

## RESIDENCE — UNIT C

---

2 BEDROOMS  
2 BATHROOMS + 1 POWDER ROOM (WITH SHOWER)  
APPROX. 2,673 SF INT. + 823 SF EXT.

---

- Ocean Front Views
- Open Plan Great Room with Kitchen, Dining, and Living with Gas Fireplace and Hardwood Floors
- Covered Entertaining Terrace with Ocean Views
- High-End Panel Ready Kitchen Appliances Including Gas Range, Convection Wall Oven, Under Counter Wine Refrigerator, Integrated Coffee Maker, Under Counter Ice Machine and Microwave Drawer
- Separate Pantry and Owner's Closet for Additional Storage
- Owners Bedroom Suite with Dual Vanities, Dressing Room, and Terrace
- All Bedrooms with En Suite Baths and Premium Fixtures



**SECOND FLOOR PLAN**



Unit square footage is measured from the exterior face of CMU or stud. Demising walls between units are measured to the centerline of the shared CMU wall. Elevator and stair shaft walls, vertical chases, and shafts are excluded from square footage calculations. The features and facilities shown and described are based in current plans, which may change. Accordingly, actual features and facilities and square footages may vary from those shown. The square footages assigned to the Units in the Condominium Instruments will be based on estimated interior square footages. Exterior square footages represent portions of the limited common elements assigned to the Units.



