



INFINITY
LONGBOAT KEY

CAREFREE COASTAL LIVING WITH CONTEMPORARY FLAIR

JUST 11 BEACHFRONT ESTATE RESIDENCES



Your Inspiration. Your Dream. Your Forever.



Wake to the sound of gentle waves lapping against a sugar white sand beach. Dip your toes into the shimmering waters of the gulf. Take in the beauty of serene sunrises and dramatic sunsets.

Here on the jewel of Florida's gulf coast, lies a coveted private hideaway, Infinity, Longboat Key.

Just 11 estate condominium residences nestled on an expansive stretch of beach.

Infinity, Longboat Key. Your inspiration, your dream, your forever.



The subtle pleasure of knowing you've arrived.



Coastal. Contemporary. Carefree.



Innovation & Style

Eleven contemporary residences designed by Mark Sultana and the DSDG Group.

Gated, with secure electronic guest entry.

Grand beach view lobby.

Smartly designed 3380 sq. ft. three bedroom/den and 3638 sq.ft. four bedroom residences with expansive 892 sq.ft. beach view terraces.

Two distinctive 5200 sq.ft. penthouses with 1200 sq.ft. beach view terraces.

Blue-green floor-to-ceiling insulated high-impact windows and sliding glass doors create a 12-16 foot open span to outdoor terraces.

Soaring 10' ceiling heights and 11' in the Penthouses.

Lushly landscaped beachfront infinity-edge pool and spa with paver sun terrace.

Residents' clubhouse with fitness center, social room and catering kitchen overlooking a manicured lawn and lighted Har-Tru tennis court.

Private elevator access directly to each residence.

Private, enclosed two-car garages (three-car garages for penthouses).

Green building features for energy efficiency and lower environmental impact.

Customizable floor plans for the first five buyers.



Limitless Luxuries

8' high, solid core, flat panel doors with Italian style hardware

Recessed lighting in halls, kitchen and bathrooms

Energy-efficient, split system HVAC equipment with individual zone controls

Zero profile door casing

Spacious en-suite beach view master bedroom with volume ceilings and private terrace.

Generous utility/laundry room with, wall-mounted ironing board and ample storage space

Outdoor terrace summer kitchen with built-in gas grill, vented hood and stainless steel sink

GOURMET KITCHENS

Luxurious Italian cabinetry with under-and-over cabinet lighting

Stainless steel under-counter sinks with instant hot water dispenser

Wolf Gas range and Sub Zero refrigerator and freezer with ice dispenser

Conventional oven, convection microwave and warming drawer



Secluded. Private. Pristine.

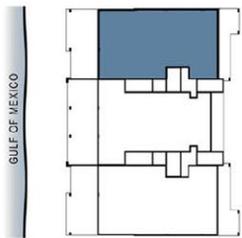


SITE PLAN



INFINITY
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STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THIS DEFINED BOUNDARIES IS 2,626 SQ. FT. ALL DIMENSIONS ARE APPROXIMATE, AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



LOCATION KEY

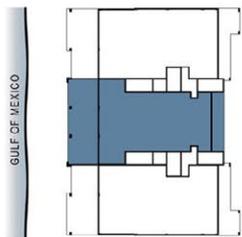
4 BEDROOM | 4.5 BATHS
 AC AREA: 3,638 SQ. FT.
 GULF SIDE BALCONY: 892 SQ. FT.
 BAY SIDE BALCONY: 470 SQ. FT.
 TOTAL: 5,000 SQ. FT.
 TOTAL BALCONY: 1,362 SQ. FT.

