



700 LAKE
ROCKY RIVER

ELEGANT LAKEFRONT LIVING

CONDO

LAKEFRONT
LIVING

LUXURIOUS ARCHITECTURE
ELEGANT DESIGN
SOPHISTICATED CRAFTING



ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR RESIDENCE WITHIN THE DEVELOPMENT. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER

CONDO

BUILDING DESIGN

25 CONDO RESIDENCES

2,200 – 3,600 SQ FT INTERIOR SPACE

CONCRETE STRUCTURE

3 BEDROOMS

2.5 - 3.5 BATHROOMS

PRIVATE OUTDOOR SPACE

LAKE VIEWS

700 LAKE'S ARCHITECTURE IS DRIVEN BY THE HISTORY OF

ROCKY RIVER AND THE SCENIC SHORES OF LAKE ERIE

700 LAKE EMBODIES CLASSIC DESIGN, A HEALTH -FOCUSED

ENVIRONMENT AND A GRAND LAKESIDE LIFESTYLE



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THREE - SEASON LAKEFRONT INFINITY POOL



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NORTH ELEVATION



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SOUTH ELEVATION



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EAST ELEVATION



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EAST BALCONY



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WEST ELEVATION



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PREMIER AMENITIES

LAKEFRONT VIEWS

THREE - SEASON LAKEFRONT INFINITY POOL

GATHERING PATIO WITH FIRE PIT

LANDSCAPED COURT YARD

VIRTUAL CONCIERGE SERVICES

SPACIOUS LOBBY AREA WITH SOPHISTICATED FEATURES

PARCEL DROP OFF AREA

UNDERGROUND PARKING WITH STORAGE LOCKERS

PRE-WIRED CHARGING STATIONS FOR ELECTRIC CARS

LOBBY CORRIDOR



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***FOUNDERS ARE QUALIFIED FOR
PRE-CONSTRUCTION PRICING AND
PALETTE CUSTOMIZATIONS OPTIONS
FOR A LIMITED TIME ONLY

