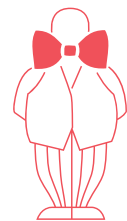




Mr. C Sales Gallery  
2640 S. Bayshore Drive  
Coconut Grove, FL 33133

# COME HOME TO MR. C



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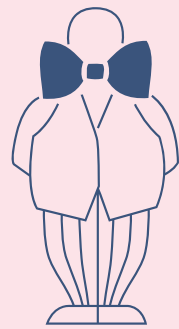
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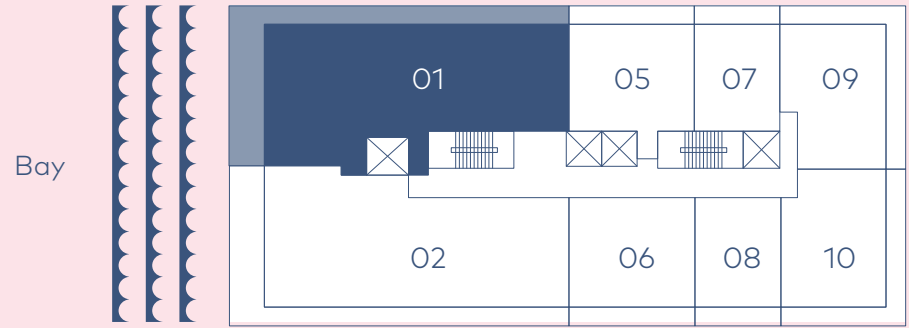
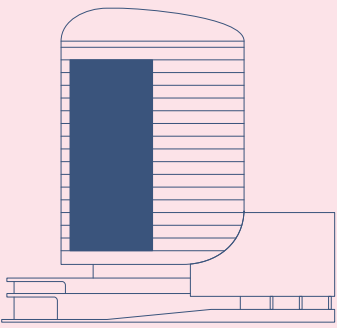
RESIDENCE  
01







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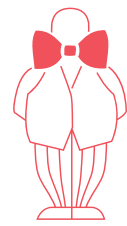






Mr. C Sales Gallery  
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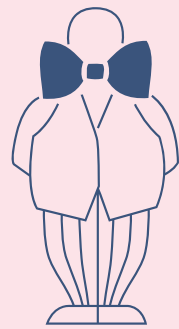
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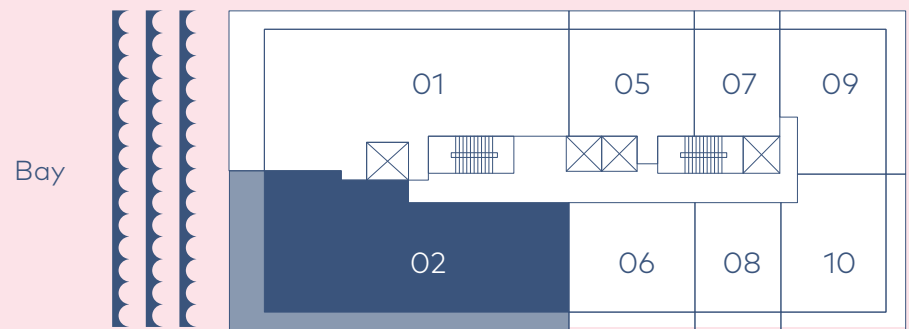
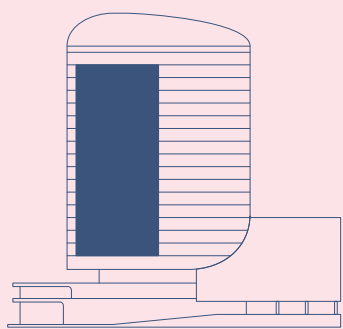
RESIDENCE  
02







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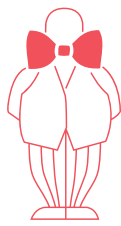


Mr. C Sales Gallery  
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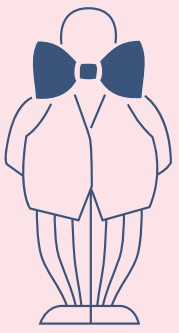
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RESIDENCE  
05







FEATURES

2 Bedrooms

2 Bathrooms

INDOOR AREA

1016 ft<sup>2</sup>

94 m<sup>2</sup>

OUTDOOR LIVING

170 ft<sup>2</sup>


16 m<sup>2</sup>

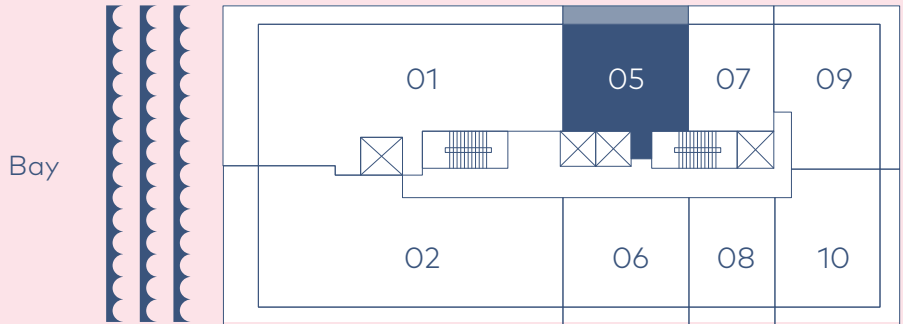
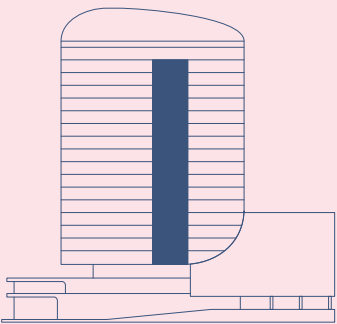
TOTAL AREA

1186 ft<sup>2</sup>

110 m<sup>2</sup>



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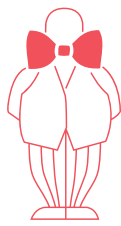


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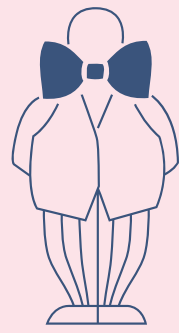
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RESIDENCE  
06