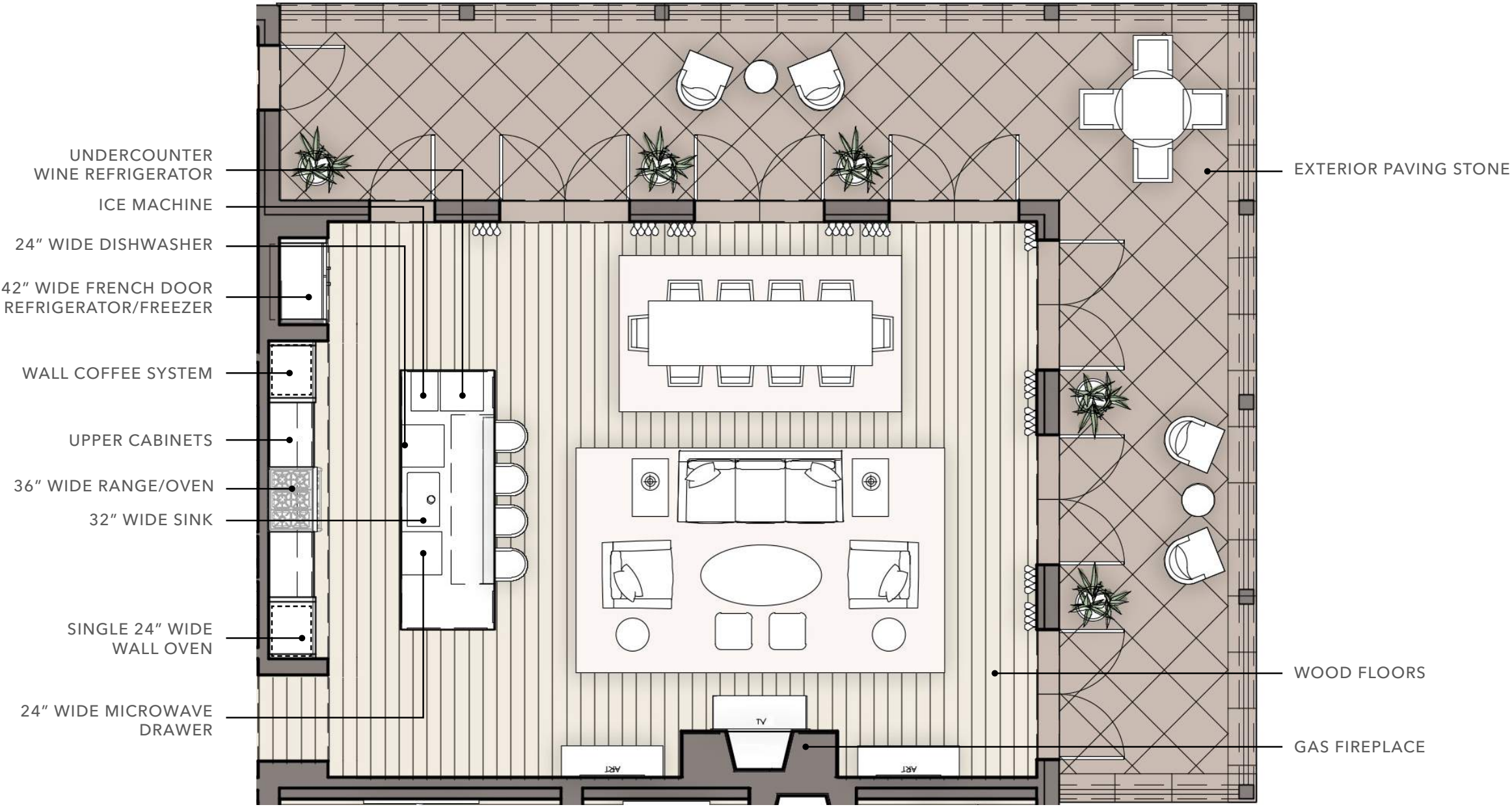


## *Finishing* TOUCHES

Rich in texture. Warm in design. Each residence features our 'iconic grandeur' finishes, a luxury interiors package that effortlessly blends with any palette. Be welcomed to your home with an open-concept design that blends kitchen, dining, and living space into a large, centrally located great room. The kitchen is fully stocked with custom, panel-ready kitchen appliances, including gas range, convection wall oven, and more. The living room features gas fireplace and hardwood floors throughout. The primary suite offers dual vanities, dressing room, and terrace access. All bedrooms include an en-suite bath and premium fixtures.



# GREAT ROOM LAYOUT EXAMPLE



*Unit square footage is measured from the exterior face of CMU or stud. Demising walls between units are measured to the centerline of the shared CMU wall. Elevator and stair shaft walls, vertical chases, and shafts are excluded from square footage calculations. The features and facilities shown and described are based in current plans, which may change. Accordingly, actual features and facilities and square footages may vary from those shown. The square footages assigned to the Units in the Condominium Instruments will be based on estimated interior square footages. Exterior square footages represent portions of the limited common elements assigned to the Units.*

# GREAT ROOM EXAMPLE RENDERING



*The photographs, depictions, and drawings contained in this Interior Design package are conceptual only and do not represent, indicate, or infer that the items shown are included with the purchase of a Unit in Ocean Forest Residences. The items included with the purchase of a Unit are solely as set forth in a fully-executed Residential Condominium Unit Contract.*

# KITCHEN LAYOUT EXAMPLE



DESIGN CONCEPT

4" X 4" TERRACOTTA  
BACKSPLASH



HARDWARE FINISH

CALACATTA MARBLE  
COUNTER AND ISLAND

*Unit square footage is measured from the exterior face of CMU or stud. Demising walls between units are measured to the centerline of the shared CMU wall. Elevator and stair shaft walls, vertical chases, and shafts are excluded from square footage calculations. The features and facilities shown and described are based in current plans, which may change. Accordingly, actual features and facilities and square footages may vary from those shown. The square footages assigned to the Units in the Condominium Instruments will be based on estimated interior square footages. Exterior square footages represent portions of the limited common elements assigned to the Units.*

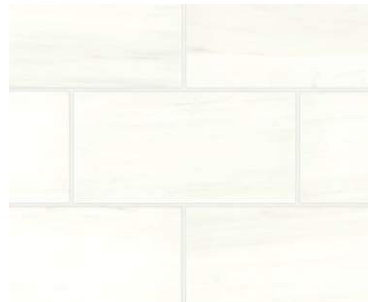
# KITCHEN EXAMPLE RENDERING



*The photographs, depictions, and drawings contained in this Interior Design package are conceptual only and do not represent, indicate, or infer that the items shown are included with the purchase of a Unit in Ocean Forest Residences. The items included with the purchase of a Unit are solely as set forth in a fully-executed Residential Condominium Unit Contract.*



