HĀVN

RESIDENCES & YACHT CLUB

PALM BEACH SHORES

A return to the exclusivity and privilege of Yacht Club living.

HĀVN

RESIDENCES & YACHT CLUB

PALM BEACH SHORES

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HĀVN

RESIDENCES & YACHT CLUB

PALM BEACH SHORES

Peanut Island

Singer Island



Palm Beach Shores

Intracoastal Waterway



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Coastal Perfection

The location at the southern tip of Singer Island contributes to a unique atmosphere by providing a secluded and tranquil setting, offering residents a sense of privacy and exclusivity. Additionally, being surrounded by the natural beauty of the Atlantic Ocean, Palm Beach Inlet, and the Intracoastal Waterway adds to the area's appeal, creating a serene and picturesque environment for residents to enjoy.

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Havn Residences & Yacht Club is an exclusive waterfront development situated on 2.5 acres, featuring five 3-story residential buildings with 36 luxury 2- and 3-bedroom residences ranging from 1,823 to 2,662 square feet.



HĀVN
YACHT CLUB

Havn Yacht Club boasts concrete fixed piers with 52 slips accommodating boats ranging from 30 to 150 feet, offering a full-service marina equipped with fuel, electric, water hookups, pump-out, and high-speed Wi-Fi. These highly desirable slips are offered to HAVN residents on a priority basis.

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*Amenities & Services**

Residents have easy access to waterfront amenities and activities, including boating, fishing, and water sports, enhancing their overall quality of life.

- Concrete fixed piers with 52 slips accommodating boats ranging from 30 to 150 feet
- Full-service marina, including fuel, electric and water hookups, pump-out, and high-speed Wi-Fi
- Premium on-site property management services
- Fully stocked marina store
- On-site dockmaster and maintenance team
- 6 passenger chauffeured golf cart for quick trips around Palm Beach Shores
- Resort-style pool and hot tub overlooking the marina and Intracoastal Waterway
- Towel service
- Security cameras in parking areas and at property entrances and exits
- Courtesy bicycles for cruising around town
- Waterfront fire pit
- Exclusive beach access and services including chairs, umbrella and cabana
- On-site BBQ grills
- State-of-the-art fitness center
- Tranquil courtyard garden
- Courtesy paddleboards and kayaks for exploring the Intracoastal Waterway
- Resident day dock for convenient boarding and loading
- Easy access to adjacent 80-acre Peanut Island Park offering beaches, swimming, snorkeling lagoon, camping, walking paths, restrooms and picnic areas