FEATURES  
2 Bedrooms  
2 Bathrooms  
Powder Room

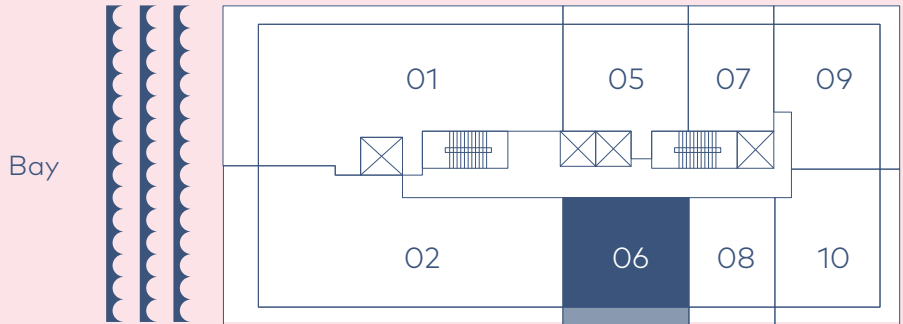
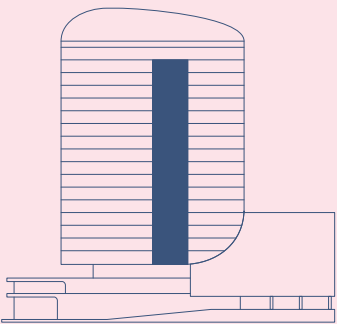
INDOOR AREA  
964 ft<sup>2</sup>  
90 m<sup>2</sup>

OUTDOOR LIVING  
170 ft<sup>2</sup>  
16 m<sup>2</sup>

TOTAL AREA  
1134 ft<sup>2</sup>  
105 m<sup>2</sup>



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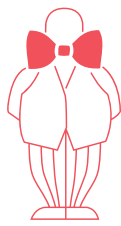


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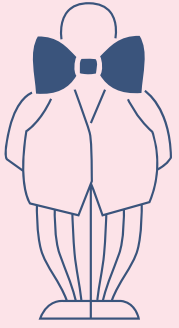
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RESIDENCE  
07







