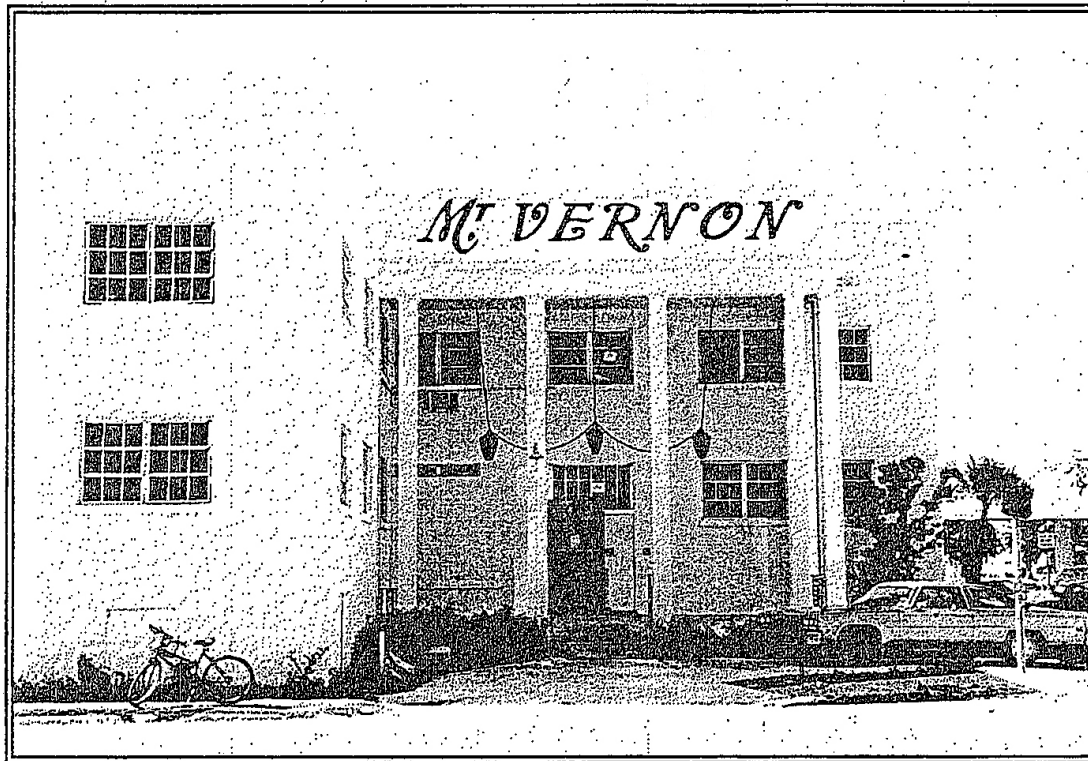


MTD

Sophisticated boutique vacation residences.

# Mount Vernon History



*Mount Vernon was named after the famous Mount Vernon in Fairfax County, Virginia, which was the plantation home of George Washington, first President of the United States. The Washington family had owned land in the area since the time of Washington's great-grandfather in 1674, and in 1739 embarked on an expansion of the estate that continued under George Washington. He came into possession of the estate in 1754, but did not become its sole owner until 1761.*

*Mt. Vernon was originally built after World War II as a 32-unit hotel. According to the plans presented to the Miami Beach Historic Preservation Board (HPB), Mt. Vernon was the first of 3 hotels built by Louis Levy in December 1947. It is a fine example of the Neoclassical Revival style. The hotel was designed by Joseph J. DeBrita and A. Kononoff in 1946.*

*The building classically-inspired front portico displayed full height columns and suspended lantern pendants. In Miami Beach, the buildings in the Neoclassical Revival style were typically inspired from the second phase of the architectural movement that included Art Deco and Streamline Moderne.*

*Mount Vernon is within the North Beach Resort Historic District. A Miami Beach postcard from 1950 advertises Mt. Vernon as "located in the most exclusive North Beach Section".*

# MC VERNON

MIAMI BEACH

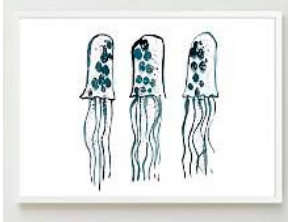


# SERENITY

Leisure • Paradise







# BLUE • LEVEL ONE

*Luxury living within your reach*



With Blue as its predominant color, the ambiance of these units mirrors the serenity of the **OCEAN**

