



Eight CROISSANT PARK

843-857 SW 14TH CT, FORT LAUDERDALE, FL 33315





WELCOME HOME

Fine finishes, refined experiences. Every space designed to provide luxurious and cozy living. With up to approximately 4,800 square feet of total area, what's not to love? Don't forget the massive roof terrace.

Floors, walls, windows, ceilings, bath fixtures - nothing has been left to question.

VOLUMINOUS SPACE

From contemporary finishes to space and light, you'll find no stone left unturned. The main floors will be a polished finish all centered by a luxurious kitchen between the living space and dining room. With approximately 10 foot ceilings downstairs and approximately 9 foot ceilings on the second floor, your life will be full of light.

LIGHT UP YOUR LIFE

There is no shortage of light in these homes. From massive sliding doors and windows to the open and airy stairwells which house the 'floating' stairs, there will be light from every angle.







SPA-LIKE FEATURES

The main suite bathroom of every unit is designed to wrap you in pure luxury. Your spa at home. Creative design and fine finishes; rich yet sensitive textures; bath and shower experiences to leave you feeling fulfilled.





ROOF TERRACE

We've incorporated just about every creature comfort you could want in a rooftop oasis - even a kitchen sink. This outdoor roof space offers respite from any day with panoramic views of the city and around 1,200 square feet of space to cook, chill, or entertain.

Natural gas (available as an option), hot and cold water and outdoor cabinets made to stand up to weather.



GRILL TIME

On the roof or in the yard

Our premium package (available for all units) will include a ground-level wading pool as well as summer kitchens! All units will be fed by natural gas, so if you love to cook, we're ready for you!

IT'S GREAT TO HAVE OPTIONS

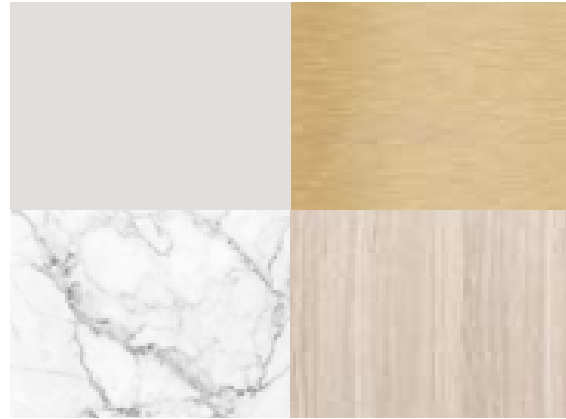
Every unit has options. The 4 corner units may be finished with our medium or top-tier packages while the middle units will have a few upgrade packages to choose from - the choice is yours! From flooring to bathroom finishes to kitchen

cabinets, counters and appliances - we have options. Our top-tier units will come with a wading pool, roof terraces featuring summer kitchens, and appliances from either Wolf, Miele or Sub-Zero.



3 UNIQUE DESIGN OPTIONS

AVAILABLE BY REQUEST



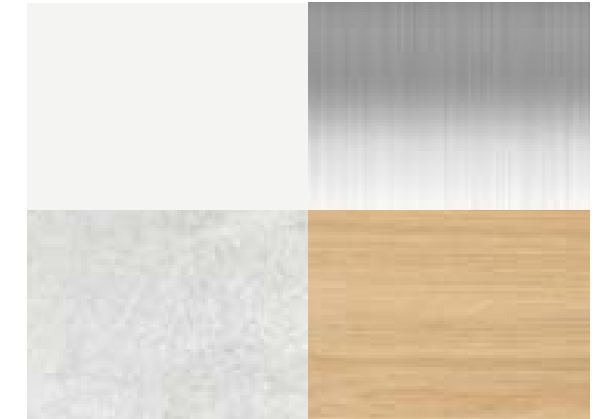
Premium

- ≈ Master The In Dividers Glass*
- ≈ Bathroom & Bedroom
- ≈ Railing Glass*
- ≈ Finishes Brass & Marble*
- ≈ The In Cabinetry Made Custom*
- ≈ Bathroom Master & Kitchen
- ≈ In Cabinetry Glass Of Combination*
- ≈ Kitchen The
- ≈ Large A With Island Kitchen Large*
- ≈ Area Sitting
- ≈ Closet Entrance Made Custom*
- ≈ Closet In-Walk Made Custom*
- ≈ :Appliances Kitchen*
- ≈ Fridge Ready Panel" 48•
- ≈ Range Wolf" 48•
- ≈ Fridge Wine•
- ≈ Dishwasher Ready Panel•
- ≈ Sink" 36•
- ≈ Kitchen Outdoor*
- ≈ Pool*