FEATURES

1 Bedrooms

1 Bathrooms

INDOOR AREA

650 ft<sup>2</sup>

60 m<sup>2</sup>

OUTDOOR LIVING

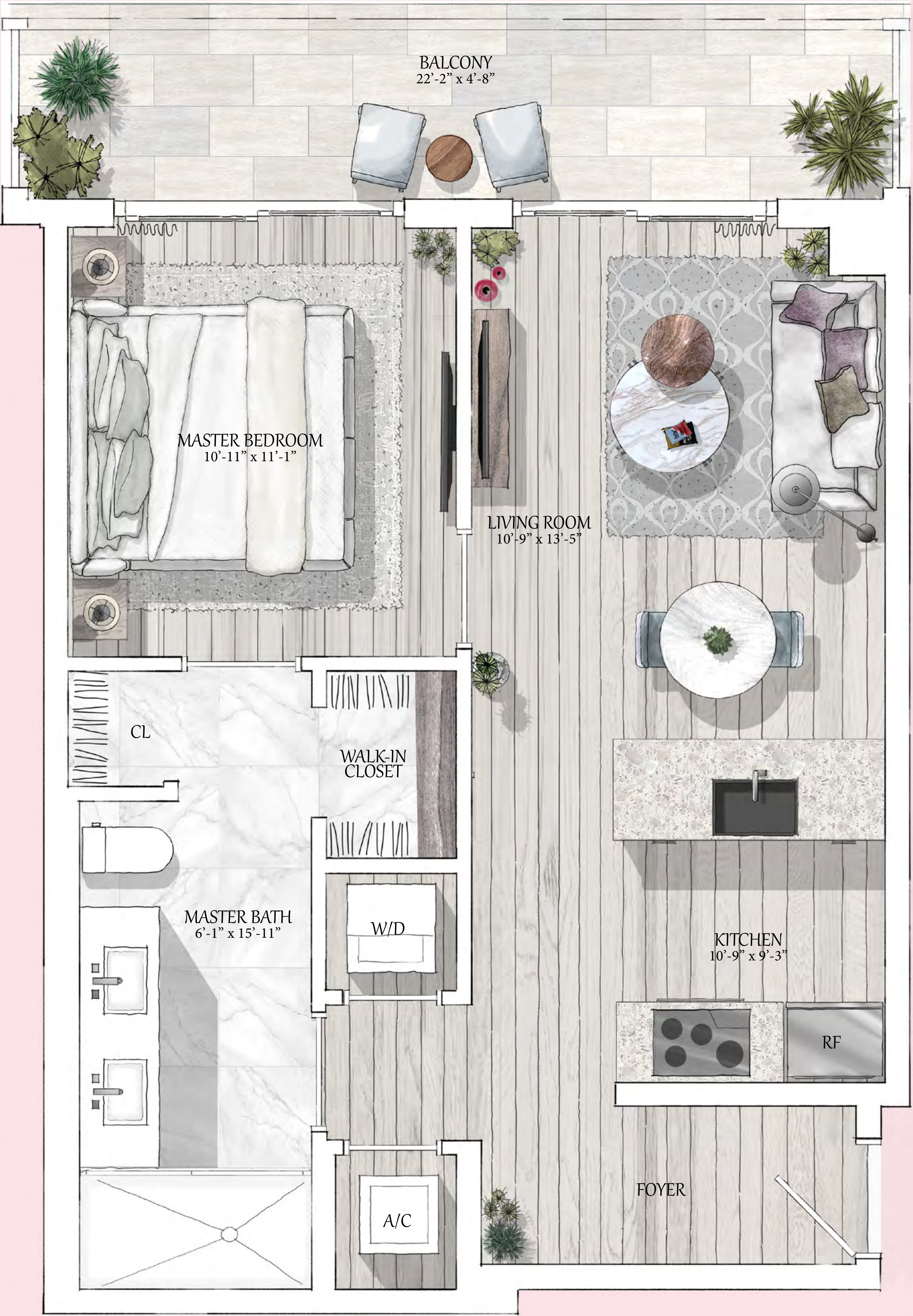
114 ft<sup>2</sup>


11 m<sup>2</sup>

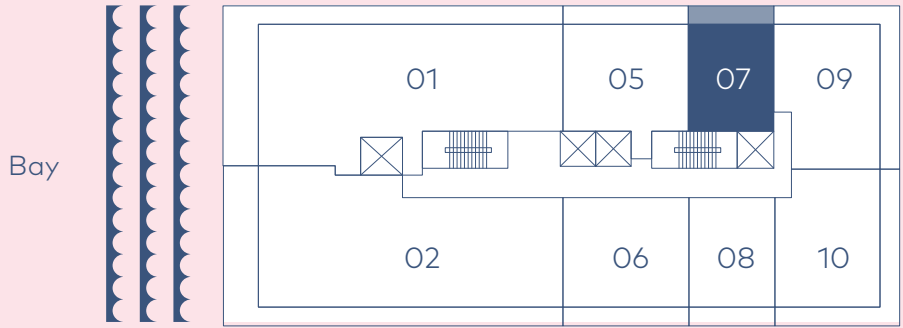
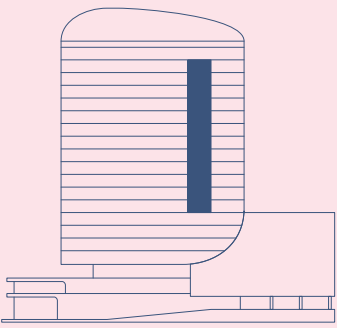
TOTAL AREA

764 ft<sup>2</sup>

71 m<sup>2</sup>



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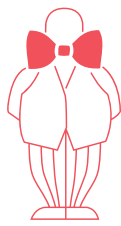


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Coconut Grove, FL 33133

# COME HOME TO MR. C



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## FEATURES & AMENITIES

DETAILS OF A LIFE WELL LIVED

Personalized services,  
including a 24-hour concierge,  
are complemented by a host of amenities  
at Mr. C Residences Coconut Grove.

### Arrival Experience

- Covered Valet Drop-Off
- Reception and Concierge Desk
- Lobby Lounge
- Mail & Package Rooms
- Curated Art Pieces in Lobby
- Lush Landscaping

### Dining & Retail

- Signature Café
- Specialty Gourmet Market
- Wellness Lounge and Juice Bar
- Private Bellini Bar on Pool Deck
- Poolside Food and Beverage Service
- In-Home Delivery from Café

### Services

- Concierge Reception
- Butler Service
- Lifestyle and Nautical Concierge
- 24-Hour Doorman & Security
- 24-Hour Valet
- Mr C Property Management Team
- Housekeeping Service Available

### Residence Features

- Open Floor Plan Layouts
- 11-Foot Ceilings
- Floor-to-Ceiling Glass
- Bayshore, City and Grove Views
- Private Outdoor Terraces
- Italian Terrazzo & Quartz Countertops
- Italian Cabinetry
- European Porcelain Tile Floors
- Custom Kitchen Island

- Premium Appliances Subzero Wolf
- Solid Core Interior Wood Doors
- Pre-Wired for High-Speed Internet

### Body & Mind Wellness Center

- Whole-Body Fitness Zones
- Stretch, Cardio, Weights & Fitness
- Personal Trainers & Specialty Classes Available
- Wellness Lounge w/Juice Bar
- Indoor Yoga Studio
- Peloton Studio
- Men's and Women's Locker Rooms
- Signature Spa with Treatment Rooms
- Steam & Sauna

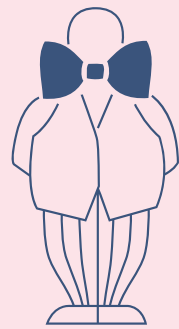
### Bayshore Owners' Club

- Bayshore Club Pool w/Sundeck
- Poolside Food & Beverage Service
- Cabanas w/Towel Service
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- Garden-Level Lap Pool
- Billiards Room
- Library & Screen Lounge
- Little C's Learning & Adventure Lab
- Teen Game Lounge
- Business Lounge w/Meeting Rooms

RESIDENCE  
08







FEATURES

1 Bedrooms

1 Bathrooms

INDOOR AREA

651 ft<sup>2</sup>

60 m<sup>2</sup>

OUTDOOR LIVING

112 ft<sup>2</sup>


10 m<sup>2</sup>

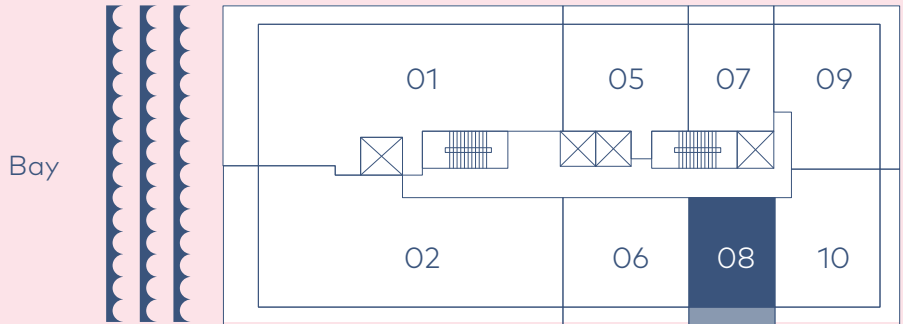
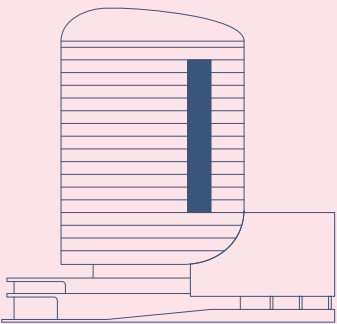
TOTAL AREA

763 ft<sup>2</sup>

71 m<sup>2</sup>



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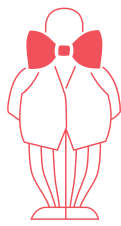




Mr. C Sales Gallery  
2640 S. Bayshore Drive  
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# FEATURES & AMENITIES

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### Body & Mind Wellness Center

- Whole-Body Fitness Zones
- Stretch, Cardio, Weights & Fitness
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### Bayshore Owners' Club

- Bayshore Club Pool w/Sundeck
- Poolside Food & Beverage Service
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- Garden-Level Lap Pool
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- Little C's Learning & Adventure Lab
- Teen Game Lounge
- Business Lounge w/Meeting Rooms