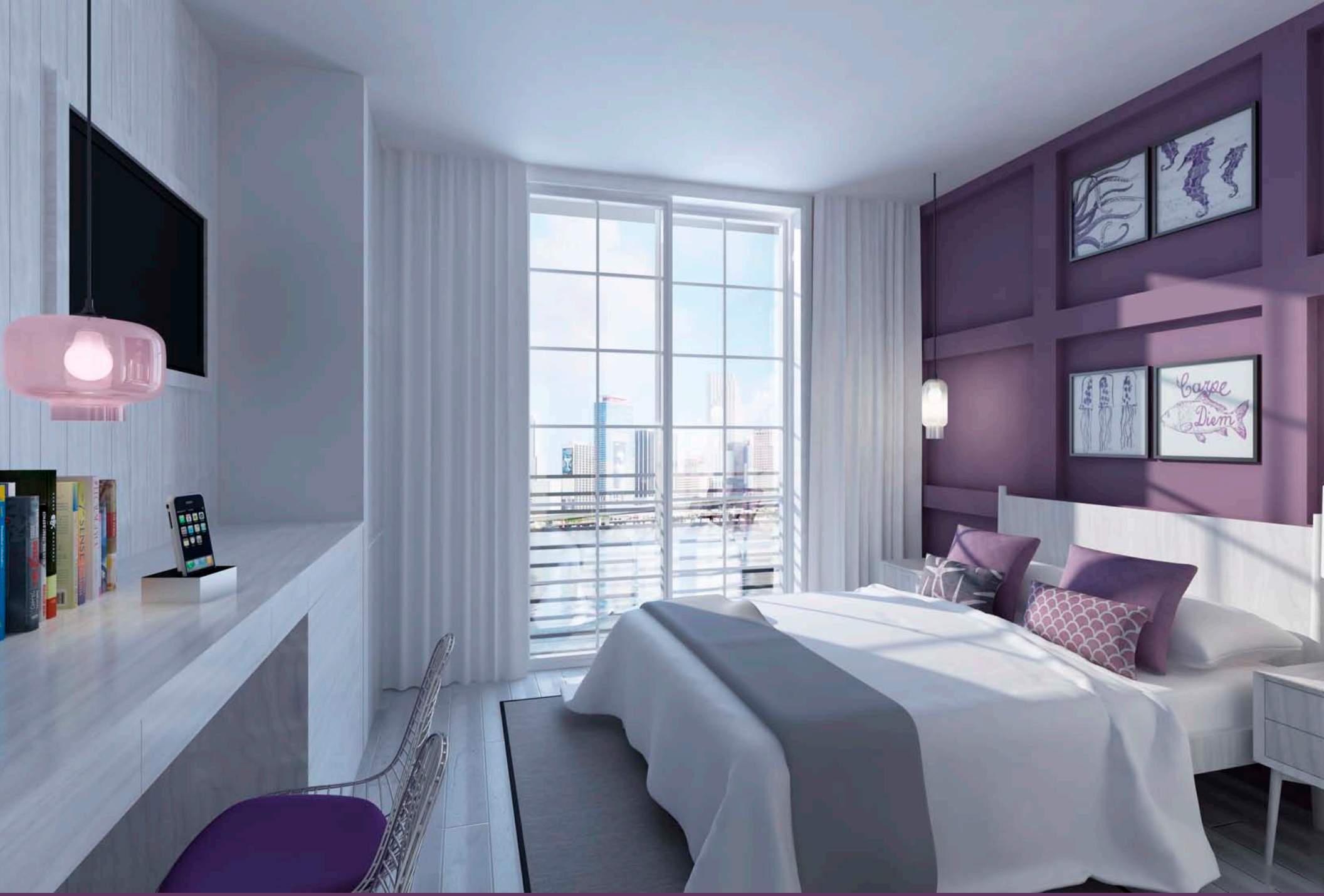
Collins Avenue



# ELEGANCE

Exclusive • Chic







# VIOLET • LEVEL TWO

*A sophisticated hideaway*

## INSPIRATION

with a sense of

## LUXURY

and wealth



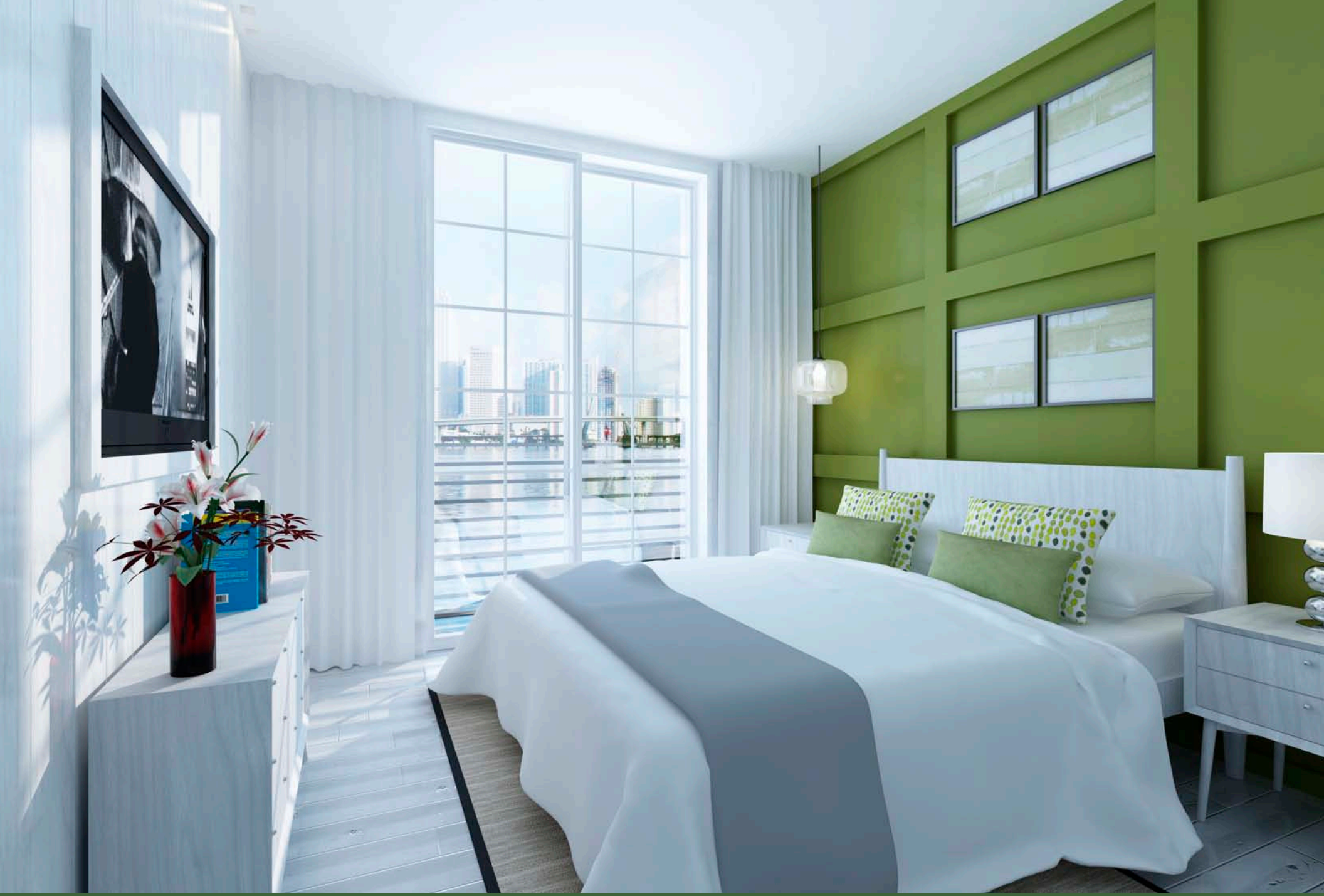
Collins Avenue



# LIFESTYLE

Intimate • Wellness





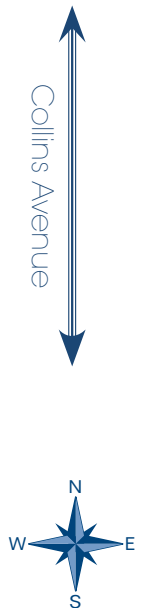


# GREEN • LEVEL THREE

*A curated hospitality experience*



Inspired by its tranquil nature, the third level features a **YOGA** garden. Overlooking Collins Avenue, the **GYM** area offers state-of-the-art equipment.



