

Dolphin Harbour  
Condominiums



Artist's Concept

Dolphin Harbour Condominiums of Island Estates • Clearwater, Florida

Dolphin Harbour  
Condominiums



## Introducing Dolphin Harbour of Island Estates

A beautiful new addition is coming soon to the popular Island Estates community in Clearwater, Florida! Dolphin Harbour will be situated directly along a wide canal at 125 Island Way and will offer 27 new condominiums, all with expansive balconies and direct water views.

Twenty-two residences will offer from 1,850sf to 1,982sf of interior living space and a 30' wide waterfront balcony, with 3 bedrooms and 2 baths.

Two center residences on the first living level will offer 2,300sf. of interior living space and a 45' wide waterfront balcony, with 3 bedrooms and 2.5 baths.

Three gorgeous Penthouses on the sixth living level will offer from 3,084sf to 3,215sf of interior space and an incredible 50' wide waterfront balcony, with 3 bedrooms and 3.5 baths plus a media/bonus room.

Each residence at Dolphin Harbour comes complete with a host of standard amenities, fixtures and finishes. Visit our on-site design center to view our wide variety of selections for cabinetry, flooring and counter surfaces, and create your perfect waterfront retreat.

Community amenities include high-speed elevator service, and a heated pool and spa at waterside. Each residence comes with a reserved parking space under the building and an additional reserved space outside.

With panoramic water views, gentle sea breezes and spectacular sunrises, Dolphin Harbour residents are sure to enjoy the finest in coastal Florida living. Boat slips, waterfront cabanas and climate controlled storage spaces are also available for separate purchase.

[www.DolphinHarbour.com](http://www.DolphinHarbour.com)



The Island Estates community is located between the city of Clearwater on the mainland and Clearwater Beach. The neighborhood offers convenient grocery shopping, banking, restaurants and much more, and is home to the world famous Clearwater Marine Aquarium. The Island Estates community association sponsors a number of events every year to bring residents together, including social gatherings at Island Way Grill, the Spring Block Party, and festive holiday events.

A short drive along the Memorial Causeway west leads to the sugary white sands of Clearwater Beach, consistently voted one of the world's best beaches, and its incredible array of restaurants, shopping, attractions and watersports activities.

Visit our website or call Beach & Bay Realty for details!



Beach & Bay Realty LLC  
Exclusive Project Representatives  
9130 Oakhurst Road, Seminole, FL 33776

**(727) 595-0366**

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**SITE PLAN**



## Construction Features

Premier site featuring direct water frontage along a wide canal  
Spectacular, wide open water and sunrise views  
Views of Clearwater Bay from upper living levels  
27 condominiums on 6 living levels over parking  
Post-tensioned reinforced concrete construction  
Textured concrete masonry exterior walls  
Concrete pile foundation  
Metal standing seam roof  
High impact rated glass doors and windows  
Energy efficient glass throughout  
Sound attenuating tile underlayment  
High speed traction elevator  
Monitored fire alarm system  
Communication system with CAT-5 wiring  
Trash chute on each floor  
Fire and life safety systems including interior sprinklers  
Water softener loop

## Community Amenities

Premier location in the heart of the popular coastal resort community of Island Estates  
Easy drive to top attractions, restaurants and shopping, and the pure, white sands of Clearwater Beach, voted one of the world's top beaches  
Perimeter fencing  
Air conditioned lobby with coded entry system  
Casual outdoor seating  
BBQ grills  
Bicycle racks in garage  
Heated swimming pool with high efficiency pump and heated spa at waterside  
Two reserved parking spaces per residence, one under building plus an additional exterior space  
Guest parking  
Lush tropical landscaping  
15 waterfront cabanas available for separate purchase  
Climate controlled storage available for separate purchase  
10 Boat slips available for separate purchase



