

— THE —
EDGE
LIFE WITHIN WALKING DISTANCE

FACT SHEET

TEAM

Developer

JEBSCO Ventures, Inc.
Jim Bridges, CEO

Architect

Parker Walter Group, Inc.
Brent Parker, President & Leed AP

Interior Design

DSDG Architects
April Balliette, Allied ASID & Lead Interior Designer

Sales

Coldwell Banker Realty in downtown Sarasota
Dyrk Dahl, Global Luxury Realtor, RCC
Christine del Monte, Global Luxury Realtor, CLMHS, CIPS, RSPS ABR

CONDOMINIUM OVERVIEW

Project Description

A new ten-story luxury boutique condominium ushering into one of the most desired areas in the country and prominently positioned in a walkable community where Downtown Sarasota and the Bayfront unite. With an unprecedented experience of downtown-inspired comforts carefully curated for privacy and to evoke a sense of community and connection among residences, The Edge is the ultimate expression of luxury living for an enviable twenty-seven.

Property Location

290 Cocoanut Ave, Sarasota Florida 34236

The Edge Sales Center

Coldwell Banker Realty at 100 N Tamiami Trail, Sarasota, FL 34236

Prices

Starting at \$2.1M+

Association Dues

\$3,335 per quarter, per unit and includes the following:

- ❖ Water, sewer & trash service
- ❖ Wind, flood & building insurance
- ❖ Full-time concierge service
- ❖ Part-time maintenance person

Anticipated Occupancy

December 2023

Deposit Structure

10% at contract | 10% at building permit | 10% at rooftop | 70% balance due at closing

Website

TheEdgeSarasota.com



THE RESIDENCES

Residence Details

- A – 3,359 SQ FT | 3 Bedroom/ 3.5 Bath
- B – 3,566 SQ FT | 3 Bedroom/ 3.5 Bath
- C – 3,266 SQ FT | 3 Bedroom/ 3.5 Bath
- D – 2,992 SQ FT | 3 Bedroom/ 3.5 Bath
- E – 2,084 SQ. FT. | 2 Bedroom/ 2.5 Bath
- F – 2,191 SQ. FT. | 2 Bedroom/ 2.5 Bath

Penthouse Details

- 1 – 3,359 SQ FT | 3 Bedroom/ 3.5 Bath
- 2 – 3,566 SQ FT | 3 Bedroom/ 3.5 Bath
- 3 – 3,266 SQ FT | 3 Bedroom/ 3.5 Bath
- 4 – 2,992 SQ FT | 3 Bedroom/ 3.5 Bath

Residence Features

Living & Dining

- ❖ Generous open-view floorplans ranging from 2,084 sq. ft. to 3,566 sq. ft.
- ❖ 12' floor to ceiling windows revealing sweeping Sarasota downtown and bayfront views.
- ❖ Private in-suite elevator and foyer with frameless glass entry door.
- ❖ Grand private 500 sq. ft. terraces with glass railings for all residences.
- ❖ Large format porcelain flooring throughout all areas.
- ❖ Prewire for surround sound, home security, Wi-Fi, cable, internet, and motorized window treatments.

Chef's Kitchen

- ❖ Among the premium Sub-Zero Wolf appliances are a gas cook top, built-in wall oven, built-in wall microwave, and refrigerated wine storage.
- ❖ Contemporary upscale cabinetry, high-end quartz countertops, and grand waterfall islands.
- ❖ Designer style plumbing fixtures in stainless steel and polished chrome trims.
- ❖ Walk-in pantry room with shelving as per plan on levels 5-10.

Owner's Suite

- ❖ Spacious bedrooms with 12' floor to ceiling windows for unparalleled vistas.
- ❖ An attractive Morning Bar with modern cabinetry, polished chrome single lever faucet, and upgrade refrigeration option.
- ❖ Walk-in closets with optional upgrade built-in closet organizers.
- ❖ Spa-like bath retreats include lavish soaking tubs and frameless glass showers with separate water closets, and modern vanities.

Laundry

- ❖ Ideal laundry room with built-in upper and lower cabinets, quartz countertop, and laundry sink.
- ❖ Full-size, top-of-the-line front loading washer and dryer.

Penthouse Exclusivity

- ❖ Four large open-view penthouse floorplans from 2,992 sq. ft. to 3,566 sq. ft. on level 10.
- ❖ 14' floor to ceiling windows.
- ❖ Private 600 sq. ft. rooftop terrace.
- ❖ 3 car climate-controlled private enclosed garage with charging station.

