



 **Regent Lane**
Townhomes • Downtown St. Petersburg

St. Petersburg's newest luxury townhome community
located a few steps from Beach Drive and the center
of vibrant downtown St. Petersburg.

www.RegentLane.com



BEACH DRIVE

REGENT LANE
PROPERTY



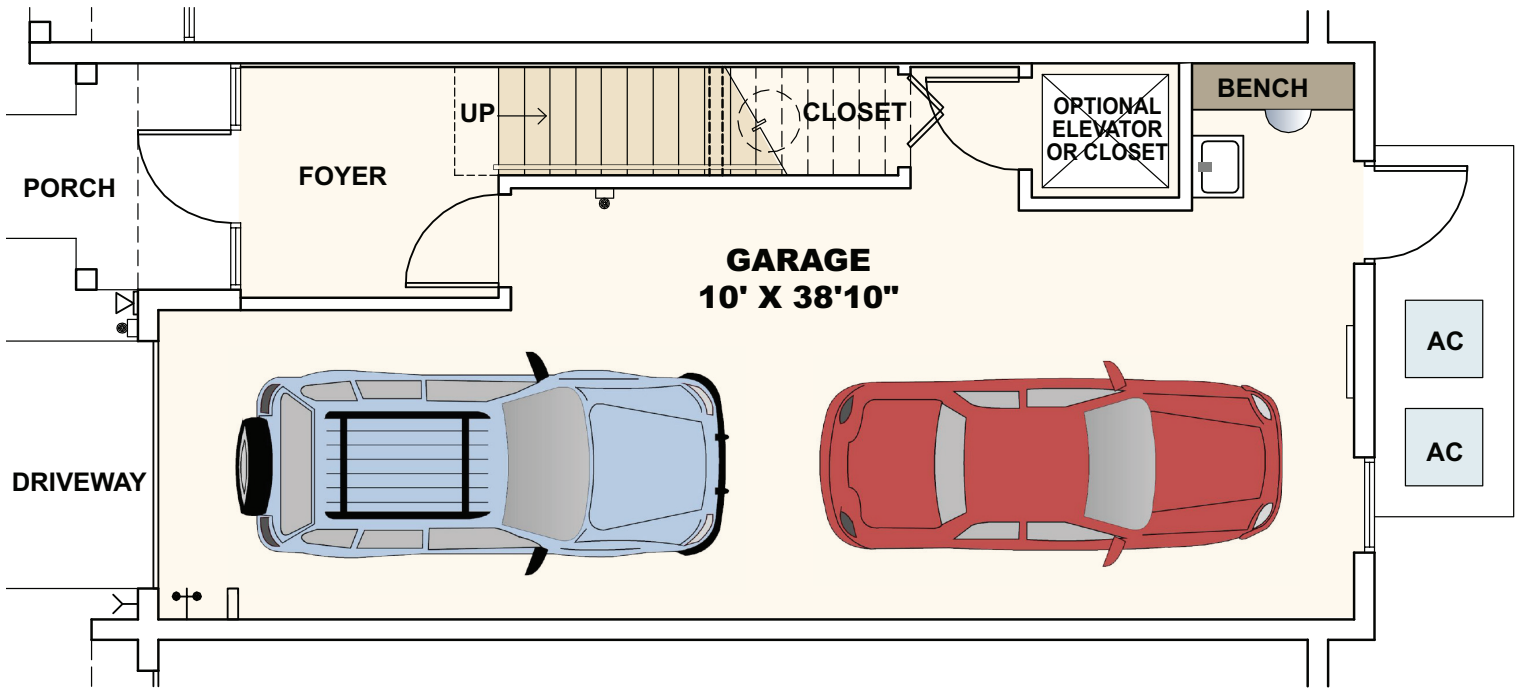
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Welcome to Regent Lane Townhomes

NJR Property Investments, LLC announces the development of St. Petersburg's newest luxury townhome community, **Regent Lane**, located in the heart of St. Petersburg's thriving downtown area at 145 4th Ave. North, just a block and a half from Beach Drive.

The development and sale of these luxurious townhomes has begun and reservations are now being accepted. New owners can enjoy their new home as early as Summer 2017.