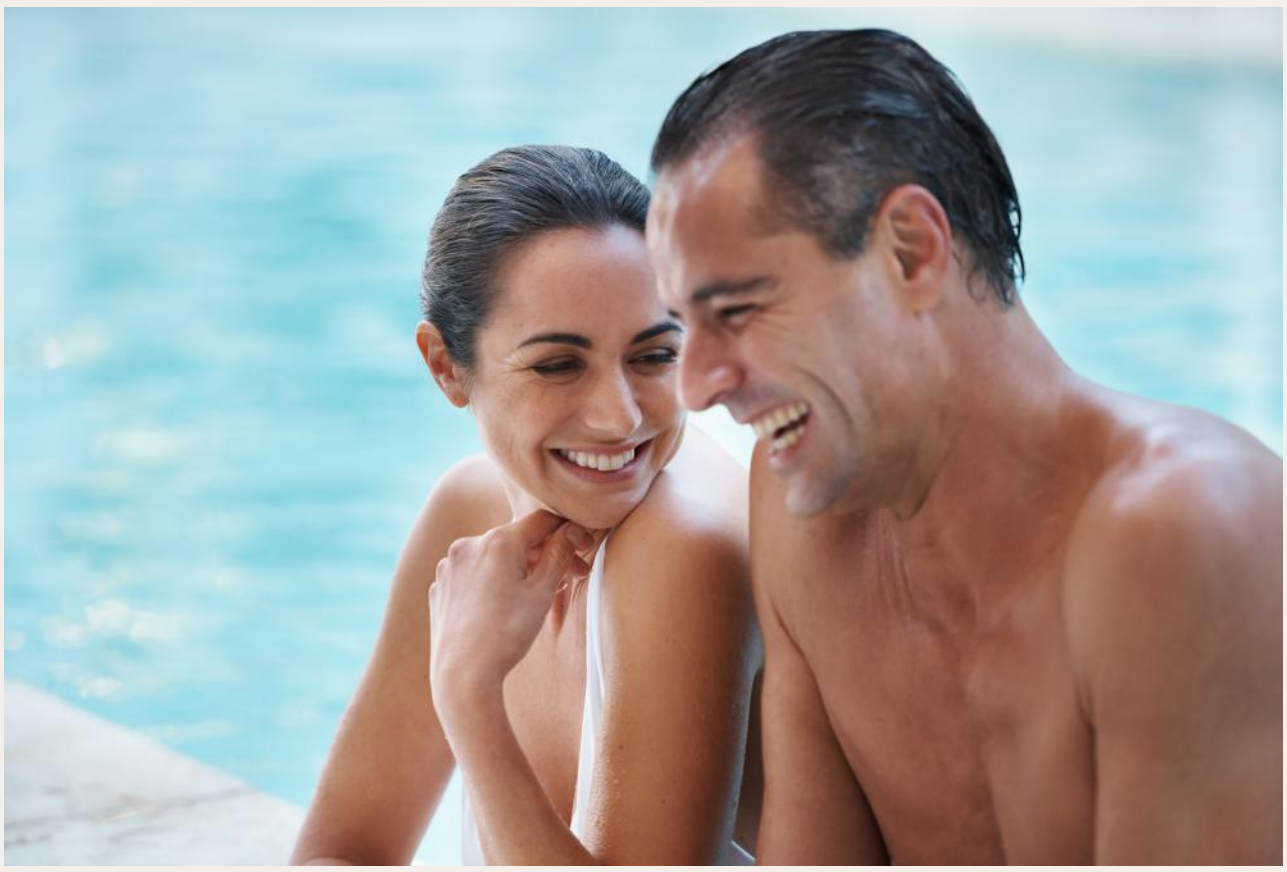


*POOL, HOT TUB, FITNESS CENTER AND COURTYARD GARDEN ARE OWNED BY THE CONDOMINIUM ASSOCIATION AND AVAILABLE TO MARINA TENANTS.



WATERFRONT POOL DECK & HOT TUB







All along the Florida coastline, having dock space in your own backyard is a highly sought-after benefit that is incredibly hard to find... unless you live at HAVN.

From boating, fishing, and watersports, to serene days soaking up the sun by the pool or on the beach, nowhere else in South Florida delivers a more connected array of waterfront amenities. At HAVN, your world feels expanded by opportunities while still remaining secluded and exclusive to you and only a handful of neighbors.







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Residential Highlights

Superbly finished with expertly chosen materials, each unit within the exclusive HAVN Residences & Yacht Club exudes a sense of understated luxury in a captivating ambiance. Subtle natural hues and lavish accents are reminiscent of the sea and the yachting lifestyle. Nestled in the picturesque setting of Palm Beach Shores, HAVN offers an enchanting experience that combines the area's natural beauty with an elevated living experience.

RESIDENCE FEATURES

- Residences embrace indoor/outdoor living with terraces ranging from 135 to 220 square feet overlooking the Intracoastal Waterway or the landscaped courtyard garden
- Open floor plan concept
- Most residences offer flow-through east-to-west views framed by the Intracoastal Waterway and Palm Beach Shores.
- Private elevator entrances and foyer
- Residences delivered fully-finished with luxurious fixtures
- Wood plank, porcelain tile in most residences
- Spacious, walk-in closets
- 10 to 12-foot ceiling heights in most residences; 15-foot vaulted ceiling in penthouse residences
- Ample storage and closets throughout
- Hurricane-rated impact windows and sliders
- Laundry room with high-efficiency washer and dryer
- Hot water tanks in each residence

