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PENSACOLA

PROJECT TEAM



ARRIVE IN STYLE

MAKE A GRAND ENTRANCE

THE WAVERLY BECKONS RESIDENTS AND VISITORS ALIKE FROM THE MOMENT OF ARRIVAL. THE PRIVATE DRIVE-UP ENTRANCE IS BOTH EXCLUSIVE AND WELCOMING. THE DRAMATIC LOBBY COMBINES SOARING CEILINGS THAT TOWER ABOVE AND AN INVITING FEELING OF HOSPITALITY THAT GREETS YOU UPON ENTRY. THIS GRAND SPACE HOSTS YOU AND YOURS WITH SLEEK, MODERN FURNISHINGS, A CURATED ART COLLECTION AND AN EVER-ATTENTIVE RECEPTION DESK.



INDULGE IN RESORT-STYLE
LIVING. HERE, WORLDCLASS AMENITIES ABOUND,
WITH A HIGHER LEVEL OF
CONVENIENCE AND EVERY ONE
OF YOUR NEEDS CATERED TO
RIGHT AT HOME.



SERENITY AWAITS

RISE ABOVE, ENJOY THE VIEW

ATOP THE WAVERLY, A SOARING SUNDECK IS THE PERFECT PLACE TO LOUNGE IN THE SUN AND ENJOY 360° VISTAS OF THE NEARBY BAY AND SURROUNDING CITY. COOL YOURSELF OFF WITH A DIP IN THE SPARKLING 50° SALTWATER POOL, OR REJUVENATE YOURSELF IN OUR ROOFTOP SPA.