RESIDENCE  
09  
LANAI





RESIDENCE

# 09 LANAI

FEATURES

2 Bedrooms

2 Bathrooms

Powder Room

INDOOR AREA

1030 ft<sup>2</sup>

96 m<sup>2</sup>

OUTDOOR LIVING

568 ft<sup>2</sup>

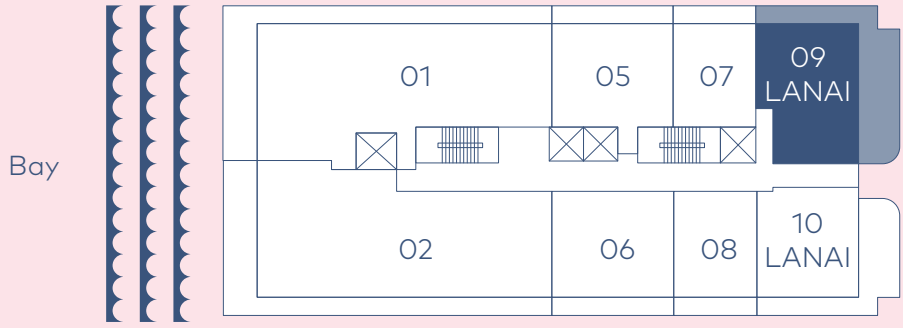
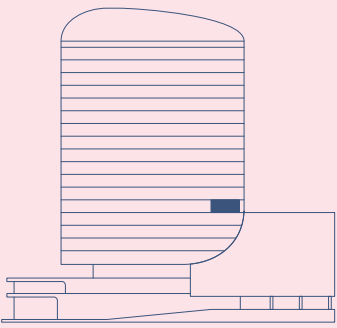
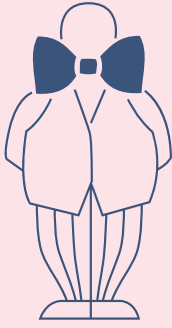
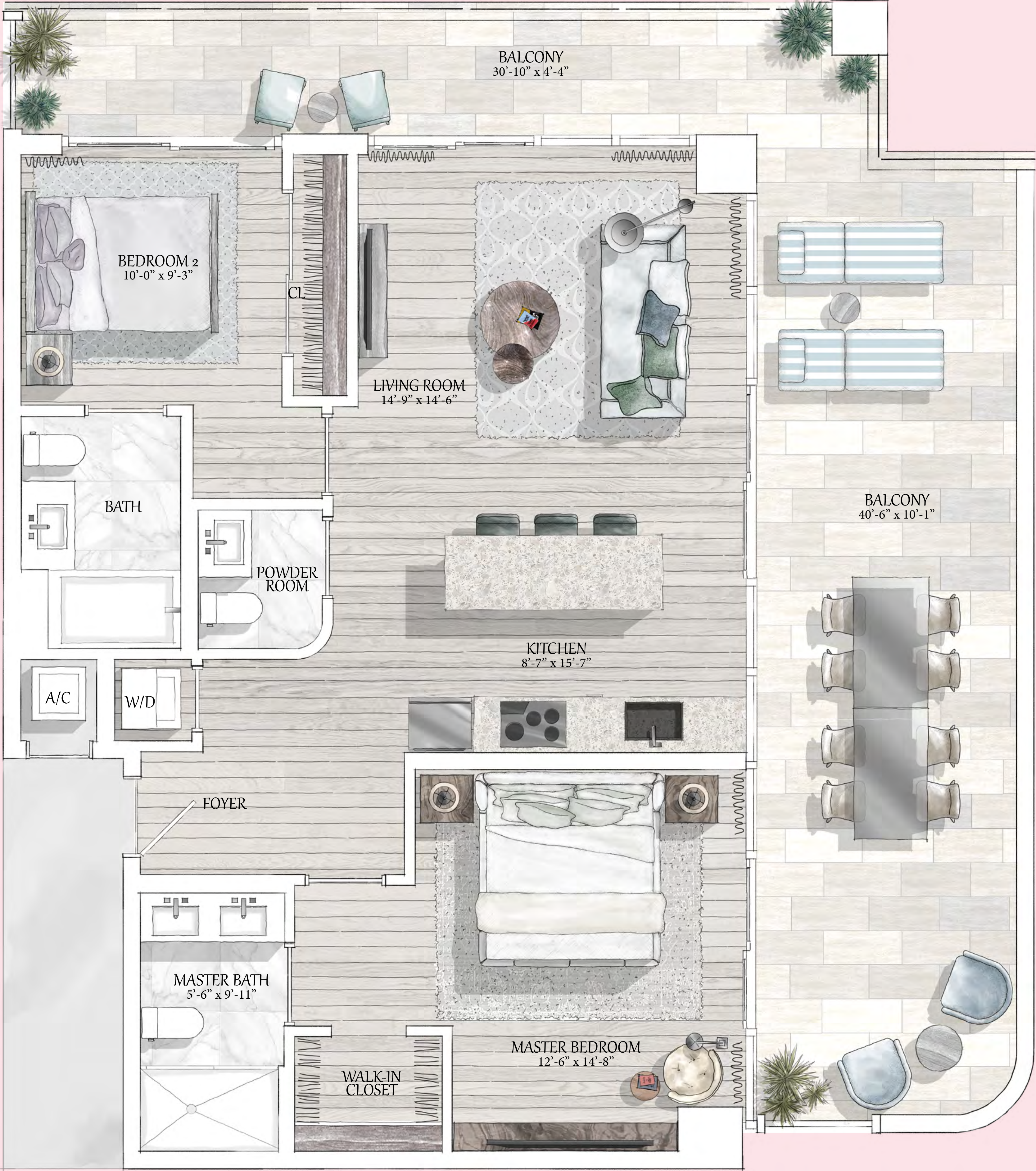
53 m<sup>2</sup>

TOTAL AREA

1598 ft<sup>2</sup>

148 m<sup>2</sup>

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- Custom Kitchen Island

- Premium Appliances Subzero Wolf
- Solid Core Interior Wood Doors
- Pre-Wired for High-Speed Internet

**Body & Mind Wellness Center**

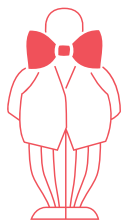
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COME  
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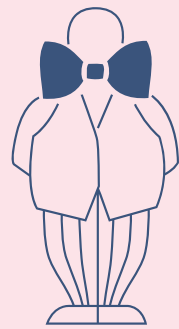