CONDO

RESIDENCE FEATURES

10-FOOT CEILINGS

HIGH-END INTERIOR FINISHES

OVER- SIZED WINDOWS

5-1/2" WIDE ITALIAN NATURAL OAK FLOORING

7-FOOT ITALIAN SOLID CORE DOORS

LARGE FORMAT ITALIAN TILE

LUXURY PLUMBING FIXTURES

LUXURY HIGH-END APPLIANCES

ITALIAN KITCHEN CABINETRY AND WALK -IN CLOSETS

AUTOMATED TEMPERATURE CONTROL

SMART HOME TECHNOLOGY

CLASSIC COLOR PALETTE WITH RICH FINISHES

RESIDENCE A

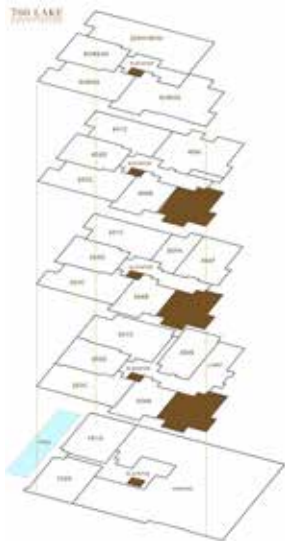
205A / 305A / 405A

3BR/2.5BA

INTERIOR SF | 2412

EXTERIOR SF | 240

TOTAL SF | 2652





RESIDENCE A



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RESIDENCE B

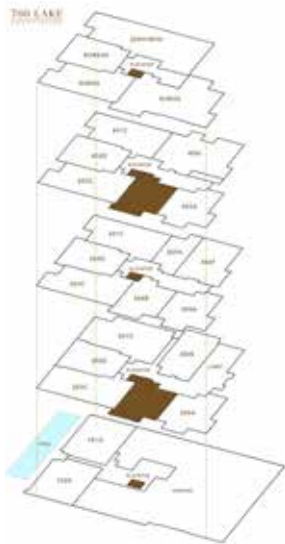
204B/ 404B

3BR/3BA

INTERIOR SF | 2175

EXTERIOR SF | 303

TOTAL SF | 2478



RESIDENCE B

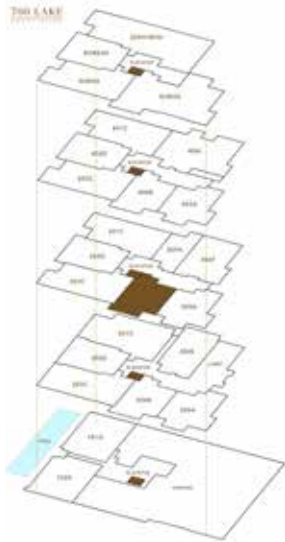
304B / ADA COMPLIANT

3BR/3BA

INTERIOR SF | 2175

EXTERIOR SF | 303

TOTAL SF | 2478



RESIDENCE B



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RESIDENCE B



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RESIDENCE C

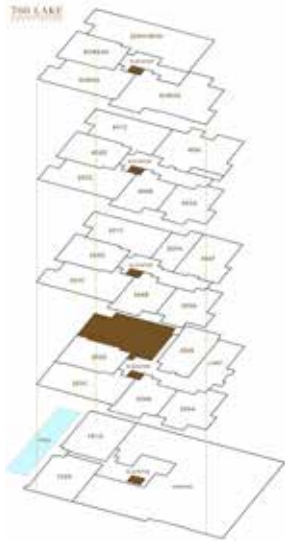
201C

3BR/2.5BA

INTERIOR SF | 2813

EXTERIOR SF | 762

TOTAL SF | 3575



RESIDENCE C

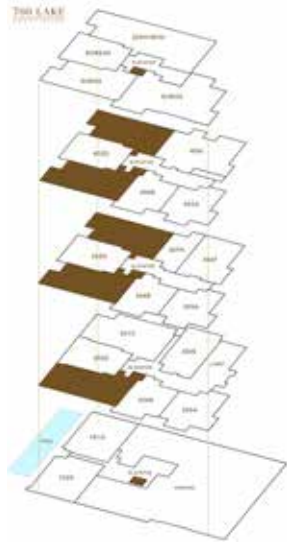
203C/ 301C/ 303C/ 401C/ 403C/ 503C

3BR/2.5BA

INTERIOR SF | 2911

EXTERIOR SF | 407

TOTAL SF | 3318



RESIDENCE C



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RESIDENCE D

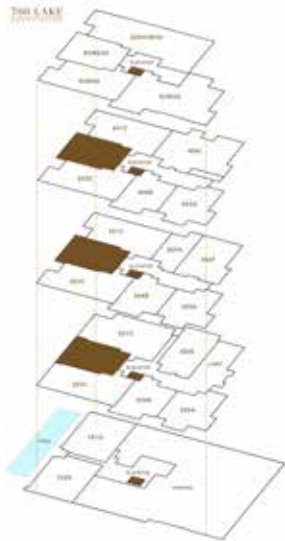
202D/ 302D/ 402D/ 502D

3BR/3BA

INTERIOR SF | 2159

EXTERIOR SF | 350

TOTAL SF | 2509



RESIDENCE E