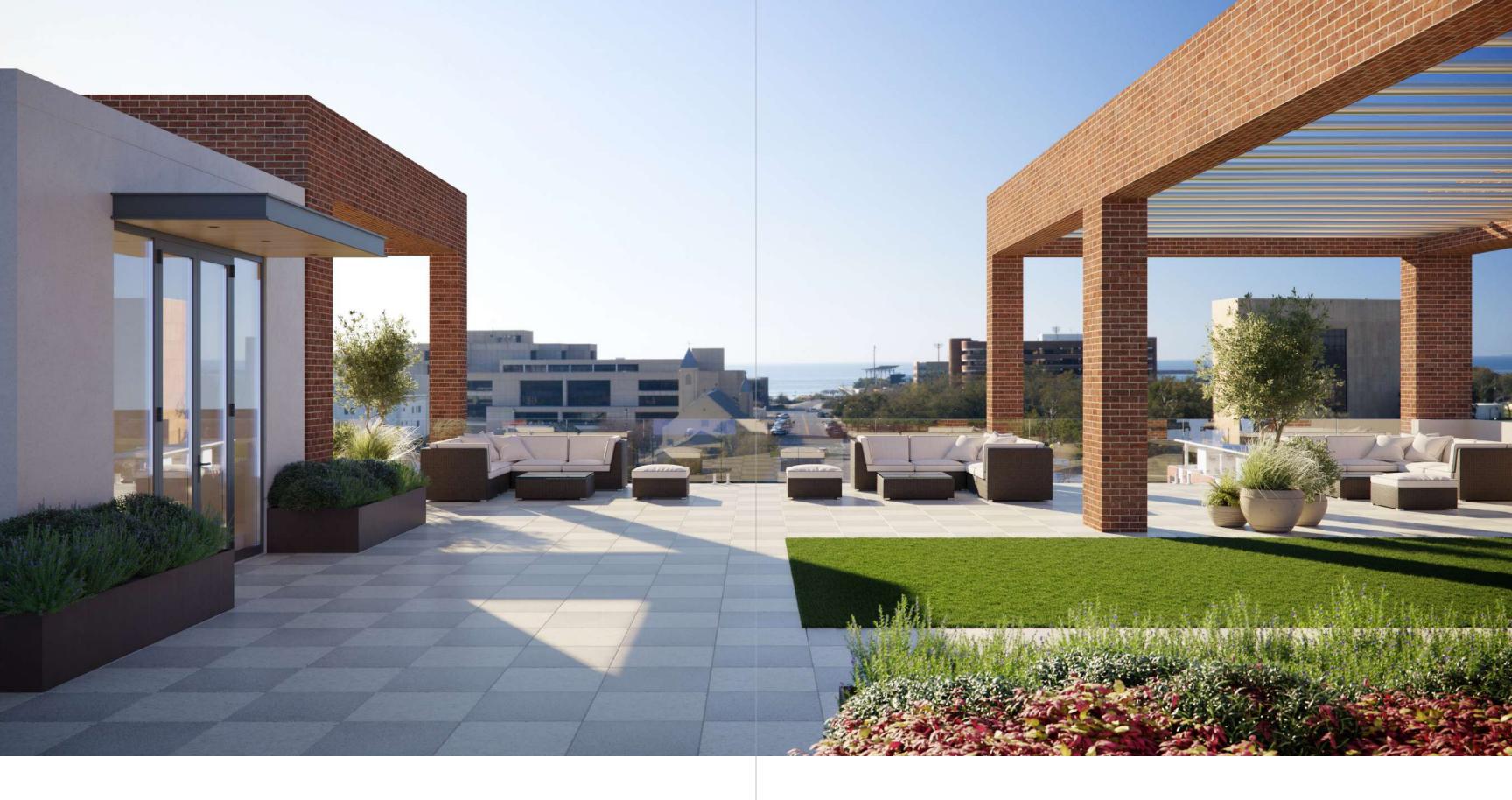




DISCOVER YOUR RETREAT



ENJOY POOLSIDE FURNISHED CABANAS WITH PLUSH SEATING AND TELEVISIONS FOR A PRIVATE RETREAT, OR FIND A PLACE TO SIT YOURSELF AMONGST THE MANY LOUNGING AREAS WHILE YOUR FOUR-LEGGED FRIEND ENJOYS THE PET RUN. GAS-FIRED GRILLS ADORN EACH OUTDOOR COOKING SPACE TO CREATE CULINARY DELIGHTS, DAY OR NIGHT.



PROVIDING ELEGANCE AND EASE FOR ENTERTAINING, THE ROOFTOP AMENITY DECK PROVIDES AMPLE SEATING, LAWN SPACE FOR GAMES, FLOWING ACCESS TO THE INDOOR LOUNGE AND SWEEPING VIEWS OF THE AREA AROUND.



ENTERTAIN INSIDE AND OUT

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THE CLUBROOM, ADJACENT TO THE AMENITY DECK,
PROVIDES A FLOW OF WELL APPOINTED SPACES TO
ENTERTAIN IN STYLE. WHETHER YOU ARE HOSTING AN
INTIMATE GATHERING OR GRAND EVENT, YOU HAVE
SPACE TO SUIT YOUR NEEDS.

WELLNESS WITHIN REACH

MOVEMENT, STRENGTH AND WELLBEING WORK IN CONCERT IN THE WAVERLY'S EXPANSIVE AND IMPECCABLY DESIGNED ON-SITE GYM, YOGA AND CYCLING STUDIO. PUSH YOURSELF WITH A FULL ARRAY OF WEIGHT TRAINING EQUIPMENT, CROSSFIT ACCESSORIES, AND CARDIO EQUIPMENT WITH INTEGRATED ENTERTAINMENT. TAKE PART IN VIRTUAL YOGA AND HIIT CLASSES, OR SHOW UP IN THE DESIGNATED SPIN AREA. THEN REWARD YOUR EFFORTS IN THE IN-STUDIO SAUNA OR STEAM SHOWER.



THE RESIDENCES

UNWIND IN YOUR VERY OWN
ELEGANTLY APPOINTED SPACE,
THOUGHTFULLY DESIGNED
WITH EXPANSIVE VIEWS AND
NO DETAIL OVERLOOKED.