KITCHEN

- Contemporary, custom shaker-style kitchen cabinets and oversized island
- Quartz countertops and backsplash
- Single basin stainless steel sink
- Polished chrome Moen® fixtures
- Sub-Zero® stainless steel French door refrigerator with bottom freezer
- Wolf® dual convection built-in oven
- Wolf® transitional built-in speed oven with microwave, convection and broil technologies
- Wolf® induction cooktop
- Flush-mounted ventilation hood
- Integrated dishwasher
- Wet bar with built-in 54 bottle wine refrigerator and bar sink with polished Moen® faucet

PRIMARY BATHROOM

- Contemporary, custom shaker-style bathroom cabinets
- Quartz countertops
- Undermount double vanity sinks
- Polished chrome hardware & Moen® fixtures
- Free-standing soaking tub in most residences
- Toto dual-flush toilet
- Frameless shower with polished chrome hardware and fixtures



CONTEMPORARY KITCHEN





LIVING ROOM



EXPANSIVE OPEN FLOORPLAN



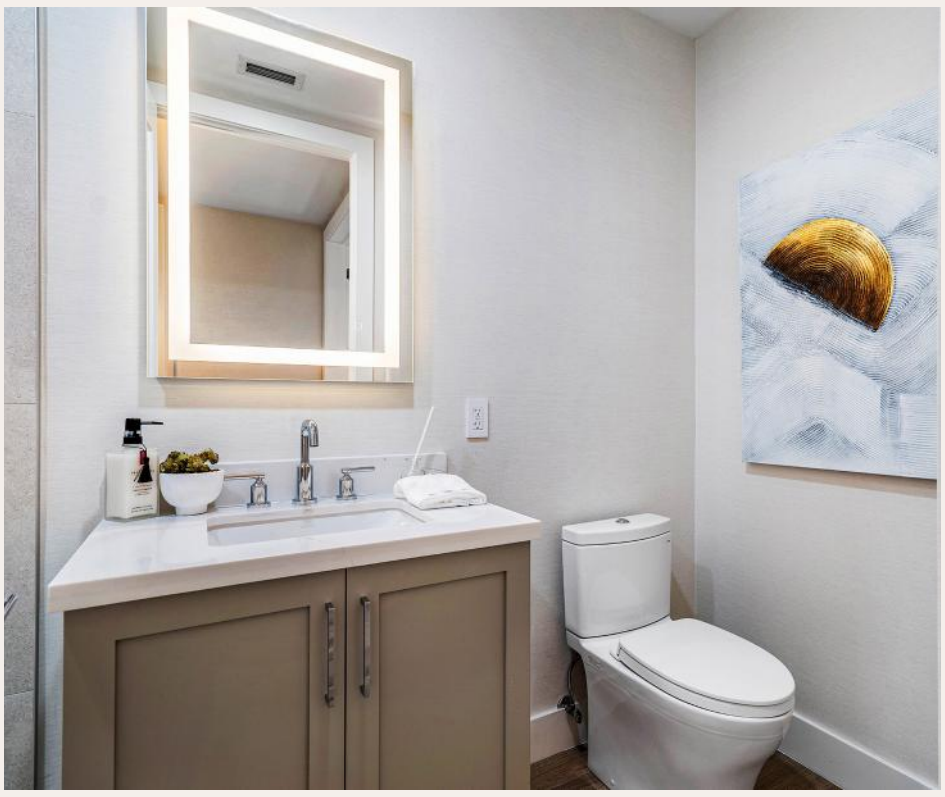
SECONDARY BEDROOM



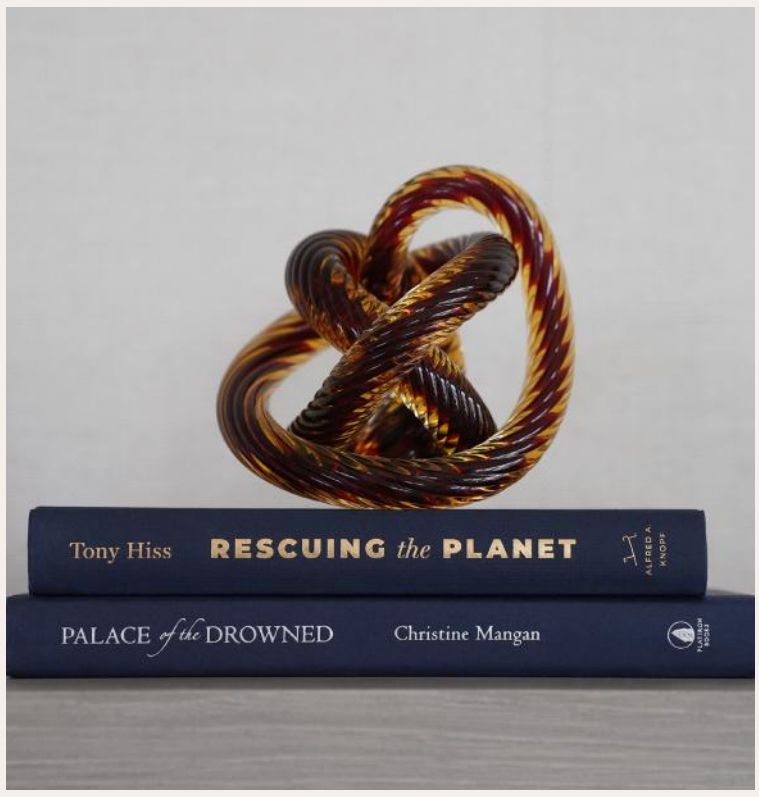
SECONDARY BATHROOM



PRIMARY CLOSET

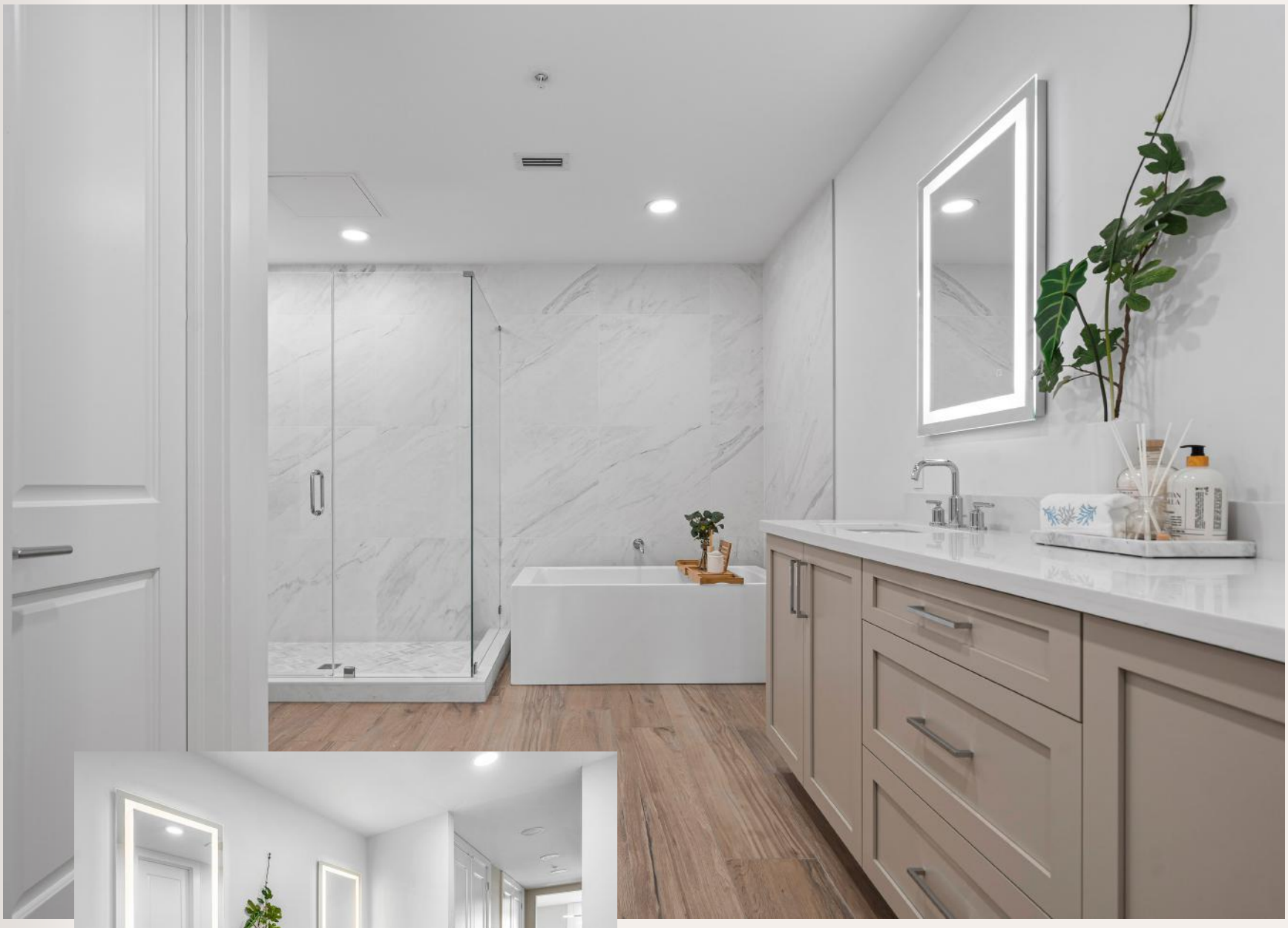


POWDER ROOM