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RESIDENCE  
09







FEATURES

2 Bedrooms

2 Bathrooms

Powder Room

INDOOR AREA

995 ft<sup>2</sup>

92 m<sup>2</sup>

OUTDOOR LIVING

360 ft<sup>2</sup>

33 m<sup>2</sup>

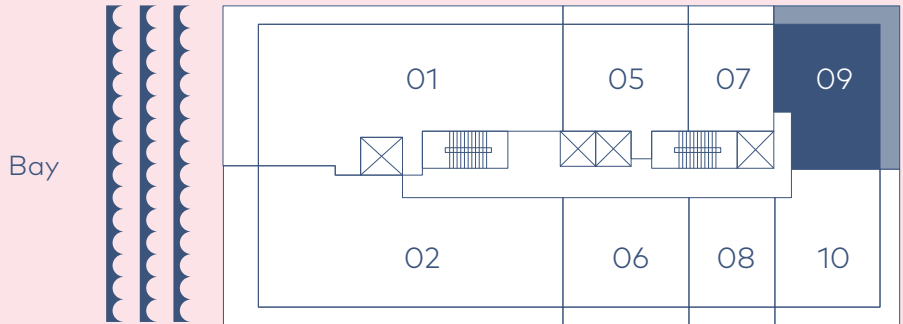
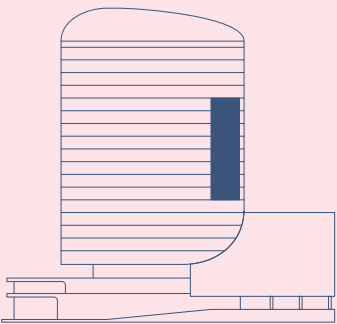
TOTAL AREA

1355 ft<sup>2</sup>

126 m<sup>2</sup>



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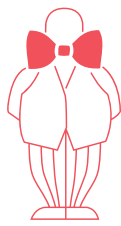


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COME  
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RESIDENCE  
10  
LANAI





RESIDENCE

# 10 LANAI

FEATURES

**1 Bedrooms**

**1 Bathrooms**

INDOOR AREA

**815 ft<sup>2</sup>**

**76 m<sup>2</sup>**

OUTDOOR LIVING

**460 ft<sup>2</sup>**

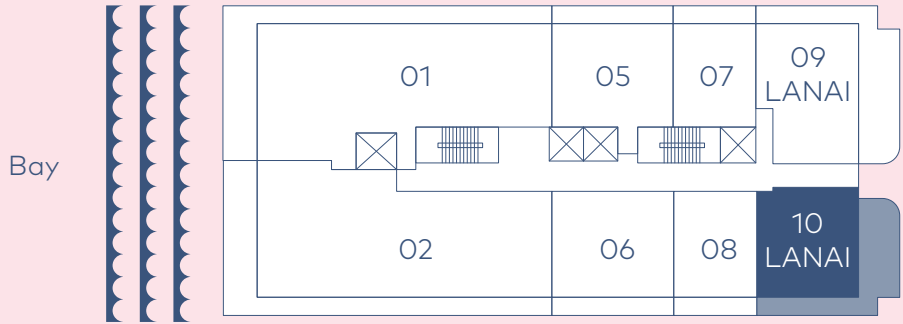
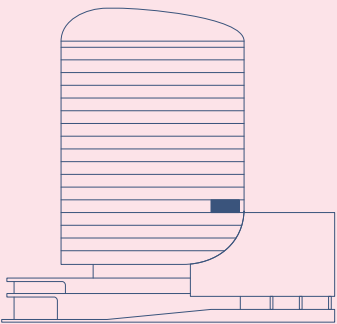
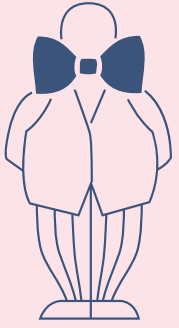
**43 m<sup>2</sup>**

TOTAL AREA

**1275 ft<sup>2</sup>**

**118 m<sup>2</sup>**

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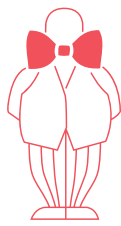


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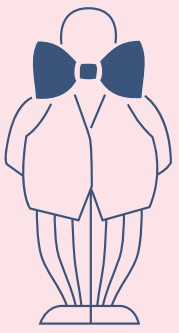
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RESIDENCE  
10







FEATURES

2 Bedrooms

2 Bathrooms

INDOOR AREA

1023 ft<sup>2</sup>

95 m<sup>2</sup>

OUTDOOR LIVING

360 ft<sup>2</sup>


33 m<sup>2</sup>

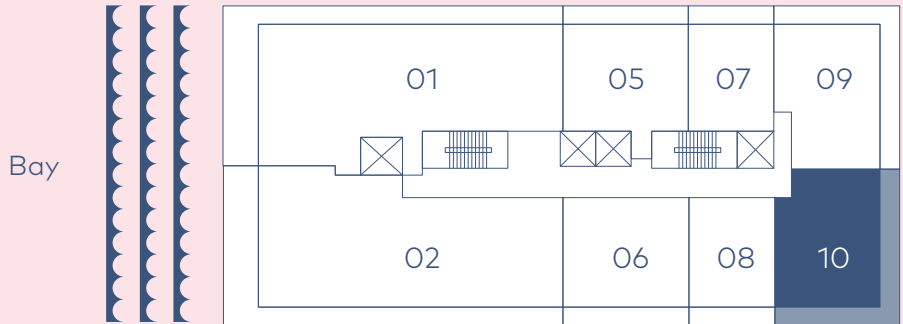
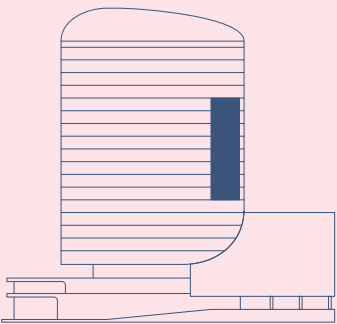
TOTAL AREA

1383 ft<sup>2</sup>

128 m<sup>2</sup>



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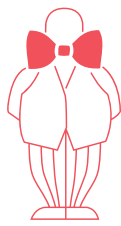


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Coconut Grove, FL 33133

# COME HOME TO MR. C



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## FEATURES & AMENITIES

DETAILS OF A LIFE WELL LIVED

Personalized services,  
including a 24-hour concierge,  
are complemented by a host of amenities  
at Mr. C Residences Coconut Grove.

