
PRIVATE CONDO TOUR · SAMPLE PRESENTATION

Seven Residences, One Tour Day

Prepared for [Client Name] · [Date]

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THE SHORTLIST

Seven Residences at a Glance

#	Residence	Setting	List Price	Bd / Ba	Sq Ft	Per Sq Ft
1	123 Lane Drive #101	Golf	\$689,000	2+D / 2	1,640	\$420
2	456 Lake Road #12	Lakefront	\$845,000	3 / 2.5	1,985	\$426
3	789 Palm Avenue #302	Garden	\$1,150,000	3 / 3	2,210	\$520
4	101 Bay Drive #406	Bayfront	\$1,495,000	3+D / 3	2,480	\$603
5	202 Ocean Avenue #204	Beachfront	\$1,875,000	3 / 3	2,050	\$915
6	303 Main Street #C210	Downtown	\$2,295,000	3+O / 3.5	2,640	\$869
7	404 Island Way #702	Island	\$2,995,000	3 / 3.5	3,050	\$982

D = den · O = office · All addresses are Miami, FL samples · Figures are for illustration only.

123 Lane Drive #101

\$689,000

BEDS	BATHS	SQ FT	PER SQ FT
2 + Den	2	1,640	\$420

The entry point on the tour: a ground-floor condo with a walk-out patio onto the course, ideal for a first purchase or a seasonal home.

Highlights

- Walk-out patio facing the course
- Split-bedroom floor plan
- Updated kitchen and baths
- Den works as an office or nursery
- Pet-friendly building
- Optional club membership

02 · LAKEFRONT TOWNHOME · MIAMI, FL

456 Lake Road #12

\$845,000

BEDS	BATHS	SQ FT	PER SQ FT
3	2.5	1,985	\$426

An end-unit townhome with its own garage and a fenced yard on the lake, for a buyer who wants condo maintenance with house-like space.

Highlights

- End unit with extra side windows
- One-car garage plus driveway
- Fenced yard facing the lake
- Primary suite on the second floor
- Low HOA, lawn care included

789 Palm Avenue #302

\$1,150,000

BEDS	BATHS	SQ FT	PER SQ FT
3	3	2,210	\$520

A renovated corner residence in a boutique building surrounded by mature gardens, with every bedroom getting its own bath.

Highlights

- Corner unit with wraparound terrace
- Three en-suite bedrooms
- Renovated kitchen with gas range
- Boutique building, 24 residences
- Two assigned covered spaces
- Saltwater pool and garden courtyard

101 Bay Drive #406

\$1,495,000

BEDS	BATHS	SQ FT	PER SQ FT
3 + Den	3	2,480	\$603

The first step onto the water: open bay views, a boat slip available to lease, and the lowest price per square foot of the waterfront options.

Highlights

- Open bay and skyline views
- Boat slip available to lease
- Den with built-in desk and storage
- Floor-to-ceiling impact glass
- Bayside pool, gym and party room
- Valet and 24-hour security

05 • BEACHFRONT • MIAMI, FL

202 Ocean Avenue #204

\$1,875,000

BEDS	BATHS	SQ FT	PER SQ FT
3	3	2,050	\$915

Step from the lobby onto the sand. A low-floor oceanfront residence with a deep balcony, sold with its furnishings.

Highlights

- Direct beach access from the building
- Deep balcony with ocean views
- Offered furnished
- Beach chair and towel service
- Oceanfront pool and fitness center
- Walk to cafés and shops

303 Main Street #C210

\$2,295,000

BEDS	BATHS	SQ FT	PER SQ FT
3 + Ofc	3.5	2,640	\$869

A loft-style residence above the city’s restaurant row, for a buyer who wants to walk to dinner and leave the car parked.

Highlights

- Twelve-foot ceilings, open loft plan
- Private office with glass doors
- Rooftop pool and lounge
- Two side-by-side parking spaces
- Concierge and package room
- Walk to dining, parks and transit

404 Island Way #702

\$2,995,000

BEDS	BATHS	SQ FT	PER SQ FT
3	3.5	3,050	\$982

The top of the list: a gated island tower with water on three sides and the most space of any home on the tour.

Highlights

- Water views on three sides
- Private elevator entry
- Chef’s kitchen and formal dining
- Gated island with marina
- Tennis, pickleball and spa
- Guest suite for visiting family

WORTH A LOOK

Additional Finds

CONDO · MIAMI, FL

505 Garden Court #301

\$1,395,000

3 + Den · 3.5 Baths · 2,450 Sq Ft · \$569 / Sq Ft

Just listed

- Top-floor unit, 10-ft ceilings
- Garden and water views
- Private elevator, two parking spaces

SINGLE-FAMILY HOME · MIAMI, FL

606 Heron Circle

\$2,450,000

3 + Den · 3.5 Baths · 3,100 Sq Ft · \$790 / Sq Ft

Price improved

- Lakefront with private pool and spa
- Renovated, open layout
- Summer kitchen for outdoor living

CHOOSING A LIFESTYLE

Three Ways to Live Here

Community Living

Homes 1, 2 and 3

\$689K – \$1.15M

\$420 – \$520 per sq ft

Golf, lake and garden settings with the most space for the money.

On the Water

Homes 4, 5 and 7

\$1.50M – \$3.00M

\$603 – \$982 per sq ft

Bay, beach or island views with the water right outside.

Downtown

Home 6

\$2.295M

\$869 per sq ft

Walk to dining, parks and transit from a loft-style home.

WHERE WE GO FROM HERE

Next Steps

01

Plan Your Tour Day

Let's pick the day that works best for you, and I'll build a showing route around your favorites.

02

Anything Else You Need?

Are there any documents you'd like on these listings before we tour?