Regent Lane puts the dream of hassle-free townhome ownership within your reach.



FIRST FLOOR PLAN

Starting on the ground floor level, you could enter your townhome one of two ways:

1. Through the front door into an entrance foyer, or
2. Press your electric garage door opener and drive into your spacious double car garage.

There is an elevator access landing conveniently located in the garage should you choose not to use the stairs. This spacious two-car garage also has a built-in workbench, a wet sink, and extra storage space under the stairs.

More specifics about the First Level:

Overall First Level Dimensions	18' 0" x 38' 0"
Garage Area	10' 0" x 38' 10"
Foyer Area	6' 4" x 8' 6"

- 12" x 24" ceramic tile flooring in the foyer
- Elegant hanging light in the foyer
- A built-in workbench 5' 6" long x 18" wide
- Deep basin wet sink
- Generous storage space under the stairs
- 9' wide x 7' high garage door
- Personal elevator for easy access to all levels (except rooftop deck)



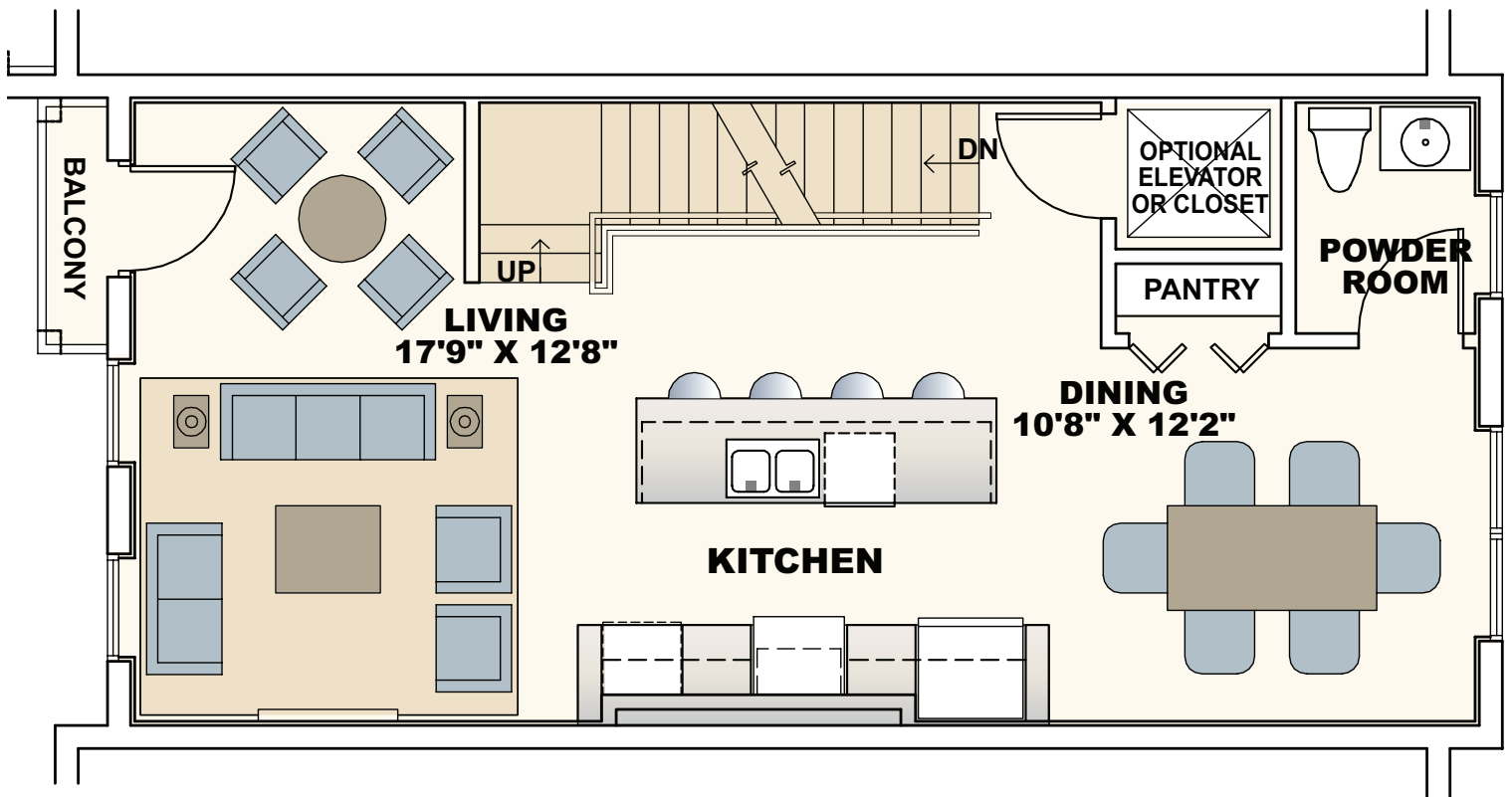
Private Gate
to the Property



Regent Lane



Two-Car Garage



SECOND FLOOR PLAN

From the ground floor you can either ride your private elevator or take a short flight of stairs to the second level. The second level is an artfully designed living, kitchen and dining Great Room combination. Everything flows elegantly from area to area across beautiful handscraped hardwood floors. It's the perfect design for every occasion, from entertaining your friends to a quiet relaxing evening at home.

More specifics about the Second Level:

Overall Second Level Dimensions	18' 0" x 38' 0"
Living Room Area	17' 9" x 12' 8"
Kitchen Area	14' 0" x 13' 2"
Dining Room Area	10' 8" x 12' 2"
Powder Room	6' 11" x 5' 0"

- Rich, wide plank handscraped engineered hardwood flooring throughout
- 9' ceilings and elegant crown molding
- 8' door with glass panels leading to a private balcony off the living area
- A fabulous 10' x 3' granite topped island is the center point of the room



