



THE RITZ-CARLTON RESIDENCES

SARASOTA BAY

Frequently Asked Questions

As the leader in luxury condominium development, Kolter Urban has completed and is in the process of developing over 5,500 luxury waterfront, water view, and amenity-rich urban condominium and townhome residences. These exceptional residences are in some of the most desirable locations in Florida and the Southeast, including the Palm Beaches, Fort Lauderdale, Sarasota, St. Petersburg, Tampa, and Atlanta.

On the West Coast of Florida, Kolter Urban has Delivered:

The Ritz-Carlton Residences, Sarasota, Water Club Snell Isle, ONE St Petersburg, VUE Sarasota, Hyde Park House Tampa, Mark Sarasota, and most recently, Saltaire St Petersburg and Bayso Sarasota

Current Offerings Include:

ONE Tampa, Art House St Petersburg, and The Island West Bay Club

To View the Full Portfolio and Learn More about Kolter Urban, visit KolterUrban.com

What Is The Developer Timeline?

In anticipation of construction commencement, our team will begin preliminary site and utility work in Q4 of 2023, with groundbreaking quickly following in the second quarter of 2024. There will be no interruption of the work until complete. In the Purchase Agreement, you will see the date for substantial completion is shown as June 30, 2027. This is stated to satisfy our statutory obligations. We are currently projecting substantial completion in the third quarter of 2026. In order to keep purchasers and the public informed, Kolter will provide quarterly video updates along with monthly aerial photos of the job site showing progression.

Will There Be An Early Purchaser Developer Incentive?

Yes, as part of the contract presentation, your Sales Executive will introduce our Early Purchaser Developer Incentives, answer any remaining questions, and assist you with the contract review and execution process.

What is the Deposit Timeline?

The standard contractual deposit schedule is indicated below, however, one component of the Early Purchaser Incentive is a deposit extension, allowing purchasers a full year from Contract Execution to provide the required deposits. Your Sales Executive can discuss incentive specifics further once you begin contract conversion.

How Much Are Association Dues And What Is Included?

Association Dues are budgeted at \$1.08 per month, per sq ft., as shown in the Condo Docs and include Reserves. The dues are paid quarterly and include all Association operating costs for the common areas of the condo, including: Administration, Payroll, Building Maintenance, Insurance, and Utilities for the Association.

What improvements are planned for the completed RCSB and for the exclusive use of the Owners?

Three Ritz Carlton Residences condominium buildings are currently planned for the property. We anticipate 200-225 residential units, in total. Each building will have a dedicated full complement of parking, security, lobby & arrival areas, Ritz services and private amenities, solely for the use by residents of that building only, as we are showing in the current Phase 1, South Tower offering.

The buildings will be located along the waterfront boardwalk with pedestrian connections along the waterfront. The waterfront will also have a private small craft launch dock to support the outdoor sports & watercraft component of the Harbor Club

Please explain The Harbor Club and Club Membership

The Harbor Club at Sarasota Bay is a member-owned private club, located on the first levels in the South, West, and East towers of The Ritz-Carlton Residences, Sarasota Bay which will offer owners an extensive array of programs and activities exclusive to Members and their families. The Club facilities will be available for all residents of The Ritz-Carlton Residences, Sarasota Bay while the amenities, located on a separate level, will remain exclusive to the owners within their respective towers.

As part of the Early Purchaser Developer Incentive, the initiation fee of \$50K is waived and the membership dues are being paid for by the developer for the first two years.

Are there any other planned components along the waterfront adjacent to RCSB?

Yes, there is a full-service branded hotel planned for this area which will operate a waterfront restaurant in a location similar to the existing dated structure that is located near the current Hyatt. There will also be numerous boat slips built along the north and east sides of the harbor. These slips will be available on a limited basis for Ritz owners, likely as a leased slip, not owned/purchased.

The Quay will also be opening several new retail and dining options (Ocean Prime coming in late 2024) in the next 12-18 months along the main Quay boulevard. These areas are all under construction at the current time.

What On-Site And Support Staff Is Planned For The Building?

The Ritz-Carlton Residences, Sarasota Bay will be supported and serviced in legendary Ritz-Carlton style to ensure an effortless lifestyle and rapid and thorough response to owner's needs. The private residential lobby will be staffed 24/7 with a front desk attendant and concierge, and valet parking services are available to welcome residents home. A Lifestyle Director will be available to provide coordination of on-site amenities and the robust food and beverage program will be appropriately staffed by experienced on-site personnel from 7am – 9pm. Additional staff and services include common area housekeeping, maintenance, and on-site security. In addition, all building entry points are access-controlled including: residential lobby, elevators, garage, bike storage, outdoor sports storage, etc...

Are Pets Allowed?

Yes, three common domestic pets are allowed. (Aggressive breed restrictions apply) A Pet Park, with Pet Washing Station, will be located on the Arrival Level

PRESENTATION GALLERY

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This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in these materials 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. Views shown in presentation materials are general representations and do not specifically guarantee a specific view from any specific unit or units. The Developer currently intends to develop the project in phases and no representation is made as to whether all phases of the development will be completed, and if so, in what order the phases will be developed. Accordingly, the final size of the project, including amenities both within the Condominium, the Club component and any future proposed phase of the development, is subject to change without notice. The Ritz-Carlton Residences, Sarasota Bay are not owned, developed or sold by Marriott International, Inc. or its affiliates ("Ritz-Carlton"). KT Sarasota South, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