PRIMARY BEDROOM



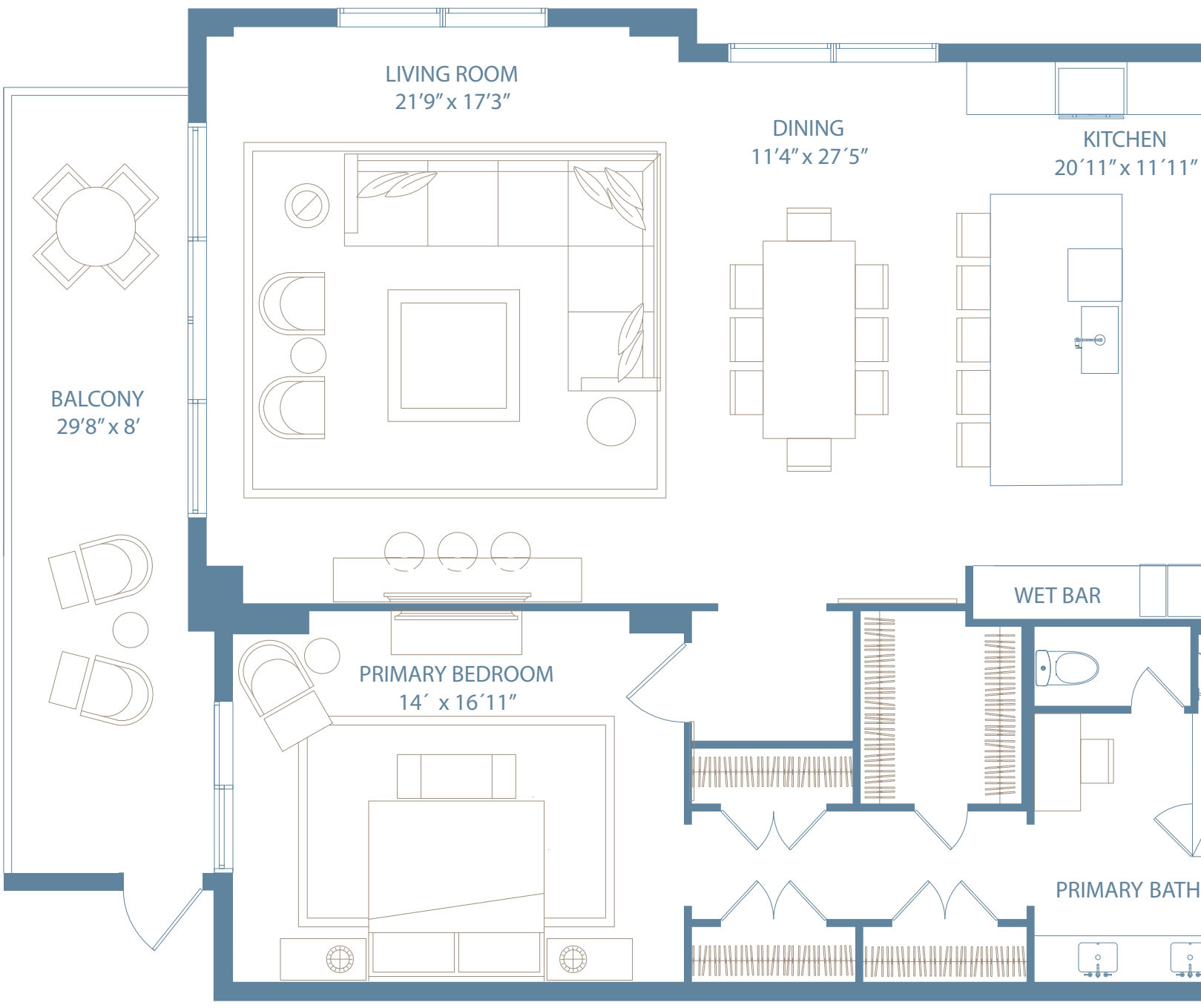


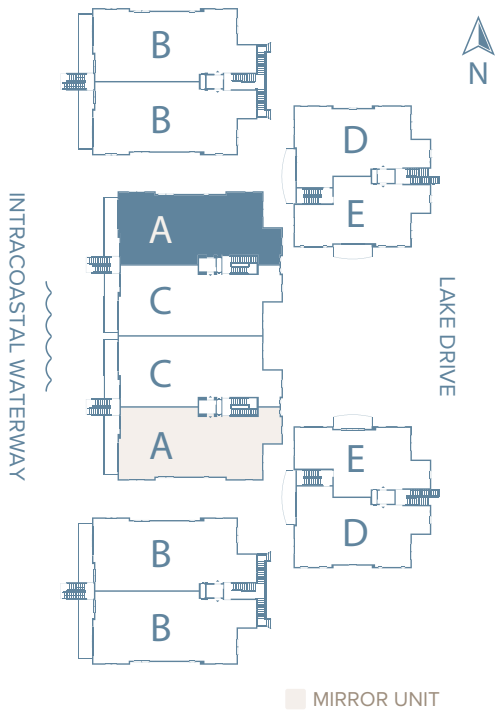
PRIMARY BATHROOM

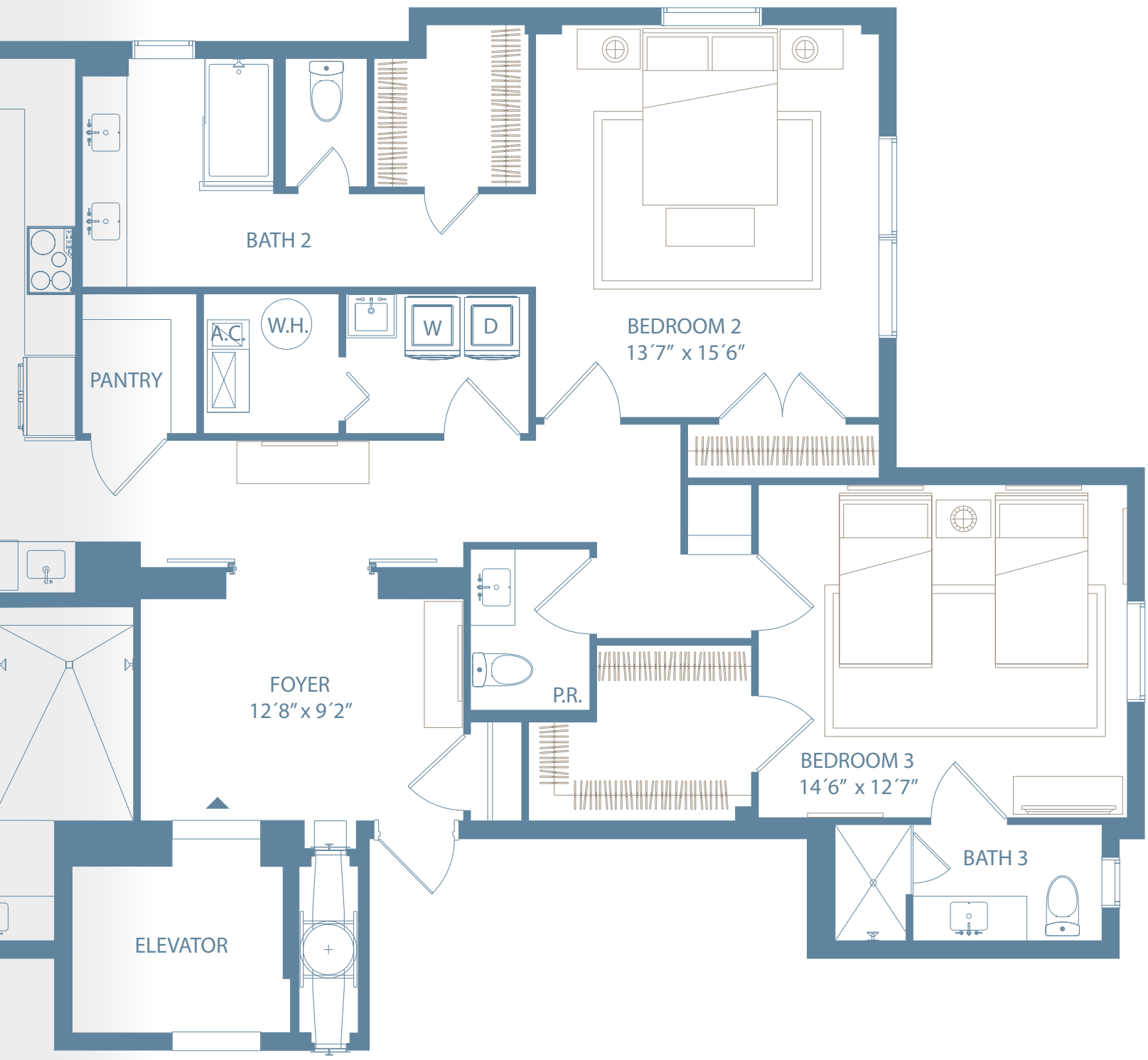
Residence A

3 Bedrooms | 3.5 Bathrooms

Interior 2,644 sf | Exterior 220 sf | Total 2,864 sf