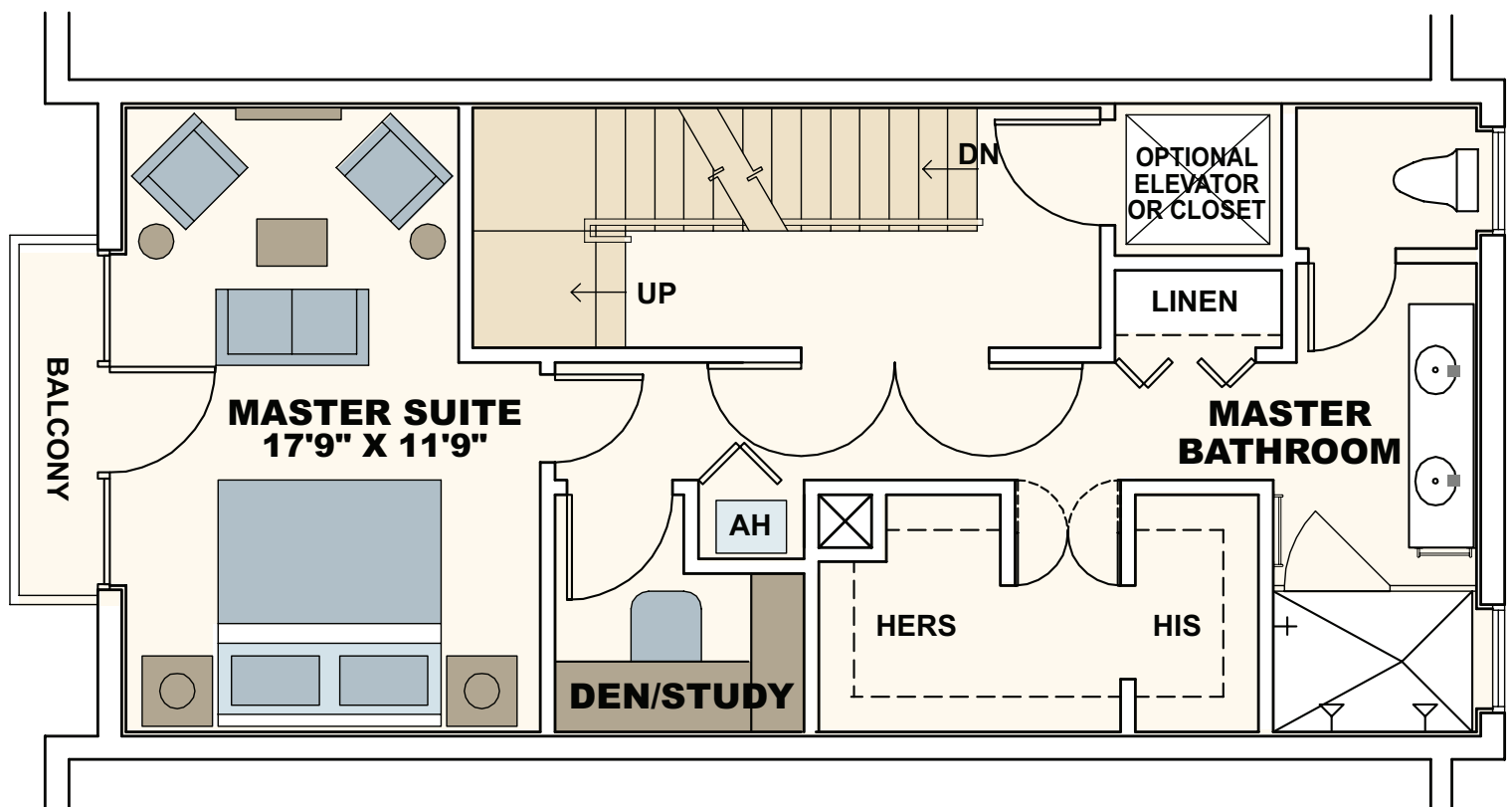
Dining Room Area



Gourmet Kitchen
with Center Island



Living Room Area



THIRD FLOOR PLAN

The entire third floor is the Master Suite. Complete with a sitting area in the master bedroom, a separate study, large walk-in closets, and a tastefully designed master bathroom, this Master Suite is the epitome of elegance and comfort. There is plush carpet under your feet in every area of the Master Suite except the master bath where you step onto pristine ceramic tile. No detail has been overlooked in making this Master Suite one of a kind. It even has its own private balcony overlooking the lane.

More specifics about the Third Level:

Overall Third Level Dimensions	18' 0" x 38' 0"
Master Bedroom	17' 9" x 11' 9"
Study	7' 0" x 7' 6"
Closets	7' 0" x 12' 10"
Master Bath	6' 1" x 13' 6"
Linen Closet	2' 6" x 5' 0"

- Oversized master bedroom with a sitting area
- Separate study for work or play
- Expansive walk-in closets with stained wood accessories
- Plush 1st quality carpet throughout
- 9' ceilings and elegant crown molding
- Personal elevator for easy access to all levels (except rooftop deck)



