HĀVN

RESIDENCES & YACHT CLUB

PALM BEACH SHORES

HAVN Residences & Yacht Club marks a return to the exclusivity and privilege of Yacht Club living with 36 spacious residences tucked away into an intimate enclave of Palm Beach Shores. Elegant and modern, these homes share a shoreline with one of the most sought-after marina destinations in the area - HAVN Yacht Club.

PRICING
STARTING FROM $949,000

DEVELOPER
JOHNSTON GROUP CAPITAL MANAGEMENT

INTERIOR DECORATOR
INTERIORS BY STEVEN G

CONTRACTOR
JOHNSTON GROUP CONSTRUCTION HOLDINGS

PROPERTY MANAGER
CAMPBELL PROPERTY MANAGEMENT

CREATIVE & MARKETING
ORANGE DOG DESIGN GROUP

PROPERTY FEATURES

- Five three-story waterfront residential buildings
- Thirty-six 2- and 3-bedroom residences ranging from 1,823 to 2,662 square feet
- Situated on 2.5 waterfront acres
- Boat slips available on priority basis to owners
- Resident-only day dock
- Tucked away in the enclave of Palm Beach Shores, “The Best Little Town in Florida”
- All residences will be delivered move-in ready
- Secure, assigned parking and ample guest parking
- All property utilities are underground
- Private gated and locked storage spaces
- Security cameras in parking areas and at property entrances and exits

AMENITIES*

- Concrete fixed piers with 52 slips accommodating boats ranging from 30 to 150 feet
- Full-service marina including fuel, electric and water hookups, pump-out and high-speed Wi-Fi
- Fully stocked marina store
- Premium on-site property management services
- 6 passenger chauffeured golf cart for quick trips around Palm Beach Shores
- Resort-style pool and hot tub overlooking the marina and Intracoastal Waterway
- Courtesy bicycles for cruising around town
- Waterfront fire pit
- Exclusive beach access and services including chairs, umbrella and cabana
- On-site outdoor kitchen
- State-of-the-art fitness center
- Tranquil courtyard garden
- Courtesy paddleboards and kayaks for exploring the Intracoastal Waterway
- Floating dock for easy water access
- Easy access to adjacent 80-acre Peanut Island Park offering beaches, swimming, snorkeling lagoon, camping, walking paths, restrooms and picnic areas

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

See Legal Disclaimers on Page 4.

HĀVN

RESIDENCES & YACHT CLUB

PALM BEACH SHORES

Superbly finished with expertly chosen materials, each unit within the exclusive HAVN Residences & Yacht Club exudes a sense of understated luxury in a captivating ambiance. Subtle natural hues and lavish accents are reminiscent of the sea and the yachting lifestyle. Nestled in the picturesque setting of Palm Beach Shores, HAVN offers an enchanting experience that combines the area's natural beauty with an elevated living experience.

RESIDENCE FEATURES

- Residences embrace indoor/outdoor living with terraces ranging from 135 to 220 square feet overlooking the Intracoastal Waterway or our beautifully landscaped courtyard gardens
- Open floor plan concept
- Waterfront residences offer flow-through east-to-west views
- Private elevator entrances and foyer
- Residences delivered fully-finished with luxurious fixtures
- Wood-plank, porcelain tile in most residences
- Spacious, walk-in closets
- 10 to 12-foot ceiling heights in most residences; 15-foot vaulted ceiling in penthouse residences
- Ample storage and closets throughout
- Hurricane-rated impact windows and sliders
- Laundry room with high-efficiency washer and dryer

KITCHEN

- Contemporary, custom shaker-style kitchen cabinets and oversized island
- Quartz countertops and backsplash
- Single stainless steel sink
- Polished chrome Moen® fixtures
- Sub-Zero® stainless steel French door refrigerator with bottom freezer
- Wolf® dual convection built-in oven
- Wolf® transitional built-in speed convection oven, microwave and broil
- Wolf® induction cooktop
- Flush-mounted ventilation hood
- Integrated dishwasher
- Wet bar with undermount 54 wine bottle refrigerator, and bar sink with polished Moen® faucet

PRIMARY BATHROOM

- Contemporary, custom shaker-style bathroom cabinets
- Quartz countertops
- Undermount double vanity sinks
- Polished chrome Moen® fixtures & hardware
- Free-standing soaking tub in most residences
- Toto dual-flush toilet
- Frameless shower with polished chrome hardware and fixtures

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Project Team

JOHNSTON GROUP

Johnston Group Capital Management, Inc., led by Ryan B. Johnston, Tara Lynn Johnston and F. Carlyle Tiller III, is the investment affiliate of Palm Beach Gardens-based Johnston Group Development & Construction which was ranked #929 on Inc. 5000's 2020 list of fastest growing companies in America. Founded in 2005, Johnston Group is a developer of commercial and residential real estate in both Florida and New York and provides full circle real estate, development and construction services to its clients. The company is comprised of 45 employees and associates.

johnstongroupinc.com

INTERIORS BY STEVEN G.