**Arrival Experience**

- Covered Valet Drop-Off
- Reception and Concierge Desk
- Lobby Lounge
- Mail & Package Rooms
- Curated Art Pieces in Lobby
- Lush Landscaping

**Dining & Retail**

- Signature Café
- Specialty Gourmet Market
- Wellness Lounge and Juice Bar
- Private Bellini Bar on Pool Deck
- Poolside Food and Beverage Service
- In-Home Delivery from Café

**Services**

- Concierge Reception
- Butler Service
- Lifestyle and Nautical Concierge
- 24-Hour Doorman & Security
- 24-Hour Valet
- Mr C Property Management Team
- Housekeeping Service Available

**Residence Features**

- Open Floor Plan Layouts
- 11-Foot Ceilings
- Floor-to-Ceiling Glass
- Bayshore, City and Grove Views
- Private Outdoor Terraces
- Italian Terrazzo & Quartz Countertops
- Italian Cabinetry
- European Porcelain Tile Floors
- Custom Kitchen Island

- Premium Appliances Subzero Wolf
- Solid Core Interior Wood Doors
- Pre-Wired for High-Speed Internet

**Body & Mind Wellness Center**

- Whole-Body Fitness Zones
- Stretch, Cardio, Weights & Fitness
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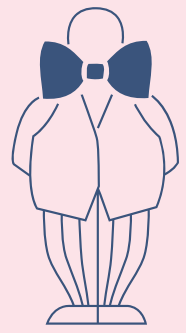
**Bayshore Owners' Club**

- Bayshore Club Pool w/Sundeck
- Poolside Food & Beverage Service
- Cabanas w/Towel Service
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RESIDENCE  
11







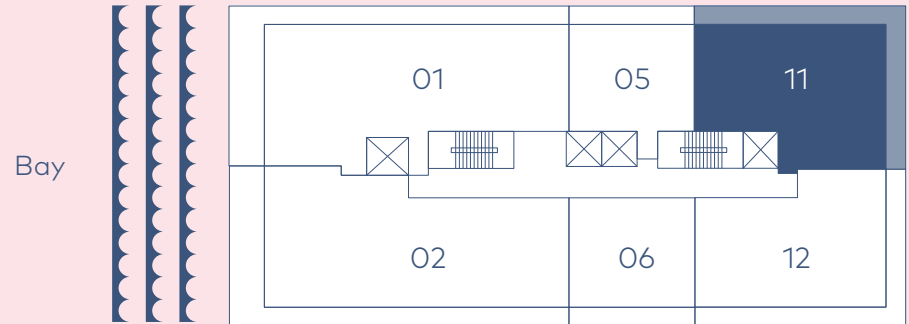
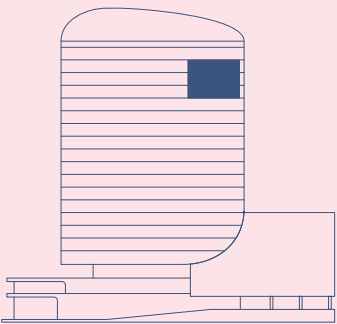
FEATURES  
**3 Bedrooms**  
**3 Bathrooms**  
**Powder Room**

INDOOR AREA  
**1746 ft<sup>2</sup>**  
**162 m<sup>2</sup>**

OUTDOOR LIVING  
**475 ft<sup>2</sup>**  
**44 m<sup>2</sup>**

TOTAL AREA  
**2221 ft<sup>2</sup>**  
**206 m<sup>2</sup>**

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Mr. C Sales Gallery  
2640 S. Bayshore Drive  
Coconut Grove, FL 33133

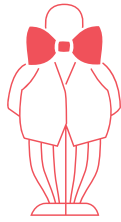
MRCGrove.com

# COME HOME TO MR. C

Exclusive Sales and Marketing by  
Douglas Elliman Development Marketing



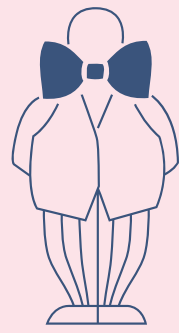
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RESIDENCE  
12







FEATURES  
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**3 Bathrooms**  
**Powder Room**

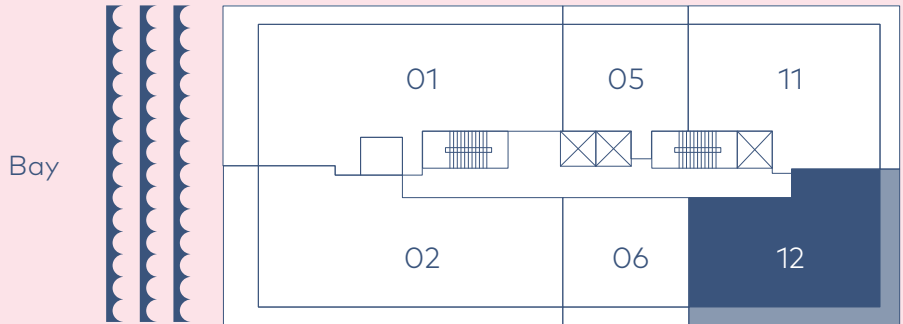
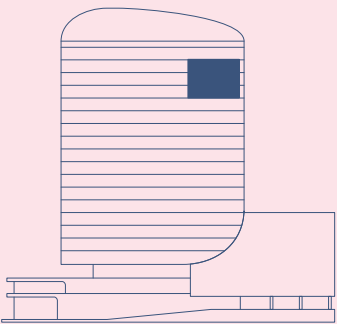
INDOOR AREA  
**1662 ft<sup>2</sup>**  
**154 m<sup>2</sup>**

OUTDOOR LIVING  
**470 ft<sup>2</sup>**  
**44 m<sup>2</sup>**

TOTAL AREA  
**2132 ft<sup>2</sup>**  
**198 m<sup>2</sup>**

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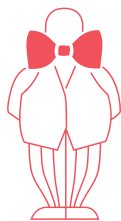






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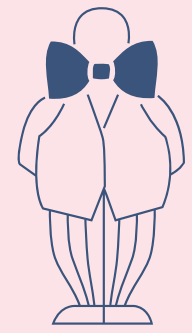
RESIDENCE  
01/02





