

AN ELEVATED PERSPECTIVE IN PENSACOLA



The unit layouts, square footage, and dimensions are approximate. Plans, specifications, and materials may vary due to construction, field conditions, requirements, and availabilities. Sponsor reserves the right to make changes in accordance with the offering plan. Prospective purchasers are advised to review the complete terms of the offering plan for further detail as to type, quality, and quantity of materials, appliances, equipment, and fixtures to be included in the units, amenity areas, and common areas of the condominium. Equal housing opportunity. All rights to content, photographs and graphics reserved to The Waverly and 97 Spring Condos LLC.

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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 GREETES 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, WORLD-
CLASS 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



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.



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



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.



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.





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.