Standard

- ≈ Glass*
- ≈ bathroom & bedroom
- ≈ railing Metal*
- ≈ finishes metal black & Stone*
- ≈ kitchen the in cabinetry made Custom*
- ≈ bathroom master&
- ≈ in cabinetry glass of Combination*
- ≈ kitchen the
- ≈ cabinetry closet in-Walk*
- ≈ area sitting large a with island Kitchen*
- ≈ :Appliances Kitchen*
- ≈ fridge ready panel" 36•
- ≈ cooktop" 36•
- ≈ combo microwave and stove" 30•
- ≈ dishwasher ready Panel•
- ≈ sink" 30•
- ≈ Jacuzzi*



Basic

- ≈ Metal*
- ≈ finishes chrome & Stone*
- ≈ kitchen the in cabinetry made Custom*
- ≈ area sitting small a with island Kitchen*
- ≈ :Appliances Kitchen*
- ≈ Fridge" 36•
- ≈ combo microwave and stove" 30•
- ≈ dishwasher ready Panel•
- ≈ sink" 30•

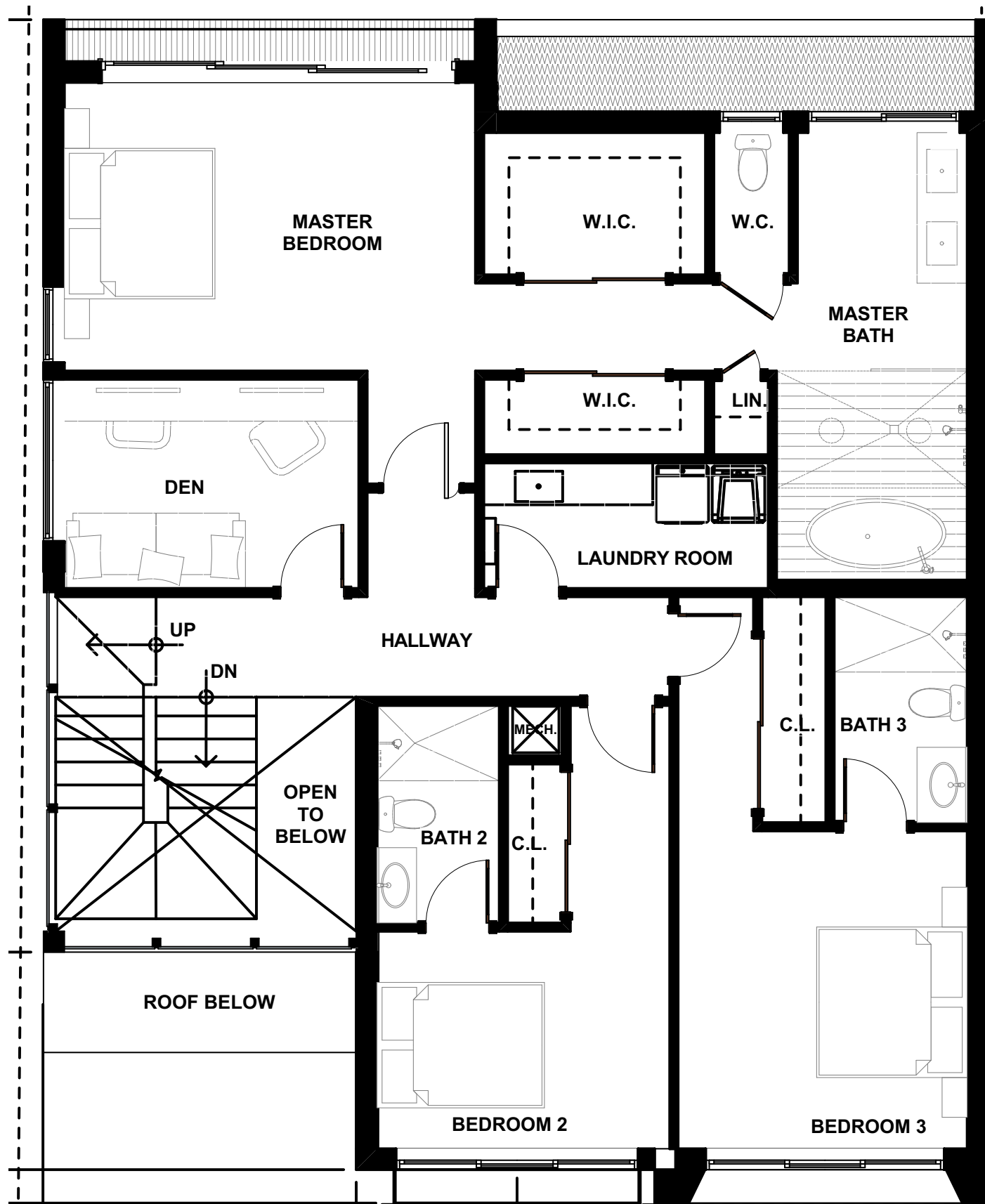
TYPICAL FIRST FLOOR

Every unit has its own character similar layout, from 2 front doors, a 2-car garage and central kitchen. First floor living is designed to be open, welcoming and light. There's a powder room on ground floor and massive sliding doors in the living space

all of which lead out to your outdoor living area.