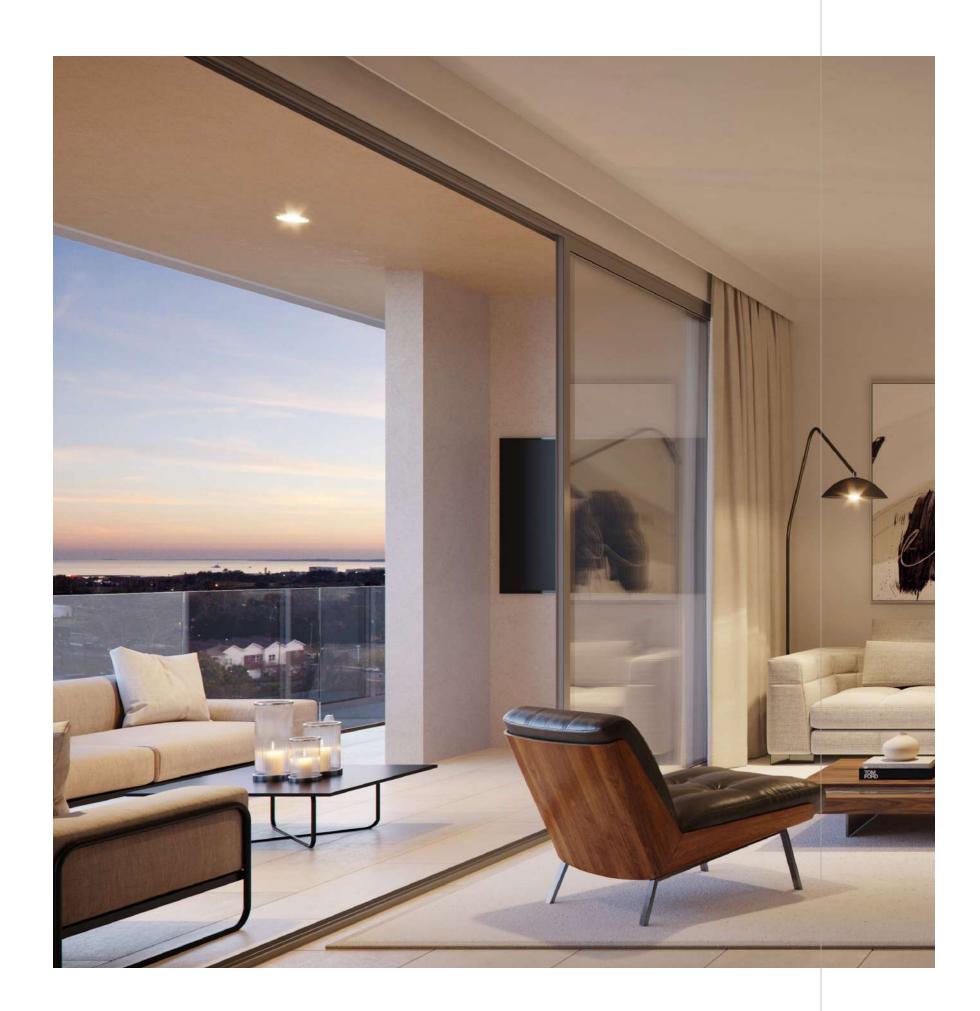
A SEAMLESS FLOW OF SPACE

THE BEST OF OUTSIDE AND IN

THE WAVERLY RESIDENCES ARE THOUGHTFULLY DESIGNED TO PROVIDE
THE BEST OF FLORIDA LIVING. EACH HOME BOASTS FLOOR TO CEILING
WINDOWS AND OVERSIZED SLIDING GLASS DOORS THAT CREATE A SEAMLESS
CONNECTION BETWEEN INDOOR AND OUTDOOR LIVING.

