

PROPERTY OVERVIEW

A LOOK INSIDE IRIS ON THE BAY

PROJECT NAME

Iris On The Bay

PROPERTY ADDRESS

27-111 North Shore Drive, Miami Beach, FL 33141

Phone (305) 579-1261

PROJECT DESCRIPTION

A unique collection of 43 waterfront town homes located on the southeast coast of Normandy Shore. The mid-rise property includes striking modern architecture, contemporary landscaping and fountains, and a comfortable-yet-elegant community noted for spacious layouts, stunning golf-course and water views, and a relaxing atmosphere feel unlike anywhere else in South Florida.

LOCATION

Normandy Shore is an exclusive, waterfront enclave in the neighborhood of North Beach in the City of Miami Beach, just moments from Bal Harbour and South Beach. Dividing the neighborhood are two main streets, Normandy Drive and 71st Street which are lined with small shops, restaurants, and charming mid-century architecture. The thriving commercial district caters to the area's high-end condominiums and numerous single-family homes with bistros, banks, offices, gas stations, and a long-standing weekend farmers market in the plaza. Outdoor enthusiasts delight in Normandy's 18-hole golf course, tennis courts, children's playgrounds, swimming pools, basketball courts, and proximity to the sands of Miami Beach.



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IRIS - AT A GLANCE

RESIDENCE FEATURES

4-story, fee-simple townhomes with three and four bedroom configurations ranging from 2,152 to 2,513 Sq. Ft. of interior space

Generous balconies and rooftop terraces with optional summer kitchens

Private elevators in every residence

2-car garages with optional lifts to accommodate up to 3 cars

Open-concept floor plans that maximize light and views with floor-to-ceiling windows

Balconies overlooking Miami Beach, the bay, and golf course

Modern kitchens with European-style cabinetry

GE Monogram Appliances

Kohler and Franke Faucets

Quartz countertops

Tile flooring throughout

BUILDING FEATURES

Pool overlooking the bay

Waterfront promenade

12 boat slips up to 47 feet

Secure, gated community

Contemporary neighborhood street design with modern street lamps, benches, and sidewalks

Lush landscaping, lawns, and outdoor gathering areas

DEVELOPMENT TEAM

Braddock Financial LLC is a Denver based registered investment adviser whose primary business is managing funds that invest in fixed income strategies with an emphasis on housing related securities. The strategy is available in a publicly-traded mutual fund structure. Since its inception in 1994, Braddock has managed over \$1.5 billion in 15 investment vehicles. Through its affiliates, since 2008 Braddock has also managed 9 investment vehicles that have directly invested over \$60M in a combination of residential and commercial real estate assets.

The Spear Group is a private real estate investment and development firm based in South Florida. The company was founded in 1966 by L. William Spear in Massachusetts and has been active in the Florida market since 1976. The Spear Group has built more than 30 residential communities and over 3,000 residences in Florida, and has twice been awarded "Builder of the Year" by the Builders Association of South Florida. Our vertically-integrated capabilities enable us to act as developer, licensed general contractor, real estate broker, and property manager. The Spear Group focuses on value-add and opportunistic investments in residential and commercial real estate transactions in Florida and the New England area. We utilize our local market knowledge to identify undervalued assets and create value through development, redevelopment and property-level enhancements.

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ARCHITECT

Beilinson Gomez Architects P.A., vision is reflected in an aesthetics which generates strength through the unique minimalist vocabulary implemented on each individual project. Beilinson Gomez Architects P.A. has proven its continued commitment to excellence in design by offering a full range of services and expertise which has led to the successful completion of numerous quality projects throughout the greater south florida area. The practice, founded in 1978 by les D. Beilinson, aia., is managed under the direction of its principal Jose L. Gomez, aia. the firm's success is based on a philosophy of understanding the client's desires and goals, and translating them into the language of architecture, as collaboration between the design team and the client.

INTERIOR DESIGNER

Taking his inspiration from the work of 20th Century masters, Michael Wolk began designing timeless interiors and furnishings over 30 years ago in Miami, moving there from New York, soon after graduating from Pratt Institute. The firm's design panache and versatility have attracted a wide range of residential, hospitality and corporate clients - many of which engage Wolk Design for repeat projects. Equally well known for his furniture and furnishings designs, Mr. Wolk creates collections for many of the country's furniture and lighting companies , with a dedication to create one-of-a-kind art furniture and wall art. The recipient of numerous awards for his work, Michael Wolk's designs has also been widely published in the US and internationally.

GENERAL CONTRACTOR

For over 29 years, JWR Construction Services, Inc. has provided design/build, general contracting, construction management, owner agency and pre-construction consulting for clients throughout Florida. Today, JWR Construction Services in house, experienced professionals are fully versed in all phases of a project, from pre-construction and site due diligence through owner occupancy. Our network of contracted tradesmen complements our extensive in-house resources, which are ready to work on virtually all general contracting, construction management or design/build projects.

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