## Residence Features

Bright, open interior floorplans maximizing water views  
Standard plans offering 1,850 sf - 1,982 sf with  
3 bedrooms/2 baths and 30' wide waterfront balconies  
Center, 2nd level floorplans offering 2,300 sf with  
3 bedrooms/ 2.5 baths and 45' wide balconies  
Penthouse plans offering 3,084 sf - 3,215 sf with  
3 bedrooms/3.5 baths plus media room, and 50' wide  
waterfront balconies  
8' high sliding glass doors with nesting panels  
Knockdown texture on all interior walls  
Designer 2-panel interior doors  
Marble window sills  
5 1/4" baseboard throughout residence  
Ceramic tile in hallways, kitchen, dining room, great room,  
bathrooms and laundry room  
Quality, stain resistant carpeting in bedrooms  
Penthouses - additional features:  
Decorative crown molding in ceiling recesses in entry  
hallway, dining, great room and master bedroom  
Skylights

Kitchens:  
Stone counter surfaces

Stainless steel GE Cafe™ Series appliance package  
or equivalent featuring French Door refrigerator with  
bottom freezer, plus cooking appliances enabled  
with smart technology using WiFi connect  
Stainless steel undermounted kitchen sink  
Under cabinet lighting  
Moen kitchen faucet with integral sprayer

Baths:  
Stone counter surfaces  
Dual undermounted sinks in master bath  
Kohler comfort height toilets  
Private toilet area in master bath  
Oversized shower with frameless glass enclosure  
in master bath  
Moen faucets  
Energy efficient electric water heater  
High efficiency HVAC system  
Pre-wiring for cable tv in main rooms  
Pre-wiring for ceiling fans/fixtures in great room,  
bedrooms and on balcony  
Hose bib on balcony

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Floors 2-6 Northside End Unit  
3 Bedroom, 2 Bath

A/C Area	1,982 sf
Exterior Balcony Area	<u>300 sf</u>
Total Unit Area	2,282 sf

Please note: Washer/Dryer not included

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# FLOORPLAN Unit #202



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A/C Area	2,300 sf
Exterior Balcony Area	450 sf
<b>Total Unit Area</b>	<b>2,750 sf</b>

Floor 2 - Interior Unit  
3 Bedroom, 2.5 Bath

Please note: Washer/Dryer not included

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A/C Area	2,300 sf
Exterior Balcony Area	450 sf
<b>Total Unit Area</b>	<b>2,750 sf</b>

Floor 2 - Interior Unit  
3 Bedroom, 2.5 Bath

**FLOORPLAN**  
**Unit #204**



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Floors 2-6 Southside End Unit  
3 Bedroom, 2 Bath

A/C Area	1,982 sf
Exterior Balcony Area	<u>300 sf</u>
Total Unit Area	2,282 sf

Please note: Washer/Dryer not included

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**FLOORPLAN**  
**Units #302, 402, 502 & 602**  
**Units #304, 404, 504 & 604**



Floors 3-6 Interior Unit  
 3 Bedroom, 2 Bath

A/C Area	1,850 sf
Exterior Balcony Area	300 sf
<b>Total Unit Area</b>	<b>2,150 sf</b>

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Artist's Concept

Floors 3-6 Interior Unit  
3 Bedroom, 2 Bath

A/C Area	1,850 sf
Exterior Balcony Area	<u>300 sf</u>
Total Unit Area	2,150 sf

Please note: Washer/Dryer not included

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# Dolphin Harbour Condominiums



## Floor 7 Northside Penthouse Unit 3 Bedroom, 3 1/2 Bath + Media Room

A/C Area	3,215 sf
Exterior Balcony Area	<u>500 sf</u>
Total Unit Area	3,715 sf

 Indicates Skylight

## FLOORPLAN Unit #701



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**FLOORPLAN**  
Unit #702

**Floor 7 Center Penthouse Unit**  
3 Bedroom, 3 1/2 Bath  
+ Media Room

A/C Area 3,084 sf  
Exterior Balcony Area 500 sf  
Total Unit Area 3,584 sf

Indicates Skylight

Please note: Washer/Dryer not included



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# Dolphin Harbour Condominiums



## Floor 7 Southside Penthouse Unit 3 Bedroom, 3 1/2 Bath + Media Room

A/C Area 3,215 sf  
 Exterior Balcony Area 500 sf  
 Total Unit Area 3,715 sf

Indicates Skylight

## FLOORPLAN Unit #703



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FOR MORE INFORMATION, PLEASE VISIT OUR  
PROJECT WEBSITE:

[WWW.DOLPHINHARBOUR.COM](http://WWW.DOLPHINHARBOUR.COM)