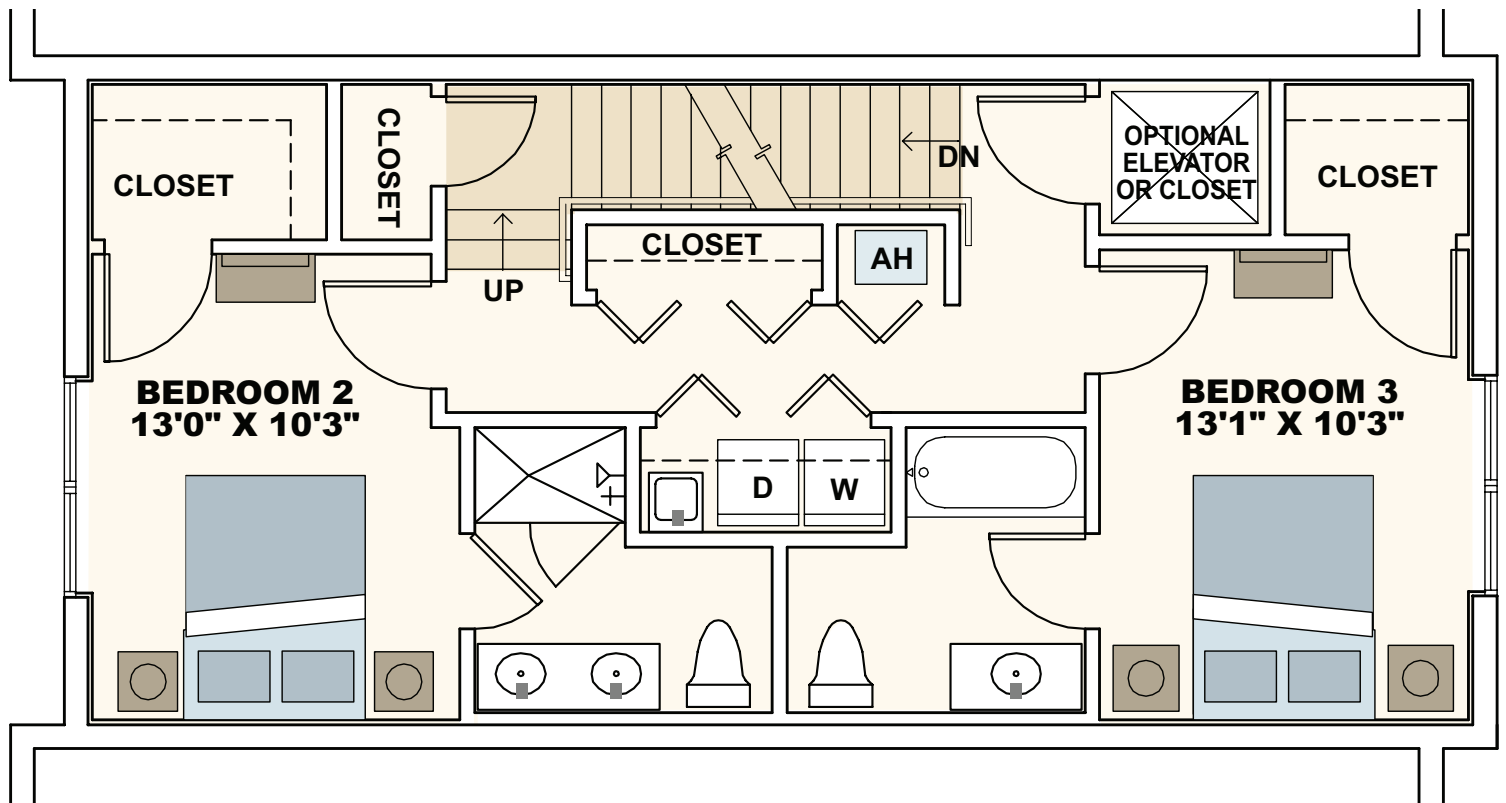
Master Bedroom
with private balcony



Seating area in the
master bedroom



Designer inspired
master bathroom



FOURTH FLOOR PLAN

The Fourth Level offers two spacious bedrooms, each with its own adjoining full bath. The bedrooms are located at opposite ends of this level. A laundry room is discreetly located off the hallway between the two bedrooms. This configuration offers complete privacy to those individuals staying in each of the bedrooms.

More specifics about the Fourth Level:

Overall Fourth Level Dimensions 18' 0" x 38' 0"

Bedroom #2 13' 0" x 10' 3"

Bedroom #2 has a walk-in shower and double sink vanity

Bedroom #3 13' 1" x 10' 3"