RESIDENCE

01/02



FEATURES

5 Bedrooms

5 Bathrooms

Powder Room

INDOOR AREA

5310 ft<sup>2</sup>

493 m<sup>2</sup>

OUTDOOR LIVING

1628 ft<sup>2</sup>

151 m<sup>2</sup>

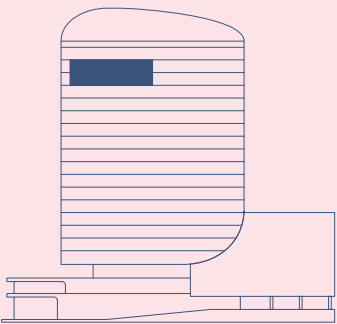
TOTAL AREA

6938 ft<sup>2</sup>

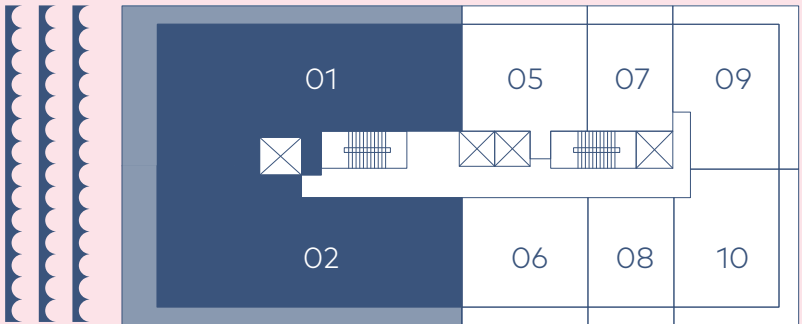
644 m<sup>2</sup>



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Bay



N



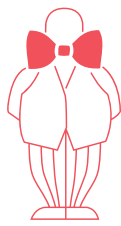


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RESIDENCE  
PH1





RESIDENCE

# PH1

FEATURES

5 Bedrooms

4 Bathrooms

Powder Room

INDOOR AREA

3645 ft<sup>2</sup>

339 m<sup>2</sup>

OUTDOOR LIVING

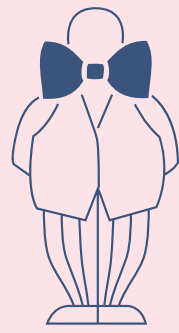
985 ft<sup>2</sup>

92 m<sup>2</sup>

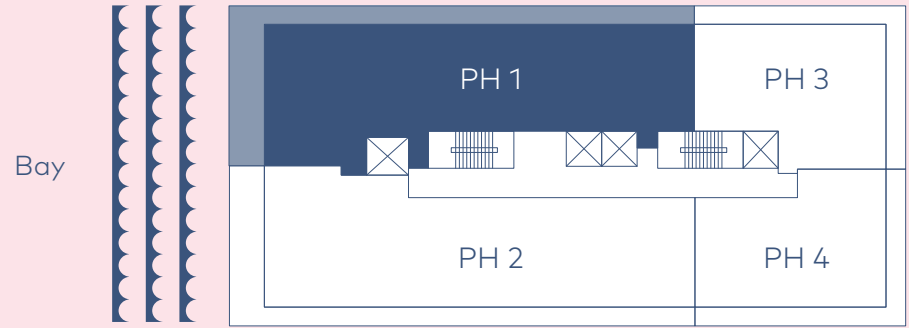
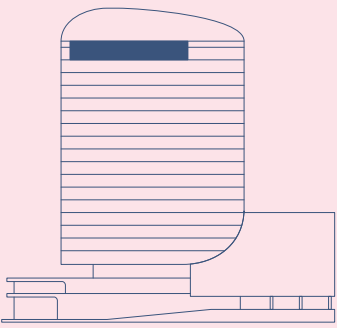
TOTAL AREA

4630 ft<sup>2</sup>

430 m<sup>2</sup>



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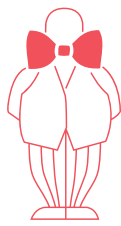


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RESIDENCE  
**PH2**





RESIDENCE

# PH2

FEATURES

5 Bedrooms

4 Bathrooms

Powder Room

INDOOR AREA

3590 ft<sup>2</sup>

334 m<sup>2</sup>

OUTDOOR LIVING

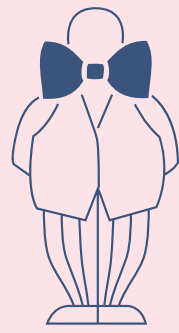
985 ft<sup>2</sup>

92 m<sup>2</sup>

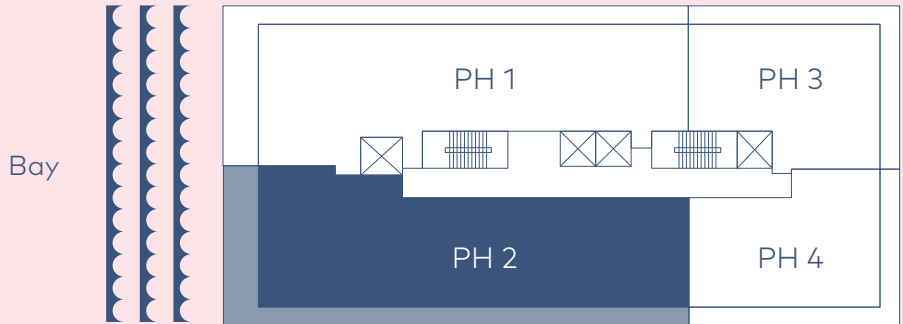
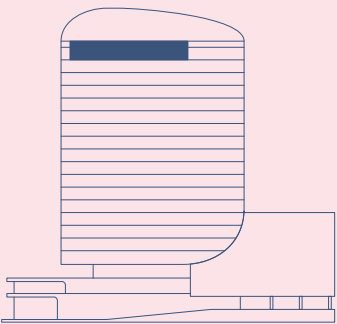
TOTAL AREA

4575 ft<sup>2</sup>

425 m<sup>2</sup>



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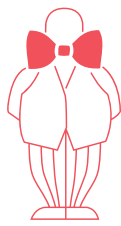


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COME  
HOME  
TO  
MR. C



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# FEATURES & AMENITIES

## DETAILS OF A LIFE WELL LIVED

Personalized services,  
including a 24-hour concierge,  
are complemented by a host of amenities  
at Mr. C Residences Coconut Grove.