AMENITIES

Resort-style Pool & Spa

- ❖ An opulent resort-style pool deck and spa with intimate lounging areas and first-rate grilling spaces amid lush tropical landscaping.

24-hour Fitness Center

- ❖ State-of-the-art personal studio with weights & cardio center, yoga studio, steam room, shower & locker Rooms. It's easy to live healthy at The Edge

Social Lounge

- ❖ Unparalleled elevated amenity level overlooking beautiful Sarasota with artfully designed spaces inspired by the city below.

Private Wine & Dining

- ❖ 24-bottle wine vault for each of our twenty-seven residents with wrap-around wine bar and grand dining table.

Professional Catering Kitchen

- ❖ A chef's dream, complete with stainless steel industrial cooktop options and expansive countertops for food prep and plating.

Pet Lawn & Spa

- ❖ A covered and uncovered irrigated lawn with walking path. Plus, a grooming and bathing room to keep your fur-babies happy, healthy, and smelling wonderful!

Concierge Lobby & Lounge

- ❖ Lobby-level concierge lounge with service to our residents and their guests. Plus, secure Wi-Fi throughout all common areas of the building.

Enclosed Garage Parking

- ❖ Two spaces assigned to each resident, electric charging stations, and plenty of guest parking to ensure visiting friends and family are safe and secure too.

Private Garages/Hobby Rooms

- ❖ Climate controlled enclosed units with charging station for each penthouse residence, PLUS! an additional six for purchase.

