



## THE RESIDENCES

AT 900 EAST BAY STREET

### *Included Features*

Grand lobby opening onto Riverside Park with view of Savannah River  
Full time Concierge  
Private access controlled parking garage with assigned parking  
Elevated swimming pool and landscaped sun terrace (summer kitchen with outdoor European style dining and wireless internet.)  
4th floor private modern fitness center  
Club Room with bar, catering kitchen, and plasma TV  
Tranquil library with wireless internet and cozy fireplace  
Savannah River, City, and Sun Terrace views available  
Upscale retail and dining on the first floor \*  
Over 50 new shoppes, cafes, and restaurants within a few hundred feet \*  
Only one block from the Savannah Riverwalk  
Keyless building access  
Full time maintenance service

#### **Design Features**

26 distinctive floor plans  
Solid, heavy frame building with post-tension concrete slab construction  
9 foot ceilings in primary living areas  
Expansive balconies

Oversized, low E, impact resistant windows to provide energy efficiency  
Hardwood flooring in primary living areas and adjacent hallways and powder rooms  
Luxurious plush carpeting in bedrooms and closets  
Spacious walk-in closets (per plan)  
Abundant recessed lighting  
CAT 5 wiring  
Solid core, two-panel interior doors  
Video surveillance on all building entrances  
Designed to comply with LEED Green Building Rating System Certification

#### **Sophisticated Kitchens**

3 CM polished granite countertops with under mount sinks  
All Bosch appliances with stainless steel finishes  
Gas range with integrated electric convection oven  
European style cabinetry with 42" upper cabinets

#### **Finely Appointed Master Baths**

Double vanities  
Polished Granite countertops  
All Kohler fixtures and fittings  
Ceramic tile floors, bath and shower surrounds  
Frameless shower enclosures (per plan)

\* Pending finalization of lease terms.



Amenities described in this brochure will be constructed by seller and owned by unit owners as common elements. Oral Representations cannot be relied upon as correctly stating representations of the seller. For correct representations, reference should be made to this brochure and to the documents required by code section 44-3-111 of the 'Georgia Condominium Act' to be furnished by the seller to a buyer.