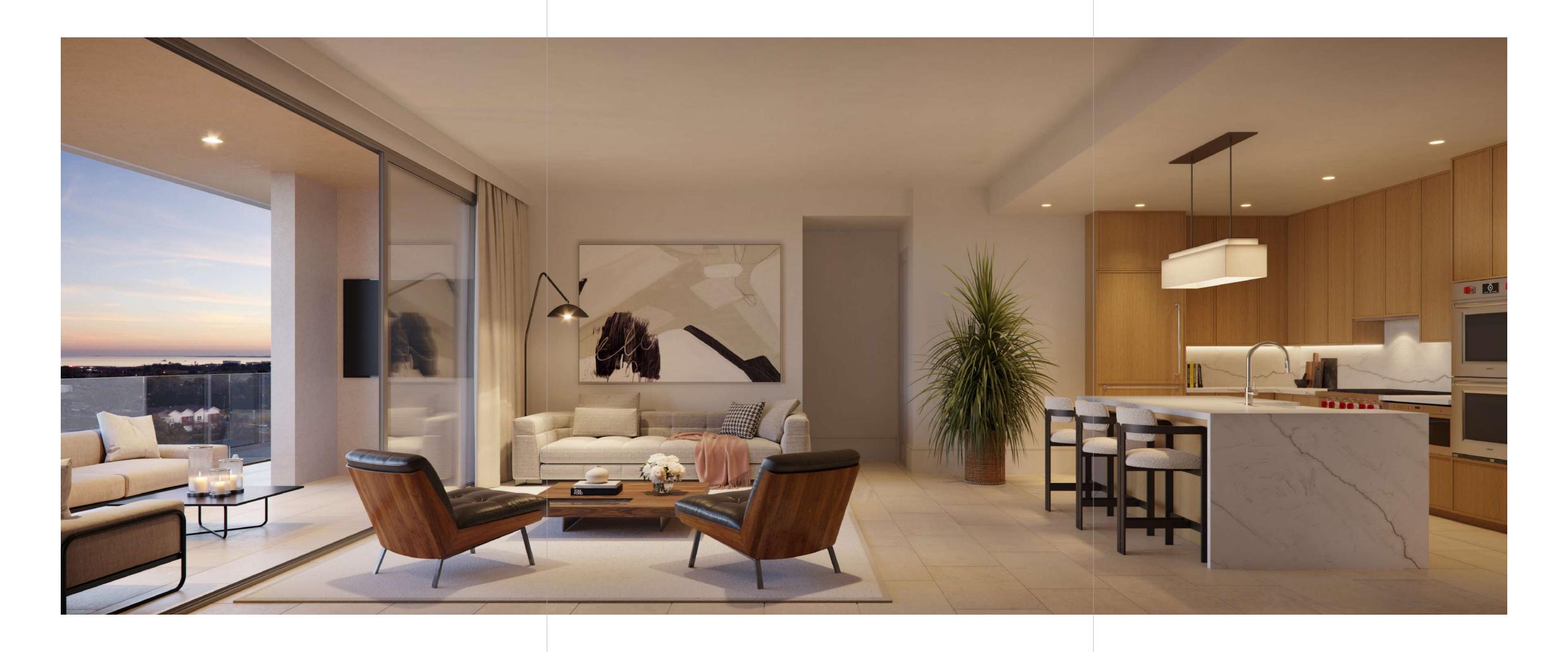
EACH RESIDENCE IS COMPLETE WITH AN OUTDOOR SPACE AS SPECTACULAR
AS THE INTERIOR. ENJOY MORNING COFFEE WITH THE SUNRISE AND
SPECTACULAR VIEWS, BREEZY NIGHTS IN STYLE BY YOUR OWN OUTDOOR
FIREPLACE, OR PREPARE SUNSET DINNERS ON YOUR OUTDOOR GAS GRILL.





INTIMATE AND EXPANSIVE LIVING SPACES

COME HOME TO MORE AT THE WAVERLY. EACH RESIDENCE BOASTS EXPANSIVE LIVING SPACES THAT ARE BOTH SWEEPING AND SERENE. OPEN CONCEPT FLOOR PLANS PROVIDE THE ULTIMATE SETTING FOR RELAXATION AND ENTERTAINING. ORGANIC YET MODERN FINISHES WITH THE LATEST IN SMART HOME TECHNOLOGY CREATE A STAGE FOR A LIFESTYLE THAT IS RICH WITH ELEGANCE, COMFORT AND EASE.



THERE'S MORE TO SEE HERE

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LIVE IN AN ABUNDANCE OF LIGHT. FLOOR TO CEILING WINDOWS, SLIDING GLASS DOORS AND SOARING 10' CEILINGS IN THE MAIN LIVING AREAS PROVIDE AN AIRY SPACIOUSNESS WITHIN AND EXPANSIVE VIEWS OF THE CITY, NEIGHBORHOOD AND BAY BEYOND.