Interiors by Steven G., South Florida's most prominent interior design firm, is of the region's most successful and versatile full-service interior design firms. For over 40 years, President & CEO, Steven Gurowitz, along with his design team, have been designing for many Fortune 500 companies, prominent real estate firms, renowned developers, professional athletes, and residential homeowners throughout the country. The list of projects ranges from private residential homes, condominium units, hospitality, restaurants, hotels, and commercial offices; the list is endless.

Steven G. leads a team of over 85 professionals at our 110,000 sq. ft. showroom located in Pompano Beach, FL. The design team consists of licensed interior designers fluent in seven languages, design assistants, interior design renderers, an AutoCAD department, an in-house marketing department, and a complete warehouse team delivering installations on their fleet of trucks. Interiors by Steven G. is a member of the American Society of Interior Designers, National Home Builders Association, Gold Coast Builders Association, Builders Association of South Florida, Society for Human Resource Management, and the U.S. Green Building Council. Interiors by Steven G. is also a licensed designer.

interiorsbysteveng.com

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Project Team - Continued

CAMPBELL PROPERTY MANAGEMENT

Campbell Property Management offers personalized community association management from local experts who focus exclusively on South Florida and have called it home for over 70 years. We currently manage over 450 HOAs and condo associations from Miami to Orlando. Our mission is to give you peace of mind and help your community run smoothly. We take the stress out of community association management by delivering large-company efficiency with personalized service.

campbellpropertymanagement.com

ORANGE DOG DESIGN GROUP

An independent design and consulting studio that combines strategic marketing, digital, film and event coordination for the real estate sector, with a specialized focus on new development, ground-up projects.

Working with trusted partners means we're able to execute small and big opportunities while always offering the best quality and service to each of our clients. Founded in 2004, Orange Dog is a dynamic team of proven professionals who share the belief that effective marketing should inspire as well as generate results. Our unique collaborative process is rooted in creating tailor-made solutions that engage audiences, motivate sales, and give properties a competitive advantage.

orangedogdesigngroup.com

*POOL, HOT TUB, FITNESS CENTER AND COURTYARD GARDEN ARE OWNED BY THE CONDOMINIUM ASSOCIATION AND AVAILABLE TO MARINA TENANTS.

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THIS BROCHURE CONTAINS TWO SETS OF UNIT SQUARE FOOTAGE ESTIMATES. ONE SET WAS DERIVED BY MEASURING THE UNIT AS ITS BOUNDARIES ARE LEGALLY DESCRIBED IN THE CONDOMINIUM DOCUMENTS ("ENGINEERING METHOD"). THE OTHER SET WAS DERIVED BY ADDING THE RESPECTIVE UNIT'S LEGALLY DESCRIBED MEASUREMENTS AND CONTAIN PORTIONS OF THE COMMON ELEMENTS OF THE CONDOMINIUM BUILDING NOT INCLUDED IN THE RESPECTIVE UNIT, BUT LOCATED ADJACENT THERETO (THE "ARCHITECTURAL METHOD"). SUCH COMMON ELEMENTS MAY INCLUDING, WITHOUT LIMITATION, PORTIONS OF ALL STRUCTURAL WALLS, DEMISING WALLS BETWEEN UNITS, AND OTHER COMMON ELEMENTS LOCATED ADJACENT TO THE RESPECTIVE UNIT BUT NOT INCLUDED WITHIN THE LEGALLY DESCRIBED BOUNDARIES OF THE UNIT. THE SQUARE FOOTAGES DERIVED USING THE ARCHITECTURAL METHOD WILL GENERALLY BE GREATER THAN THE UNIT SQUARE FOOTAGE ESTIMATES USING THE ENGINEERING METHOD. FOR A DESCRIPTION OF HOW THE UNIT IS LEGALLY DESCRIBED, PLEASE SEE THE DECLARATION OF CONDOMINIUM. THE UNIT SQUARE FOOTAGES CALCULATED PURSUANT TO THE ARCHITECTURAL METHOD ARE PROVIDED SIMPLY FOR COMPARATIVE ANALYSIS TO ALLOW A PROSPECTIVE PURCHASER TO COMPARE THE WITH OTHER PROJECTS THAT CALCULATE THEIR SQUARE FOOTAGES UTILIZING THE ARCHITECTURAL METHOD. The marina, piers and boat slips are not part of the Condominium.

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