# INSPIRING

Relaxed • Tropical

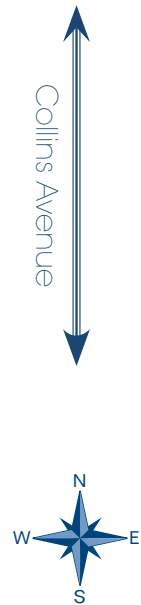


# ROOFTOP LOUNGE • LEVEL FOUR

*Surround yourself... the ocean, the culture, the city*



A true  
**TROPICAL** oasis.  
This sunbathing sanctuary  
features a beautiful infinity edge  
**POOL** and  
**LOUNGE** area.



An aerial photograph of a coastal city, likely Miami Beach, showing a dense residential area, a golf course, and a beach. A red dot is placed on the beach area, indicating a specific location.

# STEPS AWAY FROM THE BEACH

**PARK** with beach access and public parking



A unique luxury location on Millionaire's Row

6084 Collins Avenue • Miami Beach • Florida 33141 • USA

Located on the corner of W 63<sup>rd</sup> Street and Collins Avenue, across the street from the beach.





# Redefining Beach Living

Mt. Vernon will be a place where energy is tranquil and quality of life enhanced. This Gorgeous mixed-use exclusive hideaway will offer the ultimate boutique experience with a modern décor while staying true to its historic exterior architecture. A highlight of this new building with a historic facade will be a third floor recessed towards the north east corner of the building with a yoga garden, a gym and a lounge area. The rooftop floor will feature a green pool deck and solarium, a cabana deck, and an infinity edge pool. Mount Vernon will offer a total of 17 one bedrooms and 7 studios for a total of 24 residences. A select few of the studios and 1-bedroom residences will have connecting doors, creating a great purchasing option for extended families. Two of the residences on the third floor will feature an exclusive large private terrace.



# Features and Amenities

## Building

- Elegant entrance
- Reception and lobby area with business center and mail room
- A roof top lounge in a tropical setting featuring:
  - Swimming Pool
  - Outdoor seating areas with cabanas & chaise lounges
  - Zen Yoga Garden
  - Fitness center overlooking Collins Avenue
  - Lounge area
  - Gentlemen's and ladies dressing/restrooms
- Wi-Fi technology for wireless internet access throughout
- Floor to ceiling hurricane impact windows
- Juliet balconies in most units
- Security cameras
- Individual storage with A/C for each unit

## Units

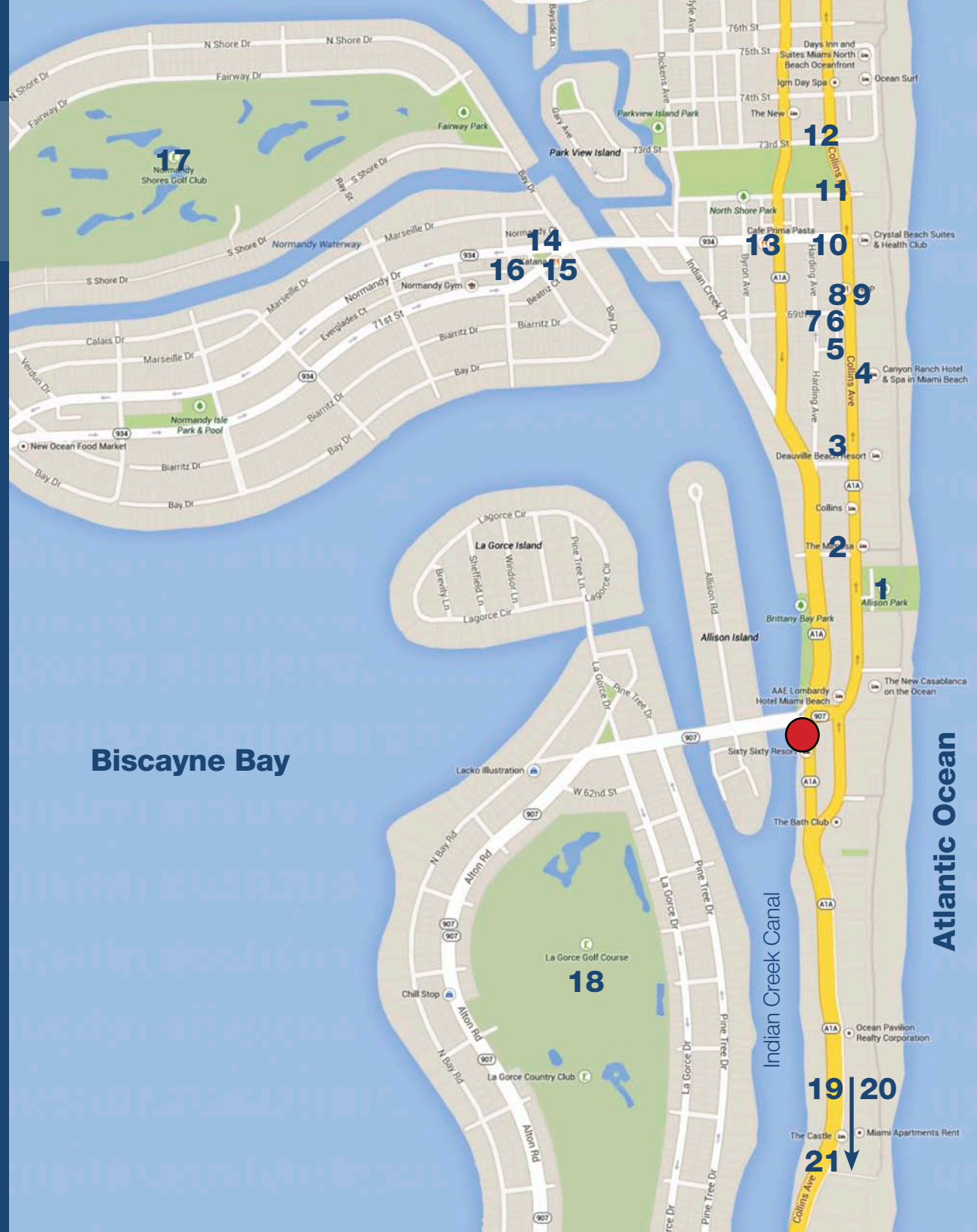
- State-of-the-art kitchen with modern appliances
- Washer/Dryer
- Fully furnished with contemporary modern furniture
- Modern décor
- Wall mounted iPad station in all units featuring exclusive applications
  - Music mixes
  - Points of interest
  - Mount Vernon Information
  - Information about the City of Miami Beach
- Kitchens fully equipped and accessorized
- Dedicated phone and data lines in each unit