RESIDENCE A

NORTH



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THIS DEFINED BOUNDARIES IS 2,626 SQ. FT. ALL DIMENSIONS ARE APPROXIMATE, AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



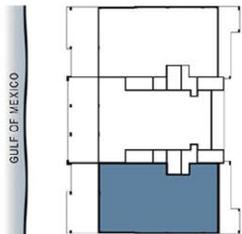
LOCATION KEY

3 BEDROOMS PLUS MEDIA ROOM | 3.5 BATHS
 AC AREA: 3,380 SQ. FT.
 GULF SIDE BALCONY: 1,118 SQ. FT.
 BAY SIDE BALCONY: 310 SQ. FT.
 TOTAL: 4,808 SQ. FT.
 TOTAL BALCONY: 1,428 SQ. FT.

RESIDENCE B



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LOCATION KEY

4 BEDROOM 4.5 BATHS	
AC AREA:	3,638 SQ. FT.
GULF SIDE BALCONY:	892 SQ. FT.
BAY SIDE BALCONY:	470 SQ. FT.
TOTAL:	5,000 SQ. FT.
TOTAL BALCONY:	1,362 SQ. FT.

RESIDENCE C

SOUTH



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Relax. Rejuvenate. Refresh.



The Development Team

Crossgate Partners , LLC is a private real estate investment and development firm that invests, manages, and develops a diverse group of real estate products, including multifamily, retail, medical, luxury residential and mixed-use developments. In addition to Infinity Longboat Key, Crossgate has created distinct communities in Florida including Bay Street Village and Town Center, Osprey, IOS by the Bay, Biscayne Bay Miami, and Madeira Bay, Madeira Beach. Crossgate Partners emphasizes teamwork, local market knowledge, and most importantly personal integrity.

DSDG- Mark Sultana - When it comes to leading-edge design, there is no more celebrated architectural firm than DSDG. From concept to space planning and from design to construction management, owner Mark Sultana believes that “everything we build on this earth should make a difference.” It’s a consideration for how you live, work and play that forms the basis for Sultana’s classic designs which are aesthetically pleasing, highly functional, and blend well with the environment. Sultana and DSDG have won multiple awards, including SRQ and Sarasota Magazine’s Home of the Year, Best Architect and Best Architectural Firm.

Carrie L. Riley, founder of Riley Interior Design, Inc., has over 18 years of experience in residential, interior yacht, boutique retail, commercial, and sports venue design. Carrie has a distinctive eye for creating dramatic and elaborate interiors which focus on both aesthetics and function and posses a timeless quality. She now brings a complete range of interior design services tailored specifically for the developer, architect, builder and future residents of Infinity Longboat Key,





Disclaimer

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Representations by the developer or its agents of the approximate square footage contained within the unit may vary depending upon kinds and types of material used, the measurement methodology utilized and with actual construction. All dimensions are approximate, and all floor plans and development plans are subject to change. Purchaser shall have no right to any claim due to discrepancies in square footage calculations. Purchaser acknowledges that purchaser has not relied on any dimension or square footage contained in any advertising or informational brochure or other written or oral representations of developer or its agents in determining whether to purchase the unit or to determine the value or purchase price of the unit.

Plans, elevations, specifications, features, colors, designs, dimensions and materials are all subject to availability and to change or substitution at any time and without further notice. Plans are not to scale and may be the reverse (mirror) image of those shown. Illustrations of elevations and site plans are artists' depictions only. In production, plans and elevations may vary in precise details and dimensions, and may not actually be constructed as shown. Please consult your sales representative and refer to the Agreement in order to determine which features, specifications and elevations are included in any unit you may purchase.

The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, are conceptual only, and are for the convenience of reference. The developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. The drawings should not be relied upon as representations, express or implied, of the final detail of the residences. All depictions of appliances, counters, soffits, floor coverings and other matters of detail are conceptual only and are not necessarily included in each Unit. All fixtures and items of finish and decoration are for display only and are not to be included with the unit. Consult the Offering Documents and the Agreement for a description of those features which are to be included in the units. The features, plans and specifications described above are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion. The photographs contained in this brochure may be stock photography and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Offering Documents for the items included with the Unit.

THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE OFFERING DOCUMENTS.



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Michael Saunders & Company
Licensed Real Estate Broker