



321

AT WATER'S EDGE

321 at Water's Edge is an exclusive collection of just 23 waterfront residences that features three luxury penthouses with private rooftop living. With a focus dedicated to the highest level of luxury, comfort, and service, 321 at Water's Edge is a boutique oasis, reflecting the grace and style of the discerning few who call it home. 321's homes span the width of the building, with expansive balconies and stunning views of the Ft. Lauderdale Skyline and the Intracoastal Waterway. Situated on the widest stretch of Fort Lauderdale's Intracoastal Waterway, steps away from pristine beaches and minutes from Downtown Fort Lauderdale, 321 at Water's Edge's location is simply perfection. Residents walk to several renowned international luxury resorts and are moments from the premier shopping, dining, cultural events and entertainment that make Fort Lauderdale the ultimate tropical destination. In addition, all area airports and the world-class sea port, Port Everglades are easily accessible from 321 at Water's Edge.

BUILDING

- Luxurious residences from 2,600 to 3,800+ Square feet
- Four private elevators and vestibules to all residences
- Expansive terraces to enjoy the endless views
- Private marina with 4 70' slips
- Over 6,000 square feet of chic lobby spaces by Interiors by Steven G.

AMENITIES

- Welcoming reception area with lobby seating and TV lounge
- Private wine club and lounge with a personal wine locker
- Galley kitchen, perfect for catered events
- Community skyview terrace with lounge areas and a summer kitchen
- Indoor and outdoor poolside lounge, with a cocktail bar and dining areas
- Water's Edge pool and Jacuzzi, overlooking the Intracoastal waterway
- Private poolside cabanas with Intracoastal views
- BBQ and picnic area for al fresco entertaining
- 2,400 square feet fitness center with ocean views
- His and her saunas for relaxation
- 24-Hour valet attendant and two assigned parking spaces
- Electric charging stations available for electric vehicles
- Onsite dog park exclusively for residents and their pets

RESIDENCES

- Flow-through residence with floor to ceiling windows
- Spectacular Intracoastal, ocean, and city views
- Expansive terraces to enjoy the endless views
- Fully-finished, appointed with designer touches and elegant details
- Open living room layouts and spacious bedrooms
- Expansive balconies with outdoor living spaces
- Designer kitchen with Italian cabinetry
- Hansgrohe fixtures, Quartz countertops and Gaggenau appliances
- Large laundry rooms with full-size front load Electrolux washer/dryer
- Pre-wired to utilize the most sophisticated technology
- Just 770 feet from the pristine sands of Fort Lauderdale Beach

Estimated Completion First Quater 2019

PRICES

From \$1.95 Million to \$3.6 Million

INTERIOR DESIGN

Interiors by Steven G. Inc

RESIDENCES

321 North Birch Road, Fort Lauderdale, FL 33304