Bedroom #3 has a full size bath tub and a single sink vanity

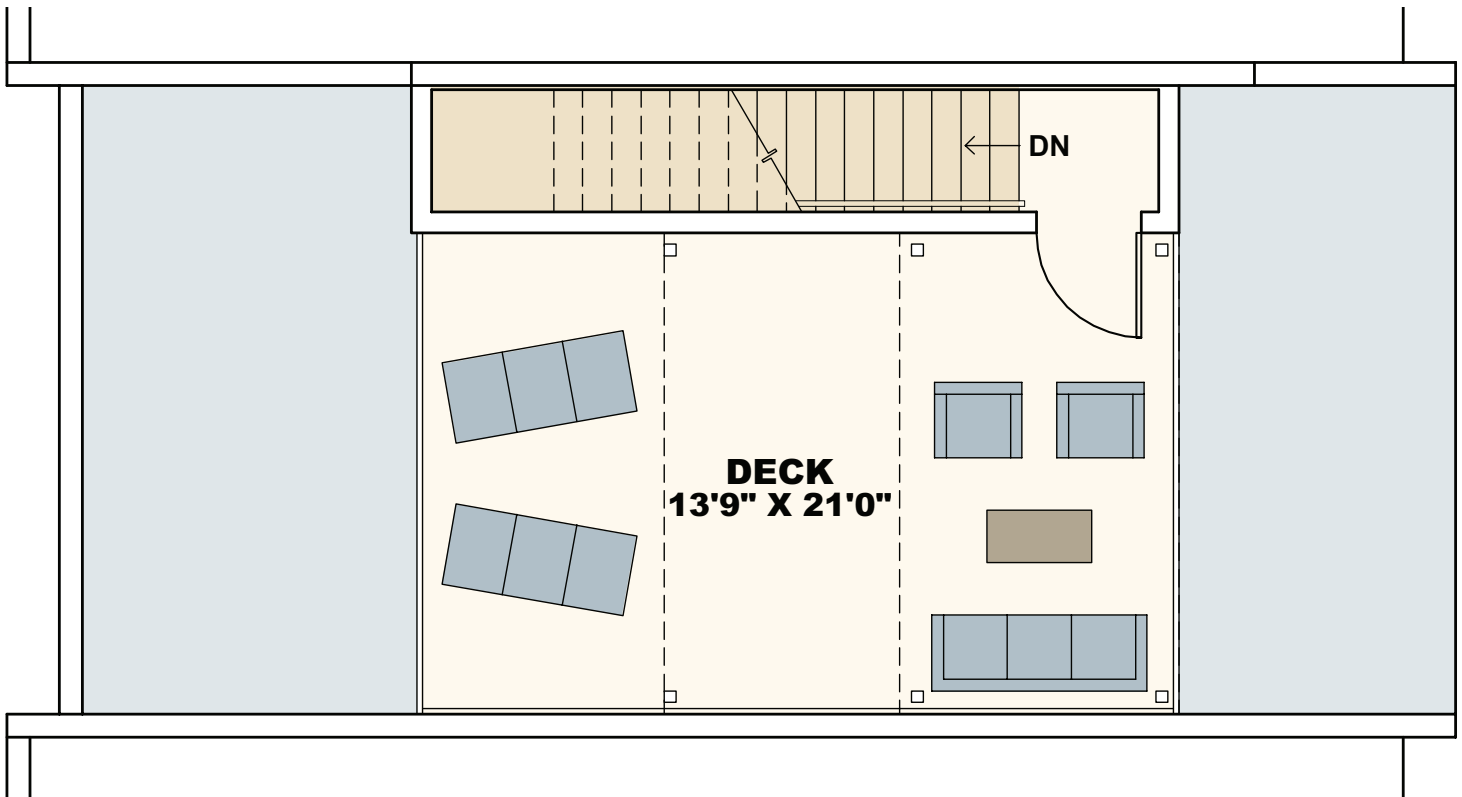
- The en suite bathrooms and bedrooms have solid core 8' doors
- Designer trim packages in the bathrooms
- GE Energy Star 4.5 cu ft design front load washer and 8.1 cu ft designer front load dryer with steam
- 15 gallon floor mount laundry tub in laundry area
- 9' ceilings and elegant crown molding
- Plush 1st quality carpet throughout except the bathrooms
- Personal elevator for easy access to all levels (except the rooftop deck)



The bedrooms on the Fourth Level are the mirror image of each other.



Each offers plenty of space, comfort and privacy.



FIFTH FLOOR PLAN

The Fifth Level Rooftop Terrace offers you your own private getaway with a covered area, an open trellis covered area, and an uncovered deck area perfect for sunbathing. Whether you sit and enjoy your morning coffee as you watch the sun rise over the St. Pete Pier or sip a cool beverage as you watch the sun set in the western horizon, the Rooftop Terrace will be your own private oasis.

More specifics about the Rooftop Terrace

Rooftop Terrace Total Area	13' 2" x 22' 0"
Covered Area	13' 2" x 7' 0"
Open Trellis Area	13' 2" x 7' 0"
Uncovered Deck Area	13' 2" x 8' 0"

- Trex composite decking material used for the deck floor
- Whitewash wood look for columns and trellis
- Black powder-coated aluminum railings



Private rooftop terrace.