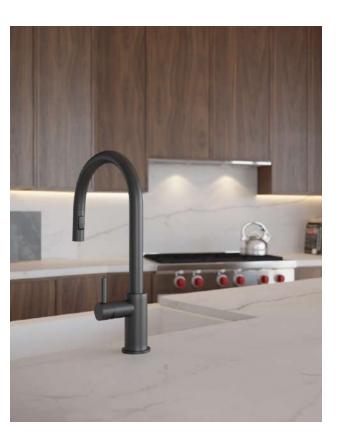


# THE WAY TO START IS YOUR PERFECT FINISH

MAKE MORE THAN A MEAL. MAKE A STATEMENT. THE WAVERLY OFFERS SMARTLY APPOINTED KITCHENS IN YOUR CHOICE OF FINISH. CHOOSE FROM A LIGHTER PALETTE THAT BRINGS A MODERN AIRINESS TO YOUR SPACE, OR A DEEPER, RICHER TEXTURED TONE FOR TIMELESS SOPHISTICATION. BOTH ARE PUNCTUATED BY STATE OF THE ART APPLIANCES AND FIXTURES.

### ROMANA

WARM, EARTHY AND MODERN, THE ROMANA'S DEEP, RICH HUES OFFSET AND ACCENT THE SLEEK MATTE-BLACK HARDWARE AND STAINLESS STEEL APPLIANCES. THE STUNNING WHITE QUARTZITE WATERFALL COUNTERTOPS WITH UNDER COUNTER SEATING INVITE SOCIALIZING AND DINING IN THIS CHEF'S SPACE.











#### SPRING FINISH PACKAGE

- MONT BLANC QUARTZITE SLAB COUNTERTOPS AND BACKSPLASH
- CUSTOM SLIM SHAKER MILLWORK IN RIFT CUT WHITE OAK CUSTOM STAIN CABINETS
- MULTI-FLOW SPRAY HEAD PULL-DOWN FAUCET WITH STAINLESS STEEL FINISH
- SATIN NICKEL KITCHEN HARDWARE







#### ROMANA FINISH PACKAGE

- MONT BLANC QUARTZITE SLAB COUNTERTOPS AND BACKSPLASH
- CUSTOM MILLWORK WITH SLIM SHAKER PROFILE AND CUSTOM STAINED WALNUT FINISH
- MULTI-FLOW SPRAY HEAD PULL-DOWN FAUCET IN MATTE BLACK FINISH
- MATTE BLACK KITCHEN HARDWARE



#### SPRING



SLIM SHAKER MILLWORK IN RIFT CUT WHITE OAK
CABINETRY BRIGHTENS YOUR COOKING SPACE
WITH AN AIRY MODERNITY. THIS ELEGANT AND
CONTEMPORARY STYLE PAIRS PERFECTLY WITH
STAINLESS STEEL APPLIANCES AND SATIN NICKEL
HARDWARE. WHITE QUARTZITE COUNTERTOPS
HELP CREATE A SLEEK BACKDROP FOR THE HEART
OF THE HOME.