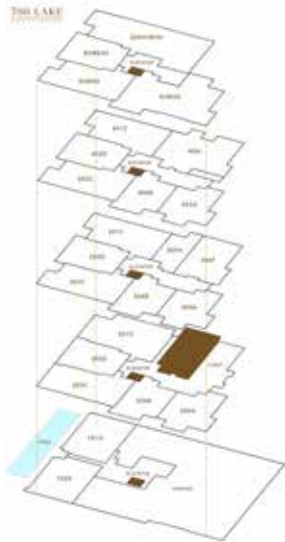
206E

3BR/3BA

INTERIOR SF | 2333

EXTERIOR SF | 363

TOTAL SF | 2696



RESIDENCE F

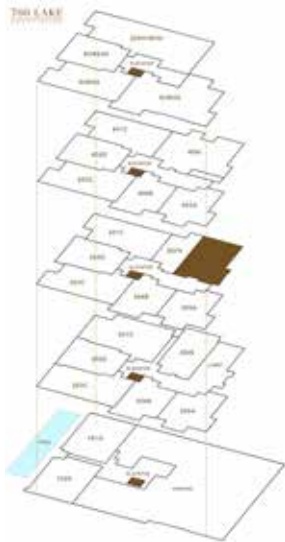
306F

3BR/2.5BA

INTERIOR SF | 2725

EXTERIOR SF | 124

TOTAL SF | 2849



RESIDENCE GW

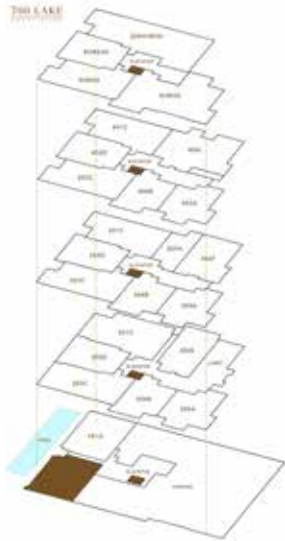
101G

3BR/2.5BA

INTERIOR SF | 2404

EXTERIOR SF | 834

TOTAL SF | 3238



RESIDENCE GE

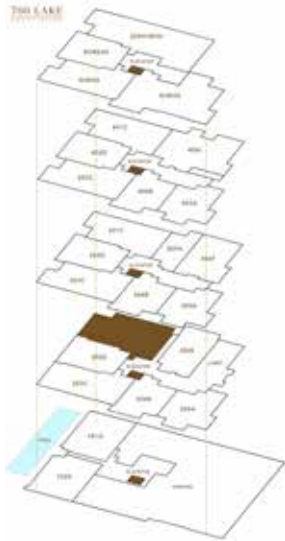
102G

3BR/2.5BA

INTERIOR SF | 2322

EXTERIOR SF | 558

TOTAL SF | 2880



RESIDENCE H

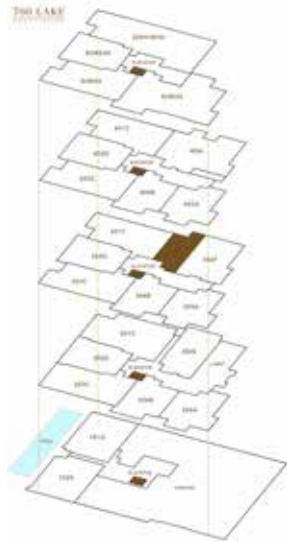
307H

2BR/2BA

INTERIOR SF | 1514

EXTERIOR SF | 132

TOTAL SF | 1646



RESIDENCE I

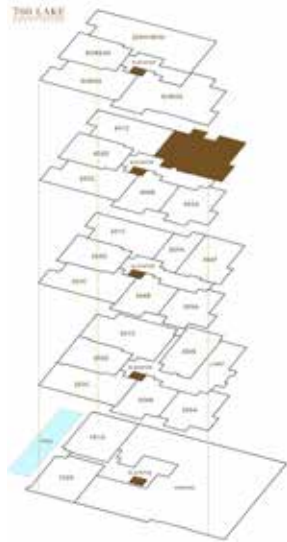
406I

3BR/2.5BA

INTERIOR SF | 2319

EXTERIOR SF | 2144

TOTAL SF | 4463



PENTHOUSE NOTOS

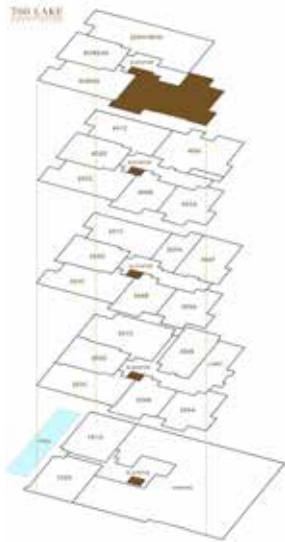
504B

3BR/3BA

INTERIOR SF | 2217

EXTERIOR SF | 3155

TOTAL SF | 5372



PENTHOUSE ZEPHYROS

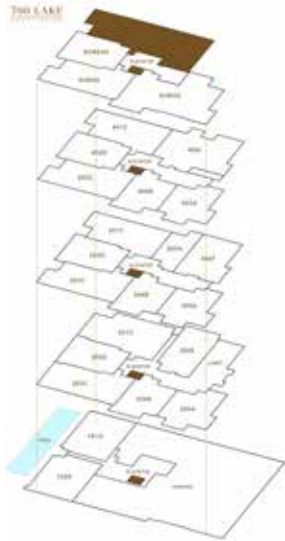
PH1

3BR/3.5BA

INTERIOR SF | 3573

EXTERIOR SF | 2038

TOTAL SF | 5611



PENTHOUSE BOREAS

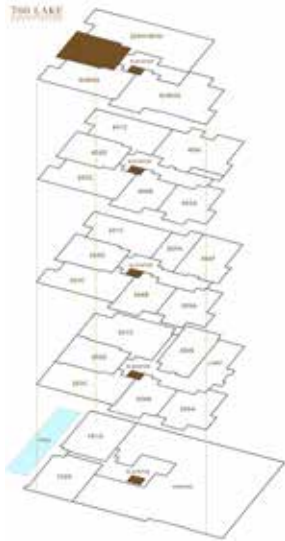
502D

3BR/3BA

INTERIOR SF | 2159

EXTERIOR SF | 350

TOTAL SF | 2509



PENTHOUSE EUROS

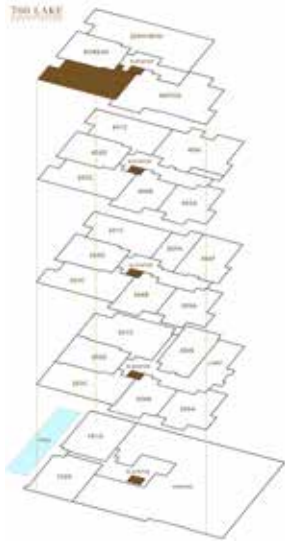
503C

3BR/2.5BA

INTERIOR SF | 2911

EXTERIOR SF | 407

TOTAL SF | 3318



STATE OF THE ART TECHNOLOGY

CUTTING-EDGE SMART HOME FEATURES CREATE A SEAMLESS
BLEND OF CONVENIENCE, INTELLIGENCE AND ELEGANCE.

FEATURES

SMART HOME TECHNOLOGY WIRING

TEMPERATURE CONTROL

LIVING AREA AND MASTER SUITE SURROUND SOUND SYSTEM