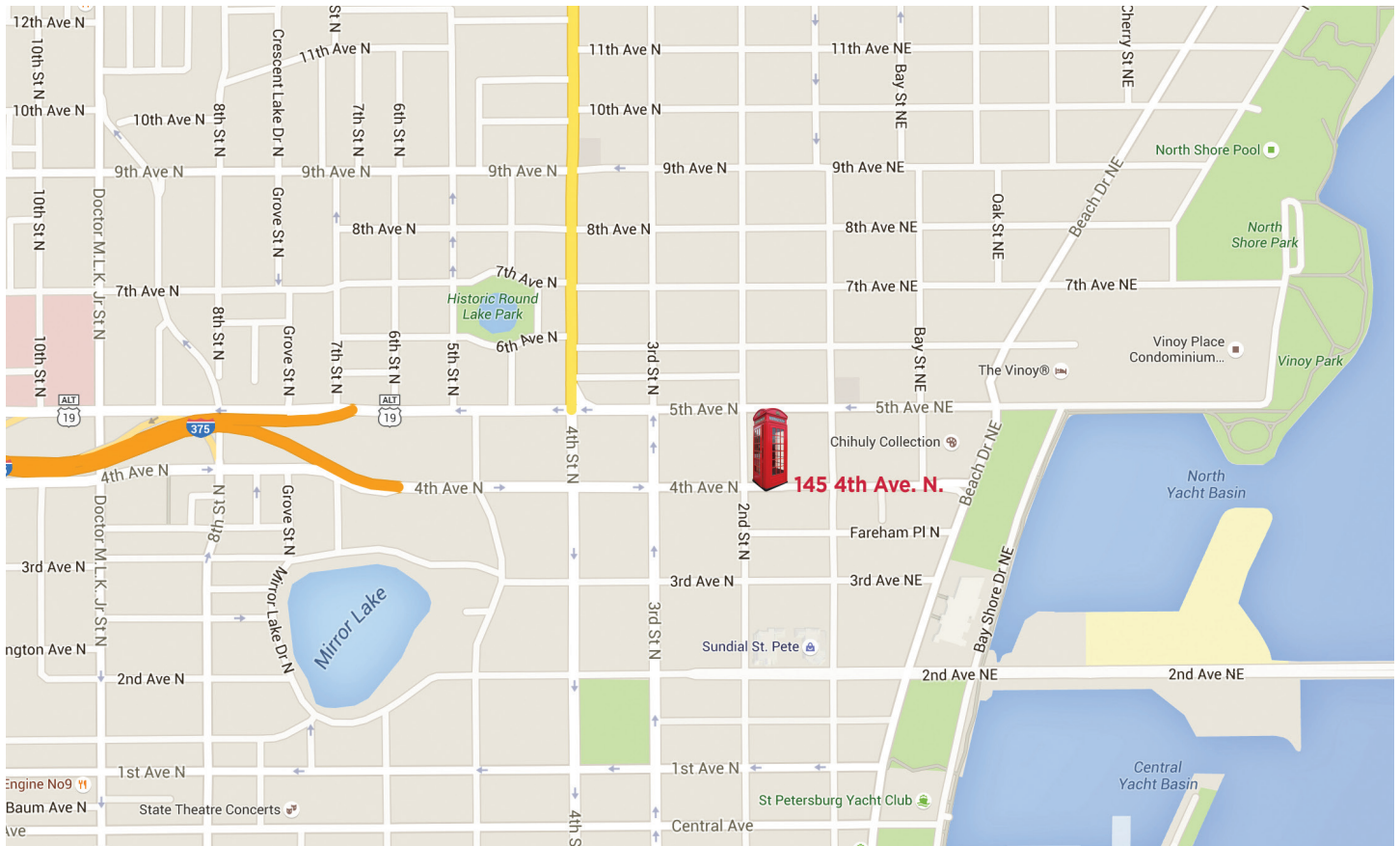


Covered and uncovered areas



REGENT LANE





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