## Unit Sizes

290 to 729 Square feet

# The Neighborhood

- 1 Allison Park (Beach Access & Public Parking)
- 2 New York Bagel Deli
- 3 Sudsies Dry Cleaners
- 4 Canyon Ranch Spa
- 5 Burger-Fi Restaurant
- 6 Publix Supermarket & Liquors
- 7 Deco Bike Rental
- 8 Fi-Fi's Seafood Restaurant
- 9 Athens Juice Bar
- 10 Buenos Aires Bakery & Café
- 11 Sazon Cuban Cuisine
- 12 Manolo's Café & Bakery
- 13 Café Prima Pasta
- 14 Las Vacas Gordas Steakhouse
- 15 Katana Sushi Restaurant
- 16 Farmers Market (Saturday's)
- 17 Normandy Shores Tennis & Golf Club
- 18 La Gorce Golf Course
- 19 Eden Roc Miami Beach
- 20 Fountainebleau Miami Beach
- 21 South Beach



**Biscayne Bay**

**Atlantic Ocean**

**Indian Creek Canal**

# Team

## Cato Developers

CATO Developers has been involved in successful developments for more than 35 years. Their expertise allows them to focus on unique projects that make sense for all. Their combined experience ensures the success of any real estate development, as they are careful watchers of the subtleties and tendencies of real estate submarkets and its driving forces. Cato Developers' attention to detail raised the bar in the industry. They acquired Mount Vernon because of the uniqueness of its location with the ocean and intercostal steps away. This historical buildings location is perceived as a preferred alternative to the loud and busy South Beach for many visitors.

## Itec Design (Architect)

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Miami Beach FL 33139  
[www.itecdesign.net](http://www.itecdesign.net)

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305.975.4061

# MT VERNON

MIAMI BEACH



6084 Collins Avenue • Miami Beach • Florida 33141 • USA • (786) 505-2395  
[www.mountvernonmiamibeach.com](http://www.mountvernonmiamibeach.com)



This is not intended to be and does not constitute an offer in any state or jurisdiction where prohibited by law. All prices are subject to change without notice. The drawings are artist renderings, conceptual only, and the developer expressly reserves the right to make modifications. All features, dimensions and specifications are subject to change without notice. All maps are artist renderings, for relative location purposes only, and are not to scale. Actual distances may vary. All references to amenities are subject to change.  
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.