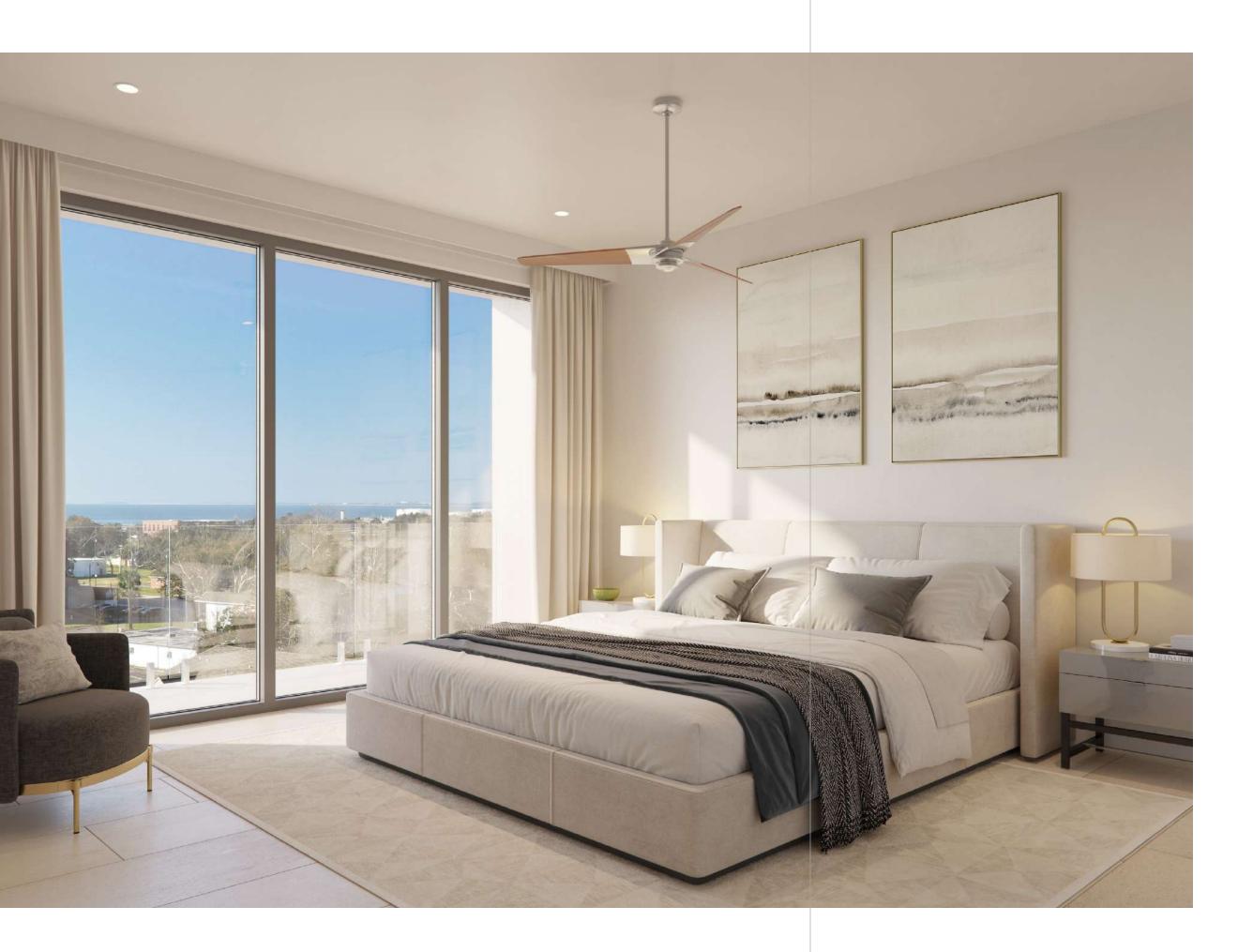
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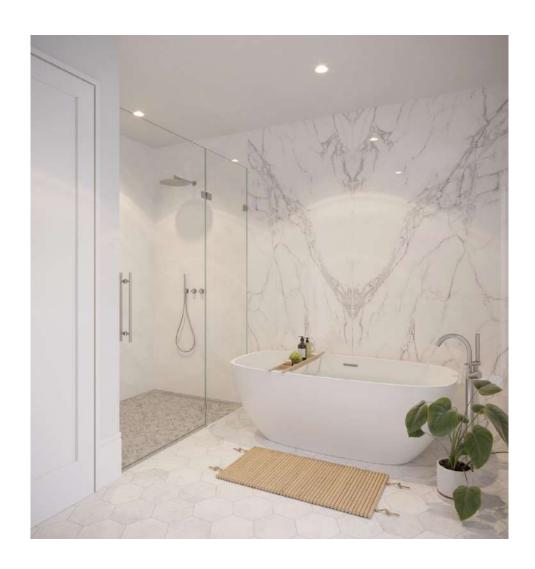


# INVIGORATING, RESTFUL



YOUR MASTER BEDROOM IS A SANCTUARY OVERFLOWING
WITH NATURAL LIGHT, GRACIOUS IN SIZE. MOTORIZED
ROLLER SHADES ENSURE THE BEST NIGHT'S REST AND
AMPLE CLOSET SPACE MAKES STARTING AND FINISHING
EACH DAY MORE SATISFYING.





## STUNNING MEETS SERENE



RELAX IN AN ELEGANT AND LUXURIOUS SANCTUARY ALL YOUR OWN. UNWIND IN A FREESTANDING OVERSIZED SOAKING TUB. ENJOY AMPLE STORAGE IN THE CUSTOM FLOATING CABINETRY TOPPED WITH QUARTZ SLAB COUNTERTOPS. DELIGHT IN MODERN FINISHES AND A MULLION-LESS GLASS ENCLOSED SHOWER.