SECURITY SYSTEM FOR EACH RESIDENCE

KEY-LESS SOLID ENTRY DOORS

LUXURY APPLIANCES

KITCHENS EQUIPPED WITH TOP OF THE LINE APPLIANCES



BOSCH BUILT-IN DISHWASHER



BOSCH SINGLE ELECTRIC WALL OVEN



BOSCH COFFEE SYSTEM



WOLF DUAL FUEL RANGE



WINE COOLER



SUB-ZERO BOTTOM FREEZER REFRIGERATOR



THE ULTIMATE KITCHEN DESIGN FOUND IN THE MOST LUXURIOUS RESIDENCES IN THE WORLD, SUCH AS 432 PARK AVENUE IN NEW YORK CITY.

FOUNDED ON TWO PARADIGMS: SINGULARIZATION OF THE INDIVIDUAL AND FUNCTIONALISM.

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RENOWNED ITALIAN KITCHEN MANUFACTURER
ARAN CUCINE BRINGS THEIR TRADITION FOR
QUALITY CRAFTSMANSHIP AND DESIGN TO THE
WARDROBES AT 700 LAKE WITH THEIR "NIGHT COLLECTION".

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ITALIAN DESIGNED FIANDRE TILE HAS A PRESENCE IN HIGH-END BUILDINGS AND LIVING ENVIRONMENTS IN OVER ONE HUNDRED COUNTRIES.

FIANDRE IS A LEADER IN OVERSIZED PORCELAIN TILE AND IS A STANDARD IN THE BATHROOMS OF 700 LAKE CONDOS. THE TILES QUALITY IS REFLECTED BY ITS TECHNICAL RESISTANCE PROFILE:



GARBELOTTO
PAVIMENTI IN LEGNO

WOODEN FLOORS SINCE 1950

"THE LOVE FOR WOODEN FLOORS AND THE CONTINUOUS TECHNOLOGICAL RESEARCH HAVE ALLOWED US TO ACHIEVE THE EXCELLENCE IN THE PRODUCTION OF 100% CERTIFIED MADE IN ITALY PRODUCTS."

-GARBELOTTO FAMILY

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DISCOVER A NEW PARADIGM OF AESTHETICS.
SOLID CORE DOORS WITH FREEDOM AND DESIGN
VERSATILITY INSPIRED BY A WOOD-CENTRIC
EXPERIENCE FROM INTERNATIONAL VISION
AND ITALIAN DESIGN.