Our premium package includes a pool and summer kitchen in the yard. Every home features a warmly-designed privacy wall.





TYPICAL SECOND FLOOR

Our units are designed to be flexible. The corner units are offered with the option for a fourth bedroom which can also be utilized as a den; or combine the two into a monstrous main suite.

All bedrooms are upstairs and all feature en-suite bathrooms with tub/shower. For added convenience, there's a full laundry room with full-size washer and dryer as well as sink and folding counter.



Size Information

Units	AC Area	Total Area
849 / 857	2600sf +/-	4800sf +/-
847 / 855	2500sf +/-	4500sf +/-
845 / 853	2500sf +/-	4500sf +/-
843 / 851	2400sf +/-	4200sf +/-

DISCLAIMER

All square footage is believed to be accurate and is also subject to change during construction. Developer retains the right to adjust sizes as required and intends to deliver the above noted sizes. Final product is subject to adjustment and will be documented accordingly. All information is believed to be accurate but not warranted and subject to change without notice.



CROISSANT PARK

Once touted the “World’s Greatest Salesman,” Chicagoan Frank Croissant bought nearly 1,200 acres for \$1.25 million in 1924 south of New River to develop his Croissant Park.



Croissant Park remains one of Fort Lauderdale’s oldest subdivisions with tremendous spurts of growth over the years. Seen by many as the next Victoria Park, Croissant Park is enjoying redevelopment and growth steadily since 2015.

Less than 2 miles from downtown Fort Lauderdale and Las Olas Boulevard, and under 4 miles from the beach, this quiet neighborhood is ideally located.