# PRIMARY BATH LAYOUT EXAMPLE



12" X 24" DOLOMITE  
STONE FLOOR TILE



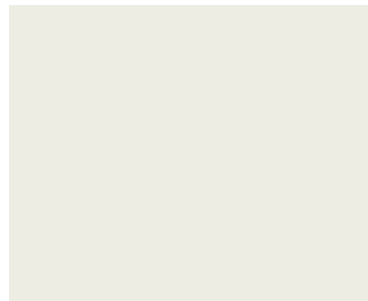
STONE MOSAIC  
BATHTUB WALL



4" X 12" DOLOMITE STONE  
SHOWER AND WAINSCOT



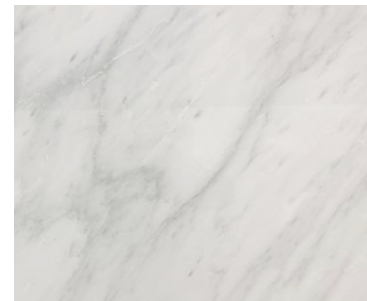
2" X 2" DOLOMITE STONE  
SHOWER FLOOR TILE



WALL, CROWN, AND  
CEILING PAINT - BM960



VANITY WOOD STAIN



MYSTERY WHITE  
STONE VANITY

*Ability to customize paint selection with Buyer selection. Unit B plan & elevation shown for reference. Refer to construction documents for unit plan & interior elevations. Finishes are representative of selections only.*

# PRIMARY BATH FINISHES



BRIZO ROOK SHOWER SET

STONE AT VANITY

BRASS PLUMBING FIXTURES

BRIZO ROOK TUB FILLER

BRIZO ROOK DECK-MOUNTED WIDE-SPREAD LAV SET

DECORATIVE BRASS PENDANT AT VANITY

COPPER BATHTUB

4"X12" STONE TILE WAINSCOT WITH TRIM & SHOWER WALL TILE

12"X24" STONE FLOOR TILE

MOSAIC AT BATHTUB WALL  
STONE AT VANITY

WOOD STAIN AT VANITY

2"X2" STONE MOSAIC AT SHOWER FLOOR

STONE BASE AT WATER CLOSET

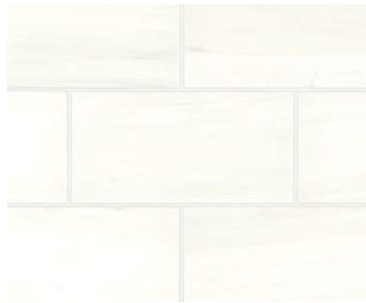
# SECONDARY BATH LAYOUT EXAMPLE



DOUBLE VANITY



SINGLE VANITY



12" X 24" DOLOMITE  
STONE FLOOR TILE



4" X 12" DOLOMITE STONE  
SHOWER AND WAINSCOT



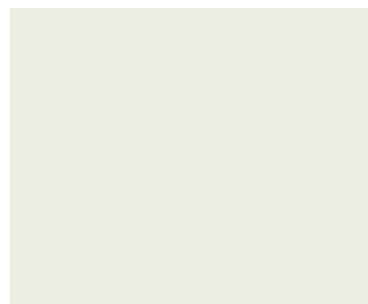
2" X 2" DOLOMITE STONE  
SHOWER FLOOR TILE