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ROCKY RIVER

LOVING THE NEIGHBORHOOD

LAKEFRONT LIVING

PRESTIGIOUS NEIGHBORHOOD

HIGHLY-RANKED SCHOOLS

PROXIMITY TO SHOPPING AND FINE DINING

MINUTES TO FREEWAY ACCESS

15 MINUTES TO THE CLEVELAND INTERNATIONAL AIRPORT

20 MINUTES TO MUSEUMS AND THE CLEVELAND ORCHESTRA

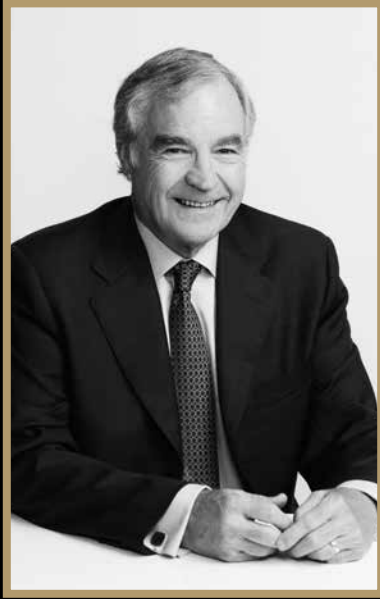
10 MINUTES TO METROPARKS ROCKY RIVER RESERVATION

15 MINUTES TO DOWNTOWN

5 MINUTES TO ROCKY RIVER LIBRARY

7 MINUTES TO CLEVELAND YACHTING CLUB

TEAMED UP FOR EXCELLENCE



JOHN CARNEY
DEVELOPER



ALEXANDRA YONKOV
DEVELOPER



ANDREW BRICKMAN
DEVELOPER



JOHN M CARNEY
DEVELOPER



MICHAEL CARNEY
DEVELOPER



KIM CRANE GROUP

HAVING BEGUN HER REAL ESTATE CAREER IN 2003, KIM CRANE HAS BUILT A STRONG, DYNAMIC BUSINESS AND IS AT THE HELM OF THE WESTSIDE OF CLEVELAND'S #1 REAL ESTATE TEAM, IN SALES VOLUME, SINCE 2013.

COMMUNICATION, COMMUNITY KNOWLEDGE, NEGOTIATION SKILLS, MARKETING & TECHNOLOGY SET KIM APART FROM OTHER AGENTS AND TEAMS.

SHE PROVIDES HER CLIENTS WITH UNPARALLELED SERVICE AND A CLEAR ADVANTAGE WHEN BUYING OR SELLING A HOME.



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PARTNERS

3lite

| E | N | V |

The logo features a stylized 'K' inside a square frame at the top. Below it, the text 'KIM CRANE' is written in a large, serif font, and 'REAL ESTATE GROUP' is written in a smaller, sans-serif font underneath.

The logo consists of the letters 'BGL' in a white, serif font inside a dark green square. To the right of the square, the text 'BROWN GIBBONS LANG & COMPANY' is written in a black, serif font.

The logo features the words 'SAPPHIRE' and 'PEAR' in a blue, sans-serif font, separated by a green pear icon. The entire text is enclosed in a thin green rectangular border. Below the border, the text 'A BARRIE SPANG DESIGN CO.' is written in a small, pink, sans-serif font.

The logo features the word 'Infinity' in a red, sans-serif font, with a grey swoosh underneath it. Below 'Infinity', the word 'CONSTRUCTION' is written in a smaller, black, sans-serif font.

The logo features the word 'ERIEBANK' in a bold, red, sans-serif font. Below it, the text 'A division of CNB Bank' is written in a smaller, black, sans-serif font.

The logo features a blue silhouette of a person leading a horse, positioned above a stylized orange and blue wave. Below the wave, the text 'HEARTLAND BANK' is written in a blue, serif font.

The logo features a stylized blue 'C' and 'F' intertwined, positioned above the text 'CFBANK' in a blue, sans-serif font.

The logo features the text 'Resourcetitle' in a small, grey, sans-serif font, followed by 'NATIONAL' in a large, red, sans-serif font. Below 'NATIONAL', the text 'agency, inc.' is written in a smaller, black, sans-serif font. A small globe icon is positioned to the right of 'NATIONAL'.



700 LAKE

ROCKY RIVER

LOCATION

22700 LAKE ROAD
ROCKY RIVER, OH 44116

216.721.0027

700LAKE.COM

SALES GALLERY

19041 OLD DETROIT ROAD
ROCKY RIVER, OH 44117

brickhaus

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