



CARLTON

Vero Beach



A Bird's-eye View of Carlton



The three associations of Carlton Vero Beach:

The **Community Association**

41 Carlton property owners (36 condominiums and five villas) are members. Includes the common recreational facilities such as the clubhouse, dune crossovers and gatehouse.

The **Condominium Association**

Six four-story ocean front buildings for a total of 36 residences

The **Cabana Association**

Consists of 16 individually owned poolside cabanas

A Tour of Carlton



- 24-hour manned security with state-of-the-art electronics
- 33 cameras that record all activity within range
- Each residence is connected to the gatehouse via intercom.



As you enter the gate, you pass a gigantic octopus tree standing 30 x 80 feet.

A condominium building entryway



The rear lobby doors open to the air-conditioned parking garages.



Condominium Features:

In each building:

- Three living levels above a ground-level lobby and parking garage
- An elegant lobby with marble floors and grand furnishings



Grand Salons

- 10' ceilings in main living areas
- Two secured stairways to each residence



- Private elevator that opens into your residence for convenience and security
- Private, individual air-conditioned garages
- Gas fireplace in each residence
- Computer-generated ProxKey® system:
The electronic key allows access to the owners' respective building, elevator, individual condominium, individual garage and dune crossover. One key works all items listed above and if this key is lost or stolen, it can easily be voided and replaced.
- Newspapers delivered to elevator for your convenience
- Mail delivered to the mail room in the lobby of each condominium building

Condominium Buildings:

- Each residence is on the ocean front.
- Two residences per floor - virtually a 270-degree view
- Sunrise and sunset views from every residence
- Each penthouse has a rooftop tiled deck overlooking the Atlantic Ocean.
- Most terraces have a summer kitchen complete with a gas barbecue grill and sink.

- Four-bedroom residences:
Approximately 4,400 sq. ft. under air with additional balconies that total 1,400 sq. ft.
(Large enough to comfortably handle any social occasion)
Total residence space of approximately 5,800 sq. ft.
- Three-bedroom residences:
Approximately 3,500 sq. ft. under air with additional balconies that total 1,200 sq. ft.
Total residence space of approximately 4,700 sq. ft.





Condominium Building Features:

- High impact windows throughout
- Most residences also feature Armor Screen® hurricane protection.
- Sound-insulated masonry walls between residences
- Concrete floors between the first floor and parking garage are 17.5".
(Most condominium structures are only 4-6".)
- Concrete floors between remaining levels are 8".
(Most condominium structures are 4".)
- The flat roofs are a three-ply modified bitumen.
(Most others have only one or two ply.)
- Mansard roofs yield a two-ply modified membrane with 9" Bermuda-style tile installed utilizing two stainless steel screws and polyfoam adhesive on each tile and grouted at the hip and ridge.
- The roofs were replaced and upgraded in 2005 and have a 25-year warranty.
- Most residences feature the FloLogic® System, a highly reliable water leak prevention system.



Guest Suites:

- Three guest suites for family and friends are available for a nominal fee.
- The Antigua and Barbuda suites have a living room, one bedroom, one bathroom and a kitchenette.
- The Carlton Suite is complete with a living/dining room, two bedrooms, two bathrooms, a full kitchen and a washer and dryer.



The 7,000 Square Foot Clubhouse Features:

- A grand reception area and a club room designed to accommodate parties for owners
- A fully equipped catering kitchen
- An outstanding fitness center with 15 different controlled aerobic and professional weight training equipment stations
- Men's and women's locker rooms are complete with a large sauna in each.
- 42,500-gallon pool, heated year-round
40 solar panels supplement the two gas heaters.
- 980-gallon spa, heated to 100 degrees year-round
- Har-Tru® tennis court
- Artificial grass putting green
- Even basketballs and a portable hoop



Additional Facts:

- 3 dune crossovers, one of which is wheelchair accessible
- Over 1,200 feet of beach with private access
- The property is monitored for fire and is sprinkled throughout.
- All roadways are made with brick pavers.
- Gas lanterns throughout the community

- Socials during season
(A great way to keep in touch with your neighbors)
- Children and grandchildren welcome!
- Pets are welcome in your residence.

- All prospective purchasers are personally interviewed.
- Full reserve funding is established for deferred maintenance.

Location:

- Carlton Vero Beach is on the barrier island next to John's Island.
- 10 minutes from town
- Near all the off-island golf clubs
- EMS service is minutes away.

Typical Villa



Dune crossover

The Cabanas:

- 16 poolside air-conditioned cabanas (420 sq. ft. Each)
- Features a living room with a wet bar and full bathroom
- Ideal for an art studio, office, or a poolside retreat





Our staff is always ready to meet your needs.

- A full-time manager
- An assistant manager/concierge
- Two full-time maintenance workers who tend to the needs of the common property and who are also available to do after-hours work for owners
- A full-time cleaning person who cares for the common areas including the lobbies and clubhouse



We offer unique personalized service or a helping hand upon request:

- Weekly car cleaning
- Open and close residences
- Care of vehicles
- Peace-of-mind while here or away

