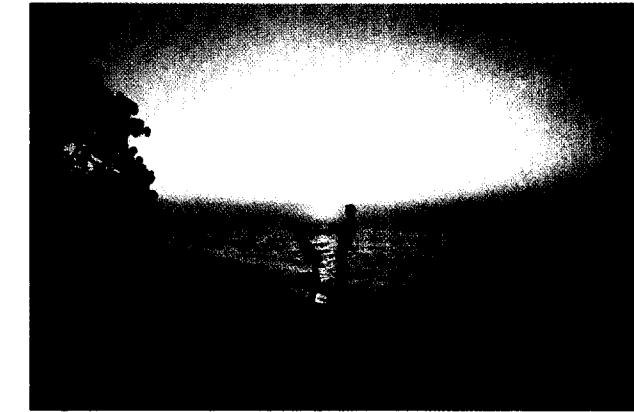




Royal Marco Point. The ultimate in exclusive, private living at Hideaway Beach. Royal Marco Point is an appendage of the beachfront community now recognized as one of the top three in Southwest Florida. And well it should be as Hideaway Beach is unlike any other place on earth. Set amidst 314 acres the 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.



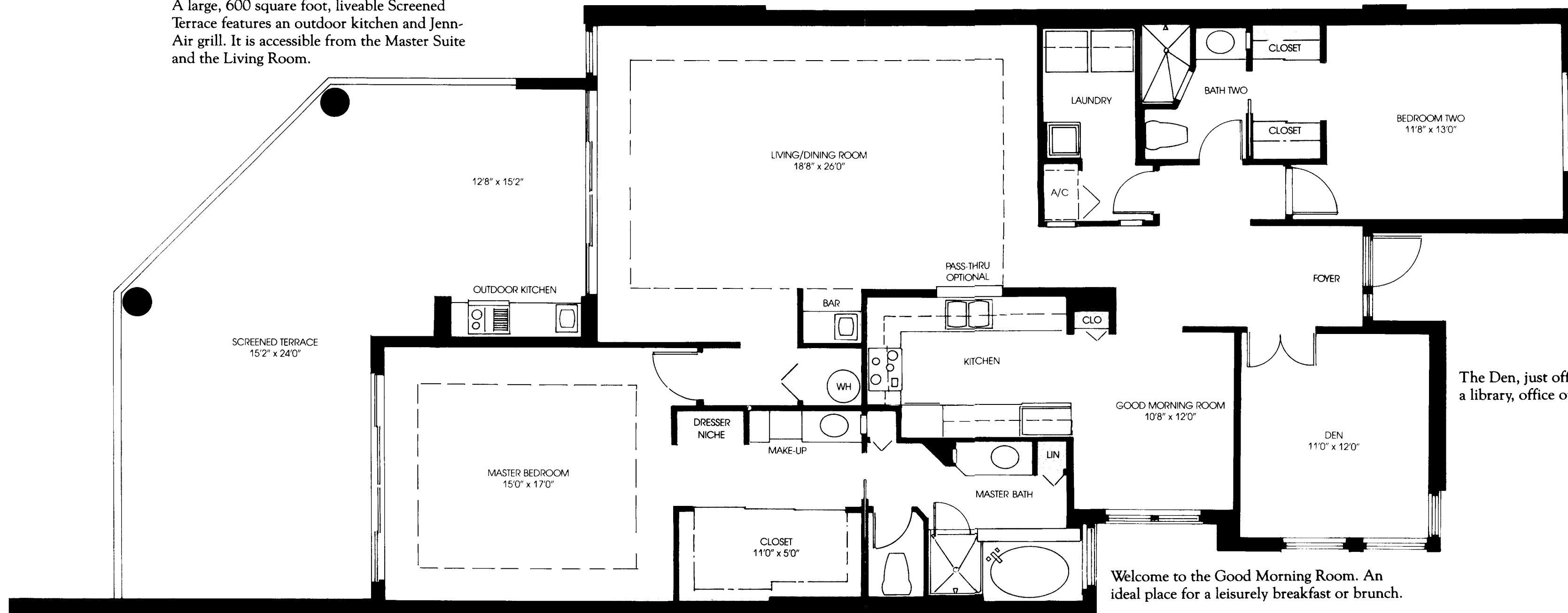
Tour Of The Seabury Model.

A large, 600 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.

Bedroom Two, or Guest Suite, has double closets and a full bath.



DIMENSIONS ARE APPROXIMATE

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

Welcome to the Good Morning Room. An ideal place for a leisurely breakfast or brunch.

The Den, just off the foyer is an ideal place for a library, office or restful audio/video room.



SEABURY

AC AREA	1927 SQ. FT.	AC AREA	179.2 SQ. METERS
BALCONY	600 SQ. FT.	BALCONY	55.8 SQ. METERS
TOTAL	2527 SQ. FT.	TOTAL	235.0 SQ. METERS