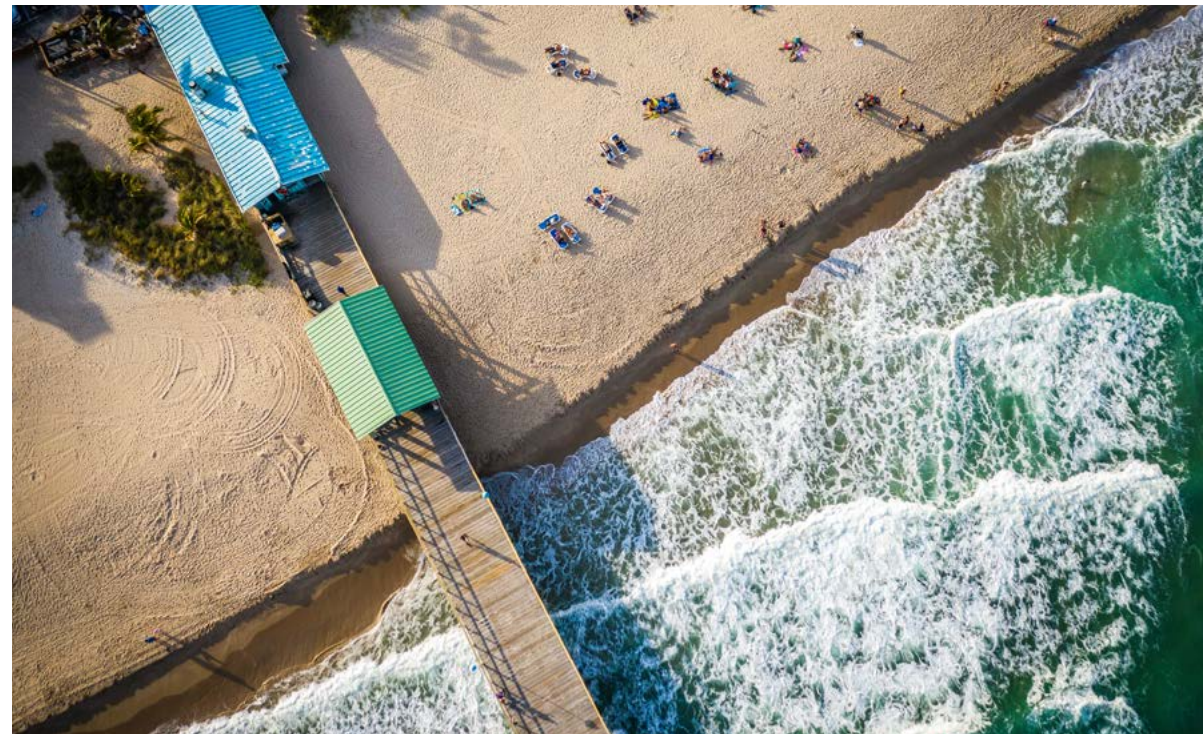




THE THRILL OF FORT LAUDERDALE

VENICE OF AMERICA

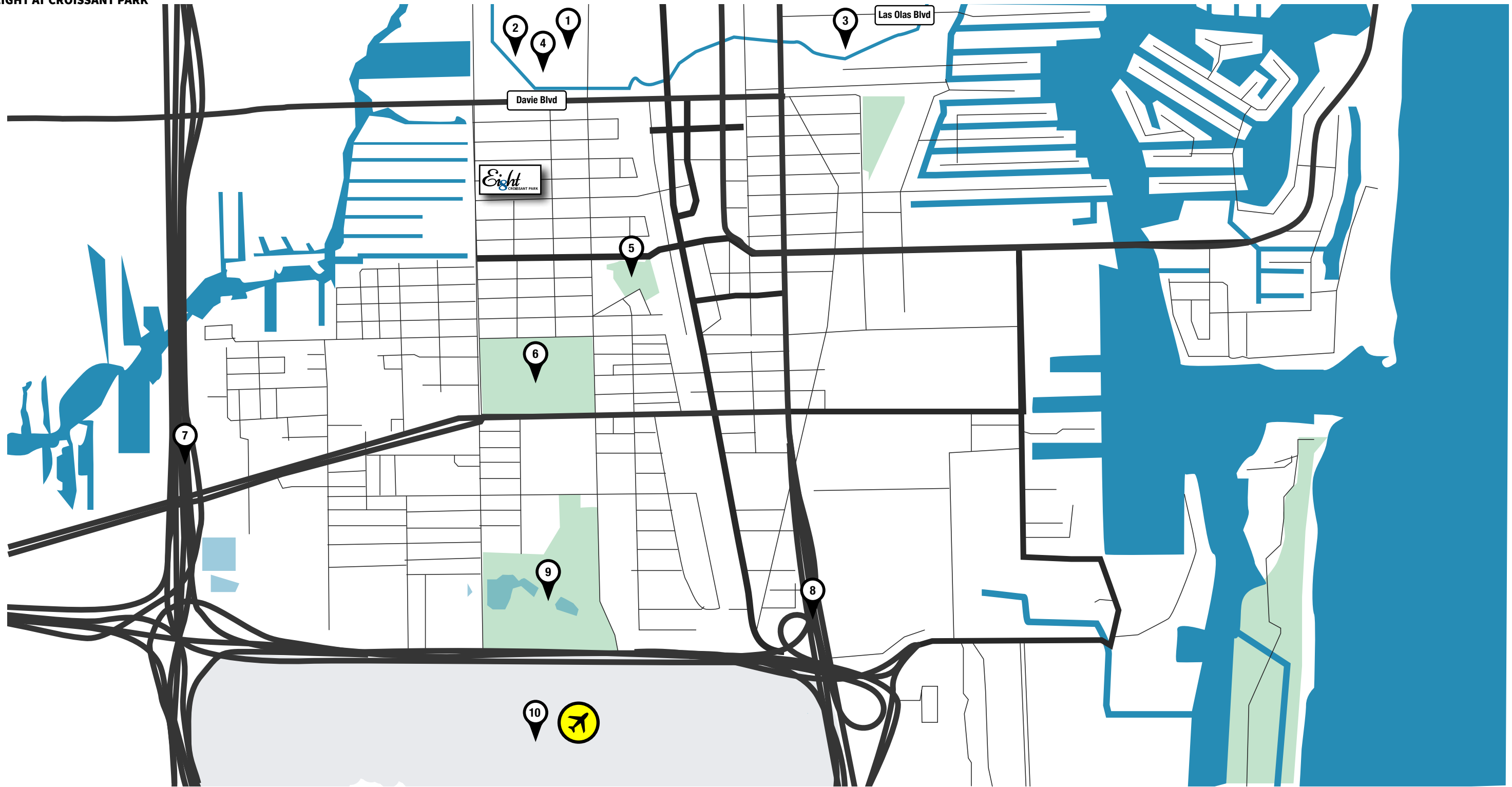
BEACHES, ARTS, CULTURE



Fort Lauderdale is famous for its beaches, arts, culture, and events. From shopping on Las Olas Boulevard to gondola rides on the canals, to a historic riverfront, this is the “Venice of America.” Along Las Olas Boulevard, enjoy Fort Lauderdale shopping, dining, and the

historic districts. From downtown, to surrounding neighborhoods, to A1A; from cozy coffee shops and eateries to upscale outdoor restaurants, bars, boutiques and luxury hotels - it’s all here.