OCEAN BLUE  
STONE VANITY



WALL PAINT - BM AF-495



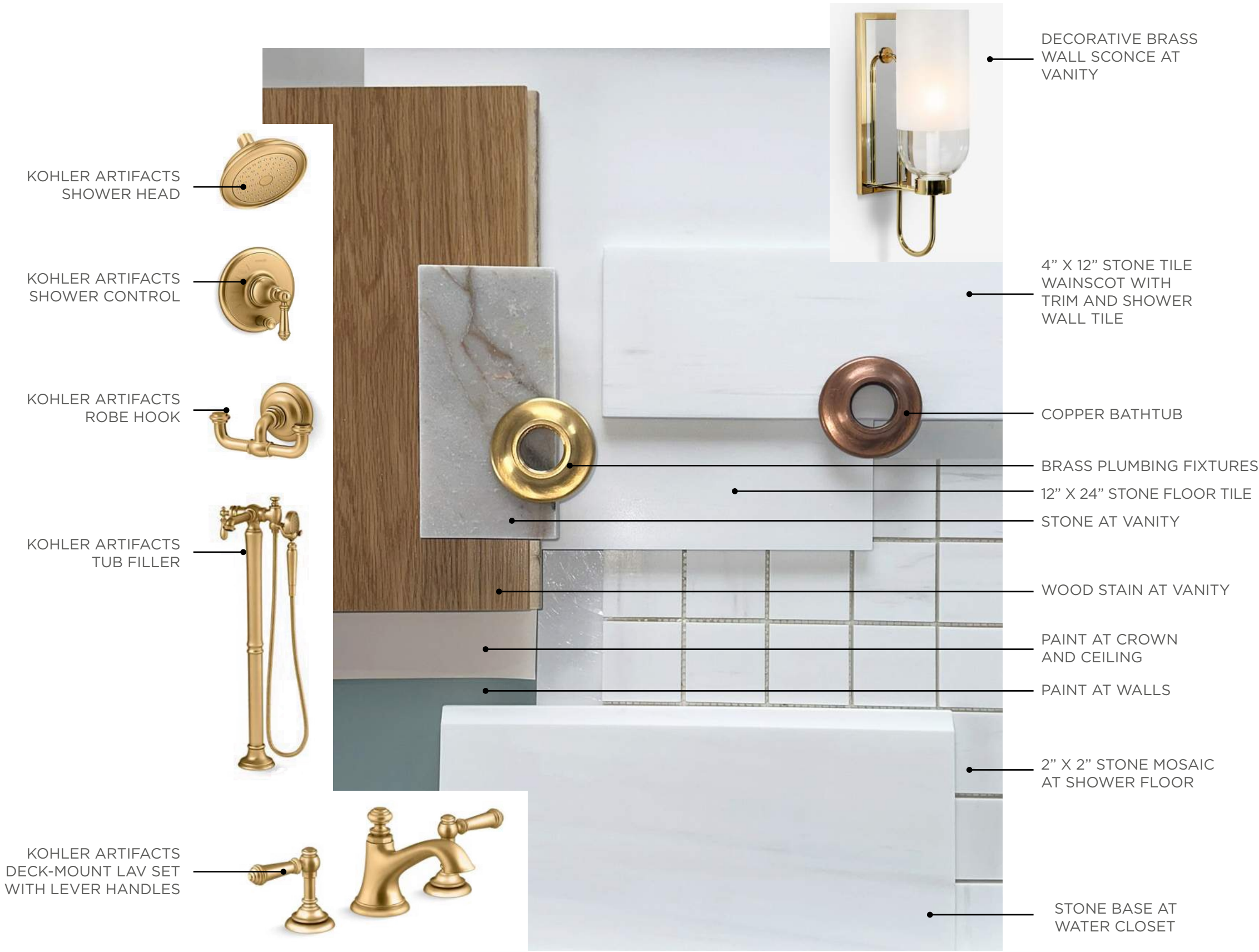
CROWN PAINT - BM960



VANITY WOOD STAIN

*Ability to customize paint selection with Buyer selection. Unit B plan & elevation shown for reference. Refer to construction documents for unit plan & interior elevations. Finishes are representative of selections only.*