BE AT HOME IN DOWNTOWN
PENSACOLA. THE WAVERLY
POSITIONS YOU PERFECTLY TO
ENJOY THE BEST OF SHOPPING,
RESTAURANTS AND NIGHTLIFE,
WHILE JUST A BRIDGE AWAY
FROM THE SHORE.

### A LIFESTYLE WHERE YOU LIVE

LOCATED JUST TWO BLOCKS FROM THE LIVELY AND VIBRANT PALAFOX STREET, THE WAVERLY POSITIONS YOU PERFECTLY IN THE HEART OF PENSACOLA. ENJOY FINE DINING, COCKTAIL BARS, BREWERIES, BOUTIQUE FITNESS AND THE BEACH, JUST A SHORT DISTANCE FROM HOME.















#### SURROUND YOURSELF WITH MORE

ENJOY THE BEST OF THE WATERSIDE AS WELL
AS SOME OF THE MOST DESIRABLE BOUTIQUE
SHOPS THAT PENSACOLA HAS TO OFFER, ALL
WITHIN WALKING DISTANCE OF HOME. WITH
SUPERMARKETS AND LIFESTYLE CONVENIENCES
RIGHT OUT YOUR FRONT DOOR, THE WAVERLY

OFFERS THE BEST OF DOWNTOWN LIVING.







#### THE HEART OF DOWNTOWN

LOCATED IN THE HEART OF PENSACOLA'S HISTORIC DISTRICT AND DOWNTOWN, YOU'LL ENJOY EASY ACCESS TO THE BEACH, AIRPORT, AND HIGHWAY AND ALL OF THE

HIGHLIGHTS OF THIS NORTH FLORIDA GEM.

# THE TEAM

#### BEARING POINT PROPERTIES

BEARING POINT PROPERTIES IS DEDICATED TO PROVIDING DEPENDABLE

REAL ESTATE DEVELOPMENT AND MANAGEMENT. THEY CONSISTENTLY

PROVIDE PROPERTIES WITH EXCEPTIONAL LEVELS OF DETAILED AND

PROFESSIONAL SERVICE, COMFORT, AND AMENITIES, WHILE CREATING

AND SUSTAINING LONG-TERM VALUE FOR THEIR PARTNERS.

#### COLEMAN PARTNERS ARCHITECTS

COLEMAN PARTNERS ARCHITECTS, LLC IS A FULL ARCHITECTURAL DESIGN FIRM SERVICING LOCAL, NATIONAL AND INTERNATIONAL CLIENTS. THROUGHOUT THEIR 71 YEAR HISTORY, THEY HAVE PRIDED THEMSELVES IN SETTING A HIGH PRIORITY ON DESIGN AND A "SERVICE FIRST" PHILOSOPHY IN ALL OF ITS COMMISSIONS. THEY CONSISTENTLY MEET OR EXCEED CLIENT PRIORITIES AND END-USER EXPECTATIONS BY OFFERING PROJECT SOLUTIONS THAT ARE EACH UNIQUELY SUITED TO A SITE, REPRESENTATIVE OF UNDERLYING HISTORY AND CULTURES, AND SENSITIVE TO CURRENT TRENDS, TECHNOLOGIES, AND CIRCUMSTANCES.

#### ANCORA STUDIO

ANCORA STUDIO PRINCIPAL JENNIFER ROMERO IS PASSIONATE ABOUT CREATING FUNCTIONAL AND ENGAGING INTERIOR ENVIRONMENTS FOR EVERY COMMUNITY. WITH 18+ YEARS OF INDUSTRY KNOWLEDGE, JENNIFER IS EXPERIENCED IN CONCEPTING, DOCUMENTING, AND IMPLEMENTING INTERIOR DESIGNS FOR HOSPITALITY, MULTI-FAMILY, CORPORATE, AND EDUCATIONAL FACILITIES BOTH NATIONALLY AND INTERNATIONALLY. SHE IS EXPERIENCED IN TAKING PROJECTS THROUGH ALL PHASES OF DESIGN, FROM PROGRAMMING, INITIAL DESIGN CONCEPT THROUGH OCCUPANCY.