EVERYTHING IN REACH

Croissant Park is one of the most convenient locations in Southeast Florida's Broward County. Living in this part of town is wonderful because we are very close to the

famous beaches and restaurants of downtown Fort Lauderdale. The Broward Center for the Performing Arts, Riverwalk, and trendy Las Olas boutiques are just a short ride away.

- | | | |
|--|-----------------------------|--|
| 1. Tap 42 Craft Kitchen & Bar | 4. Esplanade Park | 8. Quick Access to US-1 |
| 2. Tarpon River Brewing | 5. Croissant Park | 9. Synder Park |
| 3. Louie Bossi's Ristorante Bar Pizzeria | 6. Lauderdale Memorial Park | 10. Ft. Lauderdale international Airport |
| | 7. Quick Access to I-95 | |

EAST COAST

INVESTMENT & DEVELOPMENT



Contacts Us

LIMITED COLLECTION
OF 8 LUXURY TOWNHOMES



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Overview

- ≈ Number Of Residences: 8
- ≈ Number Of Stories: 2 Floors
+ Roofdeck
- ≈ Unit Mix: 4Br/3.5Ba
3br+Den/3.5 Bath
3Br/3.5Ba

Building Features

- ≈ 2 Cars Garage Parking
- ≈ Guest Parking
- ≈ Electric Vehicle Charging Stations
- ≈ Roof Terrace with Full Summer
Kitchen
- ≈ Optional Private Pool

Residences Features

- ≈ Floor-To-Ceiling, Impact-Resistant
Sliding
- ≈ Spacious Private Terraces
- ≈ Open Floor Layouts and Up To 10-
Foot Grand Ceiling Height
- ≈ Fully-Accessorized Kitchen
with Top-Of-The-Line Appliances
- ≈ Spa-Like Bathroom
- ≈ Custom Design Walk In Closet in the
Master Bedroom
- ≈ Energy-Efficient Air Conditioning and
Heating System

Roof Deck & Pool

- ≈ Designed Landscape
- ≈ Summer Kitchen & Bar
- ≈ Relax and Lounge Area
- ≈ Optional Pool

Eight
CROISSANT PARK

DEVELOPING LANDMARK PROJECTS THAT DELIVER LASTING VALUE TO INVESTORS AND COMMUNITIES SINCE 2001



THE DEVELOPER

East Coast Investment & Development is a real estate investing and development firm based out of New York and Florida. It was formed for the purpose of developing, managing and selling residential properties and multifamily complexes.

Our mission is to unwaveringly seek value creation, quality, products and services that are of the highest standard for all clients. We nurture practices, innovation and approaches that create better places for people and leverage our influence for the benefit of the real estate industry and the environment.

East Coast Investment & Development focuses on multi-family development with urban infill and suburban townhome products as well as repurposing and remodeling projects. East Coast Investment & Development's success is the direct result of the company's vision, developing products with an emphasis on creative solutions and design, quality construction and materials. We have a unique approach to business which has resulted in productive long-term relationships with its partners, lenders, contractors, investors, and most of all: **Our Customers.**

CORE VALUES

Being accountable and striving for complete transparency in order to be held with the highest esteem in the industry. These principles apply throughout all our business dealings.



TEAMWORK & COLLEGIALLY

In creating a supportive environment that fosters collegiality and open communication



GENUINENESS

In forging their own unique path and possessing the claimed character



ACCOUNTABILITY

In experiencing consequences for performance and actions



THOUGHTFULNESS

In taking thought for the comfort and the good of others



RESULTS-DRIVENNESS

In going the extra mile, excelling at any task and practicing continuous improvement

THINGS TO KNOW

Eight at Croissant Park offers top-notch features with high-end design. Groundbreaking is expected to begin late 2022 with an anticipated completion of late 2023.

All of the information contained in this brochure is offered as the developer intends to complete the project. All images, renderings and illustrations are provided as conceptual design ideas and shall not be assumed to be the exact final product.

Barring any delays due to weather or supply chain issues, the developer intends to deliver this project as described and pictured and is committed to coming as close as possible to the descriptions and renderings provided as marketing material.

Contracts are now being accepted with 10% due at signing, 10% due at groundbreaking and 10% once the first story is finished. Private financing may be available for qualified buyers.

Design packages are available upon request.