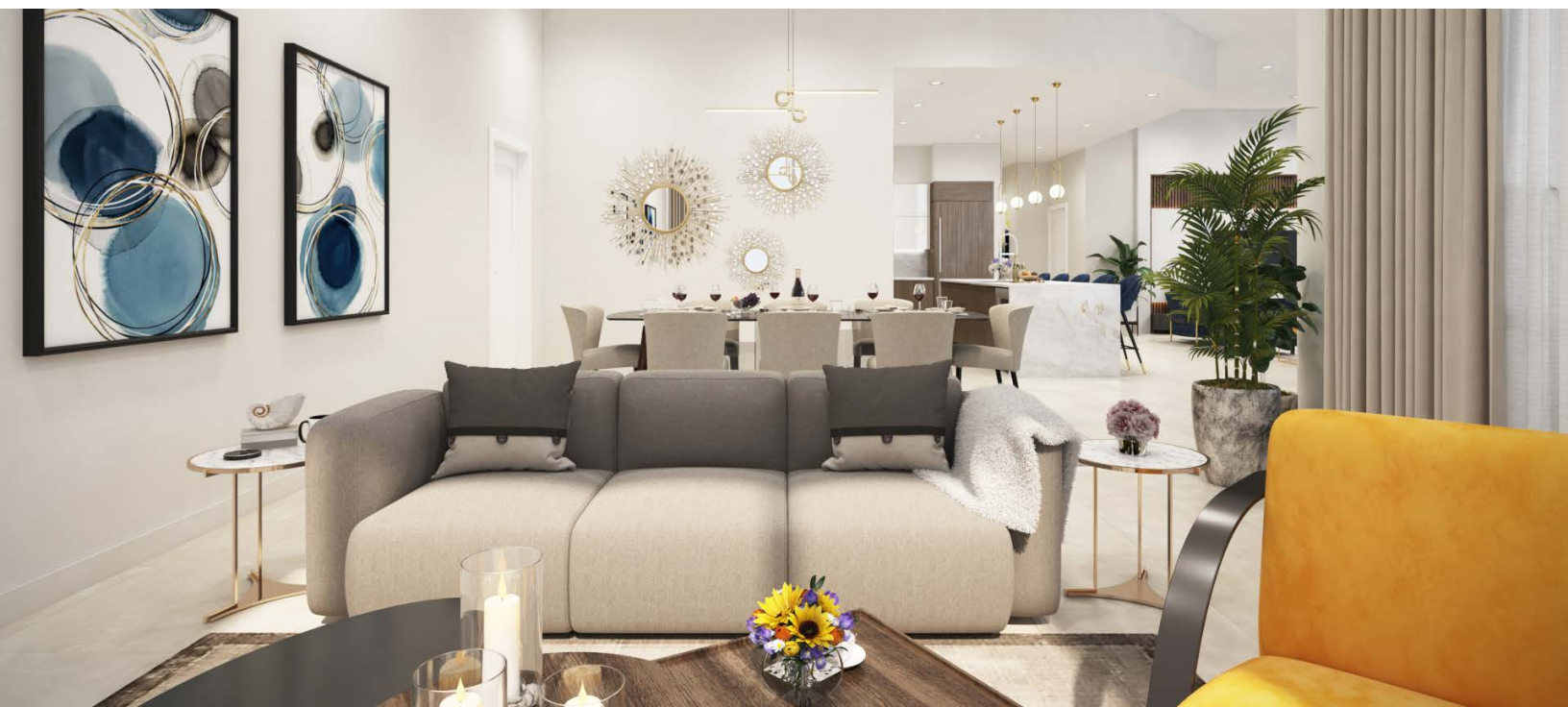
Private Storage

- ❖ Each resident will have an individual and secure climate controlled private storage unit, in addition to an access-controlled bike storage station.