# SECONDARY BATH FINISHES



KOHLER ARTIFACTS SHOWER HEAD

KOHLER ARTIFACTS SHOWER CONTROL

KOHLER ARTIFACTS ROBE HOOK

KOHLER ARTIFACTS TUB FILLER

KOHLER ARTIFACTS DECK-MOUNT LAV SET WITH LEVER HANDLES

DECORATIVE BRASS WALL SCONCE AT VANITY

4" X 12" STONE TILE WAINSCOT WITH TRIM AND SHOWER WALL TILE

COPPER BATHTUB

BRASS PLUMBING FIXTURES

12" X 24" STONE FLOOR TILE

STONE AT VANITY

WOOD STAIN AT VANITY

PAINT AT CROWN AND CEILING

PAINT AT WALLS

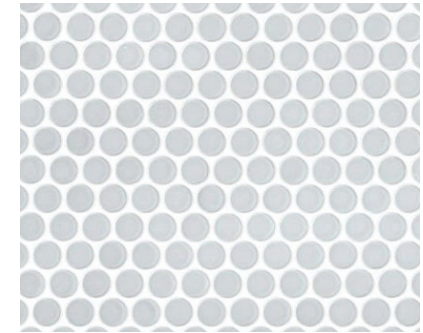
2" X 2" STONE MOSAIC AT SHOWER FLOOR

STONE BASE AT WATER CLOSET

# POWDER ROOM LAYOUT EXAMPLE



12" X 12" PORCELAIN FLOOR TILE



1" X 1" CERAMIC ROUND SHOWER FLOOR TILE



2" X 10" CERAMIC SHOWER WALL TILE



BRECCIA IMPERIALE STONE VANITY



VANITY WOOD STAIN



WOOD WAINSCOT, CROWN, CEILING, AND VANITY PAINT - 2139-40

# POWDER ROOM FINISHES



# IMPORTANT DISCLOSURES

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 SECTION 44-3-111 OF THE GEORGIA CONDOMINIUM ACT TO BE FURNISHED BY THE SELLER TO A BUYER.

This brochure is for informational purposes only and is not an offer to sell real estate. Without limiting the foregoing, this brochure does not constitute an offer to sell or solicitation of offers to purchase real estate in any jurisdiction where prior registration or other advance qualification of property is required.

Development plans are subject to change without notice. Maps, floor plans, models and other improvements shown in this brochure are conceptual, not final, and are not to scale. All fixtures, furniture, art and decorative items are for illustrative purposes only. Residences will be offered for sale unfurnished. Actual views from the constructed Residences may vary from the views shown in this brochure.

Unit square footage is measured from the exterior face of CMU or stud. Demising walls between units are measured to the centerline of the shared CMU wall. Elevator and stair shaft walls, vertical chases, and shafts are excluded from square footage calculations. The features and facilities shown and described are based in current plans, which may change. Accordingly, actual features and facilities and square footages may vary from those shown. The square footages assigned to the Units in the Condominium Instruments will be based on estimated interior square footages. Exterior square footages represent portions of the limited common elements assigned to the Units.

The photographs, depictions, and drawings contained in this Interior Design package are conceptual only and do not represent, indicate, or infer that the items shown are included with the purchase of a Unit in Ocean Forest Residences. The items included with the purchase of a Unit are solely as set forth in a fully-executed Residential Condominium Unit Contract.

Seller is pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity and does not discriminate on the basis of race, color, religion, sex, disability, familial status, or national origin in the sale or rental of housing or housing-related activities.



---

**Patrick Dunn, Sea Island Properties**  
O: 912-638-5838 | C: 912-222-0142  
351 Sea Island Road, St. Simons Island, GA 31522  
patrickdunn@seaisland.com | oceanforestresidences.com

---

*Sea Island*<sup>®</sup>  
PROPERTIES

*Leading* REAL ESTATE  
COMPANIES  
OF THE WORLD<sup>®</sup>

LUXURY PORTFOLIO  
INTERNATIONAL<sup>®</sup>