy ensured by access-controlled entry points at the residential Lobby, elevators, private garage, and all amenity areas
- Individual, lockable, humidity-controlled storage rooms conveniently located at each residence
- Convenient mail and package rooms located on the Lobby level
- Service elevators provide convenient and safe secondary access for service and deliveries
- Emergency generators to support life safety systems in the event of a power outage

PRIVATE RESIDENT SERVICES & AMENITIES

A full spectrum of luxurious amenities, personalized services, and everyday conveniences provide the luxury of a carefree, lock-and-leave lifestyle unlike any other on the Paradise Coast.

- 24/7 staffed Lobby with access-controlled entry points
- On-site Property Management and service personnel ensure an effortless lifestyle and a rapid and thorough response to each owner's needs
- Rooftop amenity level with a relaxation pool and spa, outdoor kitchen, area firepits and entertainment and lounge areas for optimal sunset viewing
- Arrival amenity level features a resort-style pool with adjoining lap lanes, day cabanas and an outdoor kitchen and barbecue area
- Expansive state-of-the-art Fitness Center featuring the latest high-tech cardio and strength equipment
- Gracious Resident Club Room with en suite catering kitchen and club bar for entertaining
- Exclusive Resident Business Center features working spaces for work-from-home activities
- Splash Lounge provides casual multi-generational area for gaming, movie night and relaxing near the pool
- Sports Lounge provides entertainment for all with the Swing Sports simulator and social space for watching the game
- Convenient private dog park and pet washing station
- Two private one-bedroom Guest Suites for visiting family and friends
- Resident Mail Room with ample package space
- Secured Wi-Fi throughout all common areas
- 24/7 access-controlled entry points at all elevators, lobbies, parking garage and amenities

RESIDENCE FEATURES

Spacious modern residences provide the luxury of seamless indoor-outdoor living with glass-railed terraces, chef-inspired kitchens, and opulent Owners' Suites featuring spa-like bathroom retreats.

- 10' ceilings throughout the primary living areas
- Spacious terraces provide outdoor living areas with stainless steel electric grills and an optional under cabinet refrigerator upgrade
- Expansive terraces with private screened patios are available exclusively on the 2nd through 5th & 6th floor plaza levels (per plan)
- A limited selection of two masterfully designed Penthouse Residences feature 11' ceilings throughout the primary living areas
- Choice of elegant designer curated finish packages offered in a variety of refined styles
- Large format 24" x 48" porcelain tile flooring selections
- 8' entry doors and 8' solid-core interior doors
- Recessed lighting throughout the residence, and select prewiring for feature lighting in select locations
- Energy-efficient living created by innovative design, meticulous planning, and advanced construction techniques and materials
- Chef-inspired kitchens include:
 - European-style cabinetry in a choice of finishes
 - Dornbracht kitchen fixtures
 - Quartz countertop choices with full-height backsplashes
- Wolf/Sub-Zero Gourmet appliance suite:
 - 30" Sub-Zero Refrigerator with matching cabinet panel front
 - 30" Sub-Zero Freezer with matching cabinet panel front
 - Sub-Zero under cabinet wine cooler
 - Wolf 5-Burner Gas Cooktop
 - Wolf Wall Oven
 - Wolf Speed Oven offering microwave, convection and broil technologies
 - Cove Dishwasher with Stainless Steel interior and matching cabinet panel front

• Luxury bathroom features include:

- Owners' Suites include spacious walk-in closets and luxurious spa-like retreats
- Frameless glass shower and lavatory enclosures, per plan
- European-style cabinetry, fully coordinated with all designer elements
- Dornbracht lavatory fixtures
- Beautifully coordinated porcelain floor and wall tile

THE WEST BAY CLUB AMENITIES

West Bay is proud to be a Troon Distinguished Club® offering The Island Residents:

- Private Beach Club with full-service restaurant dining and beachfront bar, Gulf-front terraces, exclusive resident parking, towel service and private beach access
- Exceptional Dining at two distinct private West Bay venues:
 - The Beach Club and The Bay House Aqua Café
 - The Bay House featuring dining and meeting spaces, state-of-the-art fitness and wellness center, demonstration kitchen and a tropical aquatic area with Junior Olympic-size resort pool, hot tub spa and kids splash pad for resident enjoyment
- The Net Tennis Center featuring eight Har Tru® tennis courts, with four lit for night play and a world-class tennis program for seasoned and beginning players alike
- Sports Park with popular outdoor activities including six pickleball courts, bocce, shuffleboard, horseshoes and two dog park areas
- River Park Community kayak and boat launch with direct access to local waterways. Monitored private boat storage just outside front gate

WEST BAY GOLF CLUB*

- 18-hole championship golf course designed by Pete and P.B. Dye
- A Troon Privé Club with reciprocal benefits to more than 200 courses
- The Golf House featuring an expanded dining terrace, Signature Bar and endless resident events and activities
- The Niblick, 19th Hole Grille and Lounge for casual dining and entertainment

*GOLF CLUB MEMBERSHIP INITIATION FEES APPLY