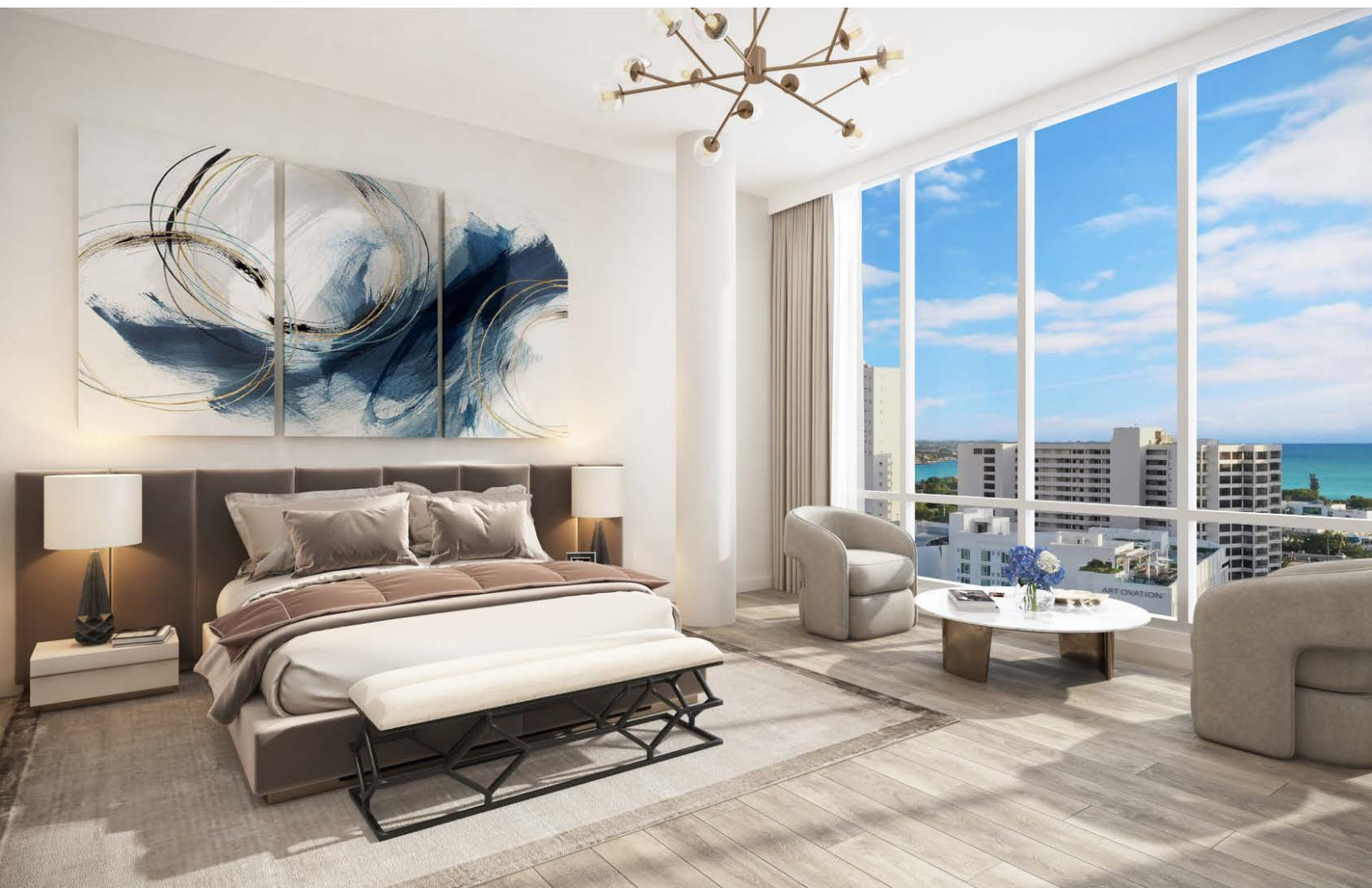
EXTERIOR



RESIDENCE



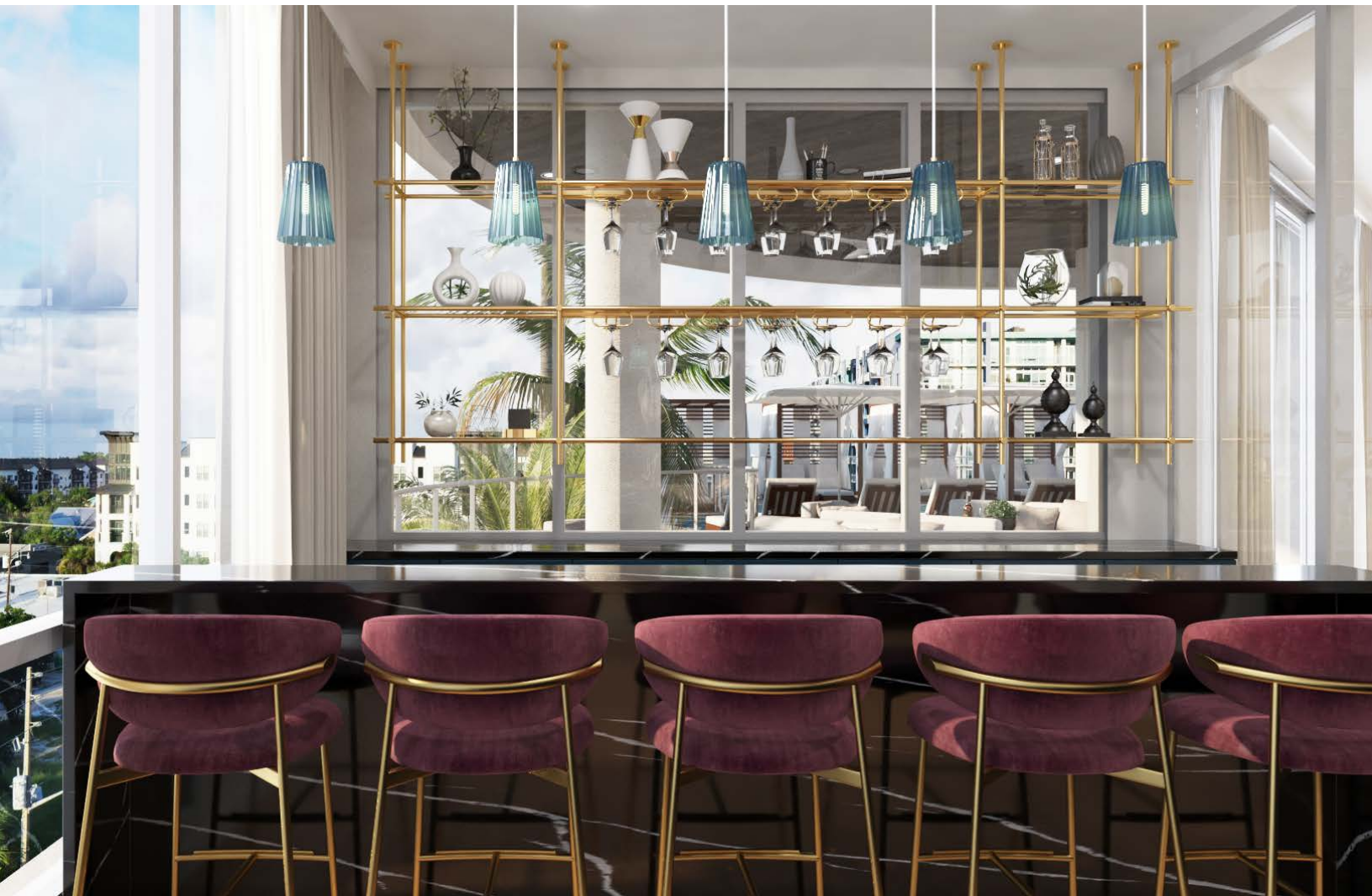
RESIDENCE



AMENITIES



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