### Arrival Experience

- Covered Valet Drop-Off
- Reception and Concierge Desk
- Lobby Lounge
- Mail & Package Rooms
- Curated Art Pieces in Lobby
- Lush Landscaping

### Dining & Retail

- Signature Café
- Specialty Gourmet Market
- Wellness Lounge and Juice Bar
- Private Bellini Bar on Pool Deck
- Poolside Food and Beverage Service
- In-Home Delivery from Café

### Services

- Concierge Reception
- Butler Service
- Lifestyle and Nautical Concierge
- 24-Hour Doorman & Security
- 24-Hour Valet
- Mr C Property Management Team
- Housekeeping Service Available

### Residence Features

- Open Floor Plan Layouts
- 11-Foot Ceilings
- Floor-to-Ceiling Glass
- Bayshore, City and Grove Views
- Private Outdoor Terraces
- Italian Terrazzo & Quartz Countertops
- Italian Cabinetry
- European Porcelain Tile Floors
- Custom Kitchen Island

- Premium Appliances Subzero Wolf
- Solid Core Interior Wood Doors
- Pre-Wired for High-Speed Internet

### Body & Mind Wellness Center

- Whole-Body Fitness Zones
- Stretch, Cardio, Weights & Fitness
- Personal Trainers & Specialty Classes Available
- Wellness Lounge w/Juice Bar
- Indoor Yoga Studio
- Peloton Studio
- Men's and Women's Locker Rooms
- Signature Spa with Treatment Rooms
- Steam & Sauna

### Bayshore Owners' Club

- Bayshore Club Pool w/Sundeck
- Poolside Food & Beverage Service
- Cabanas w/Towel Service
- Pool Bar & Event Lounge
- Garden-Level Lap Pool
- Billiards Room
- Library & Screen Lounge
- Little C's Learning & Adventure Lab
- Teen Game Lounge
- Business Lounge w/Meeting Rooms

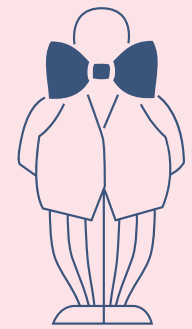
RESIDENCE  
PH3





RESIDENCE

# PH3



FEATURES

**3 Bedrooms**

**3 Bathrooms**

**Powder Room**

INDOOR AREA

**1746 ft<sup>2</sup>**

**162 m<sup>2</sup>**

OUTDOOR LIVING

**475 ft<sup>2</sup>**

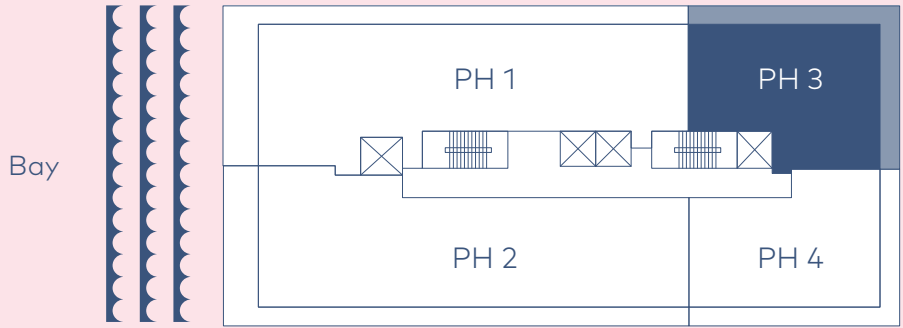
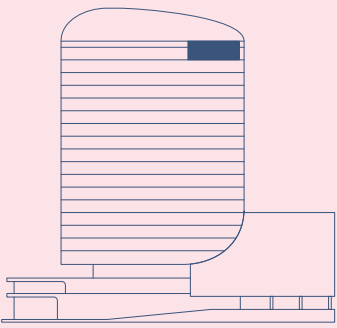
**44 m<sup>2</sup>**

TOTAL AREA

**2221 ft<sup>2</sup>**

**206 m<sup>2</sup>**

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.





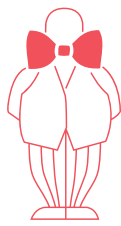


Mr. C Sales Gallery  
2640 S. Bayshore Drive  
Coconut Grove, FL 33133

# COME HOME TO MR. C



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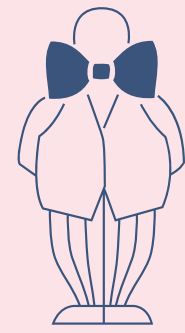
RESIDENCE  
**PH4**





RESIDENCE

# PH4



FEATURES

- 3 Bedrooms
- 3 Bathrooms
- Powder Room

INDOOR AREA

1662 ft<sup>2</sup>

154 m<sup>2</sup>

OUTDOOR LIVING

470 ft<sup>2</sup>

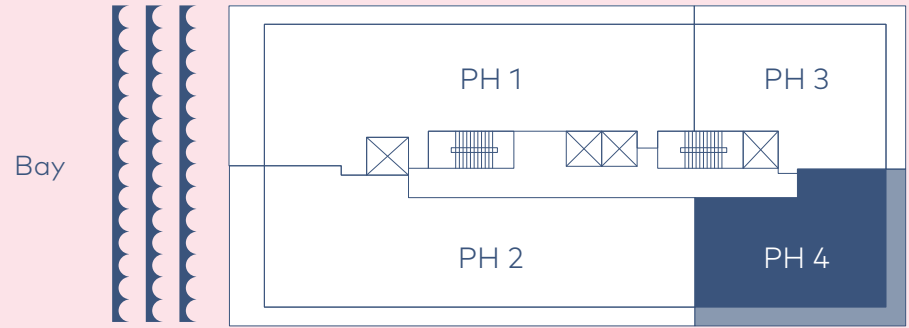
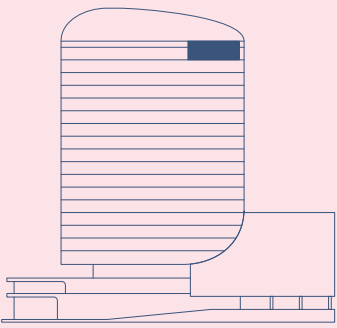
44 m<sup>2</sup>

TOTAL AREA

2132 ft<sup>2</sup>

198 m<sup>2</sup>

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