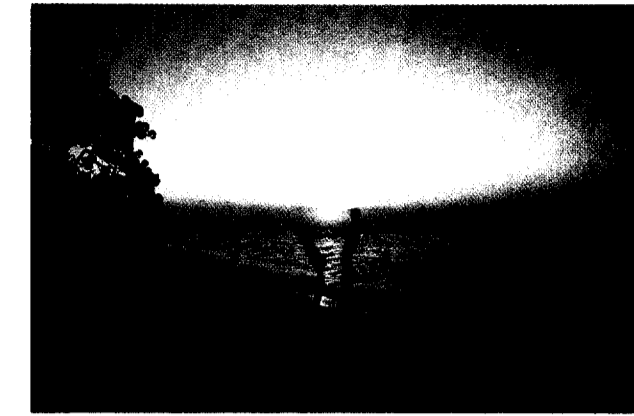




Royal Marco Point. The ultimate in exclusive, private living at Hideaway Beach. Royal Marco Point is an appendage of the beachfront community now recognized as one of the top three in Southwest Florida. And well it should be as Hideaway Beach is unlike any other place on earth. Set amidst 314 acres the piece de resistance of Mother Nature's palette finds mangrove forests, woodlands, lagoons and wildlife flourishing in this superbly designed community.

Located at the northern tip of Hideaway Beach on Marco Island, Royal Marco Point is a lush, 90-acre enclave, with 75 percent of its land left in its natural state. It features magnificent residences with expansive views of Collier Bay and the Gulf of Mexico. Residence designs offer owners the feeling of single-family living complete with the advantages and freedoms associated with condominium living. Take note, however. Time is of the essence as such rare opportunities in life are limited.



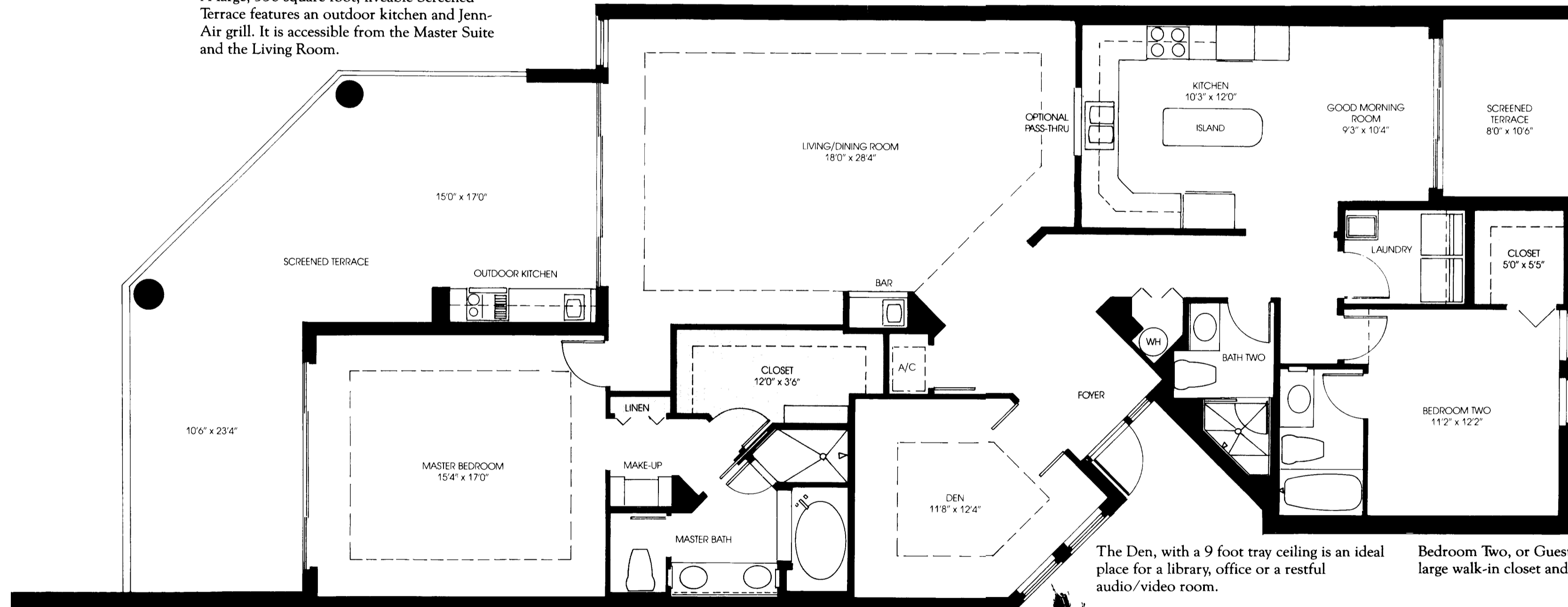
Tour Of The Dunlin Model.

A large, 536 square foot, liveable Screened Terrace features an outdoor kitchen and Jenn-Air grill. It is accessible from the Master Suite and the Living Room.

The generous Living/Dining Room is enhanced by a 9 foot tray ceiling and convenient wet bar for gracious entertaining.

The luxuriously appointed Kitchen has custom Quaker Maid cabinetry and top-of-the-line Whirlpool appliances. You may choose the optional pass-thru to the Living Area, or not, depending on the degree of formality you desire.

The Good Morning Room has its own Screened Terrace. A delightful place for informal indoor/outdoor dining.



DIMENSIONS ARE APPROXIMATE

The Master Suite boasts a nine foot tray ceiling, a huge walk-in closet, and make-up area. The glamorous Master Bath has a cultured marble tub, shower walls and shower floor.

The Den, with a 9 foot tray ceiling is an ideal place for a library, office or a restful audio/video room.

Bedroom Two, or Guest Suite, has its own large walk-in closet and full bath.



DUNLIN

AC AREA	2000 SQ. FT.	AC AREA	186.46 SQ. METERS
BALCONY	616 SQ. FT.	BALCONY	48.54 SQ. METERS
TOTAL	2616 SQ. FT.	TOTAL	235 SQ. METERS