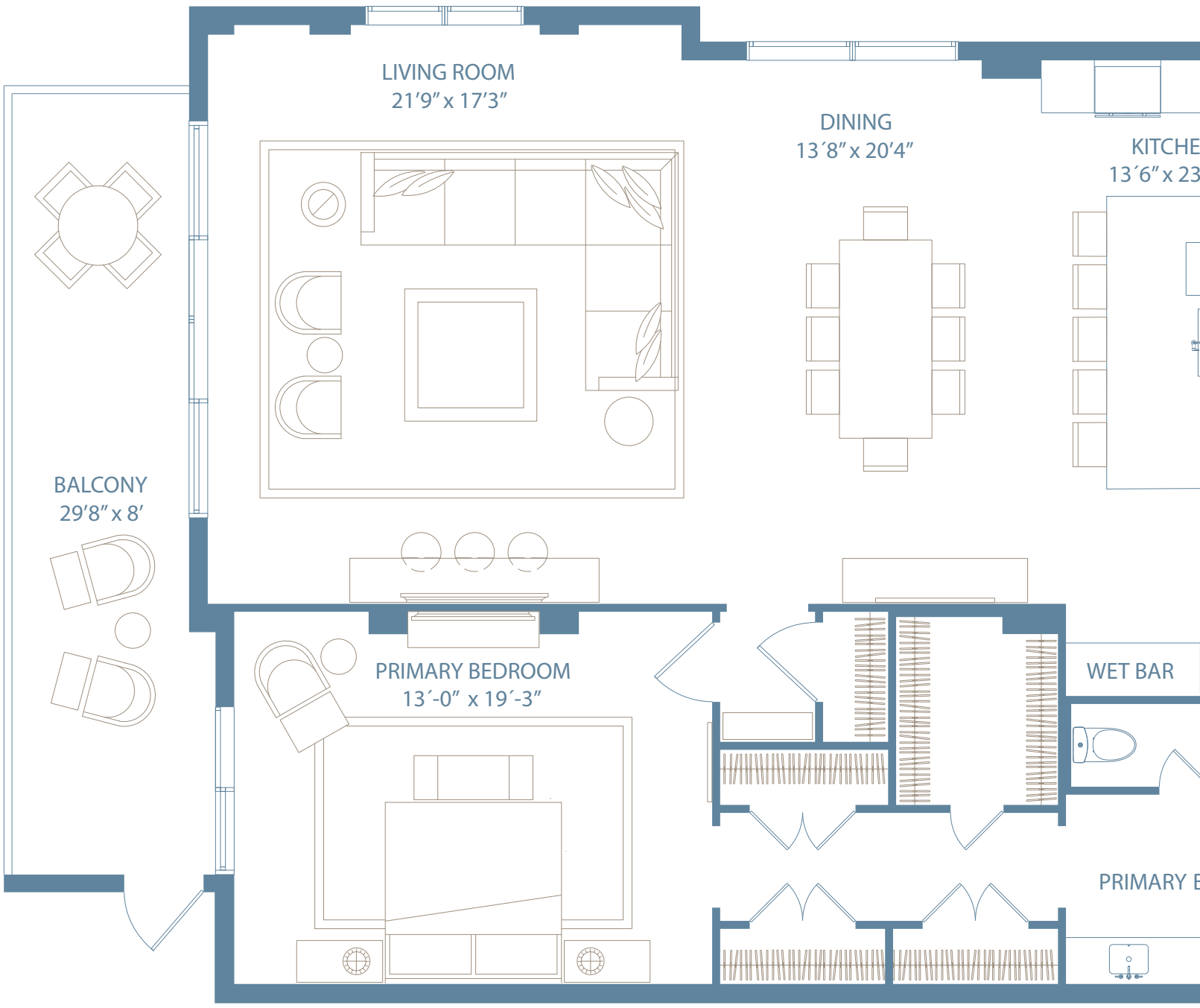

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INTRACOASTAL WATERWAY
LAKE DRIVE
MIRROR UNIT

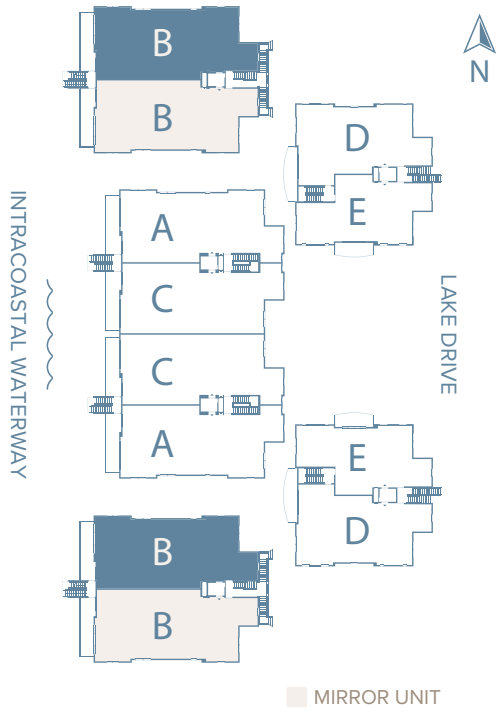

BATH 2
A.C.
W.H.
W
D
PANTRY
BEDROOM 2
13´7″ x 15´6″
FOYER
12´8″ x 9´2″
P.R.
BEDROOM 3
14´6″ x 12´7″
BATH 3
ELEVATOR

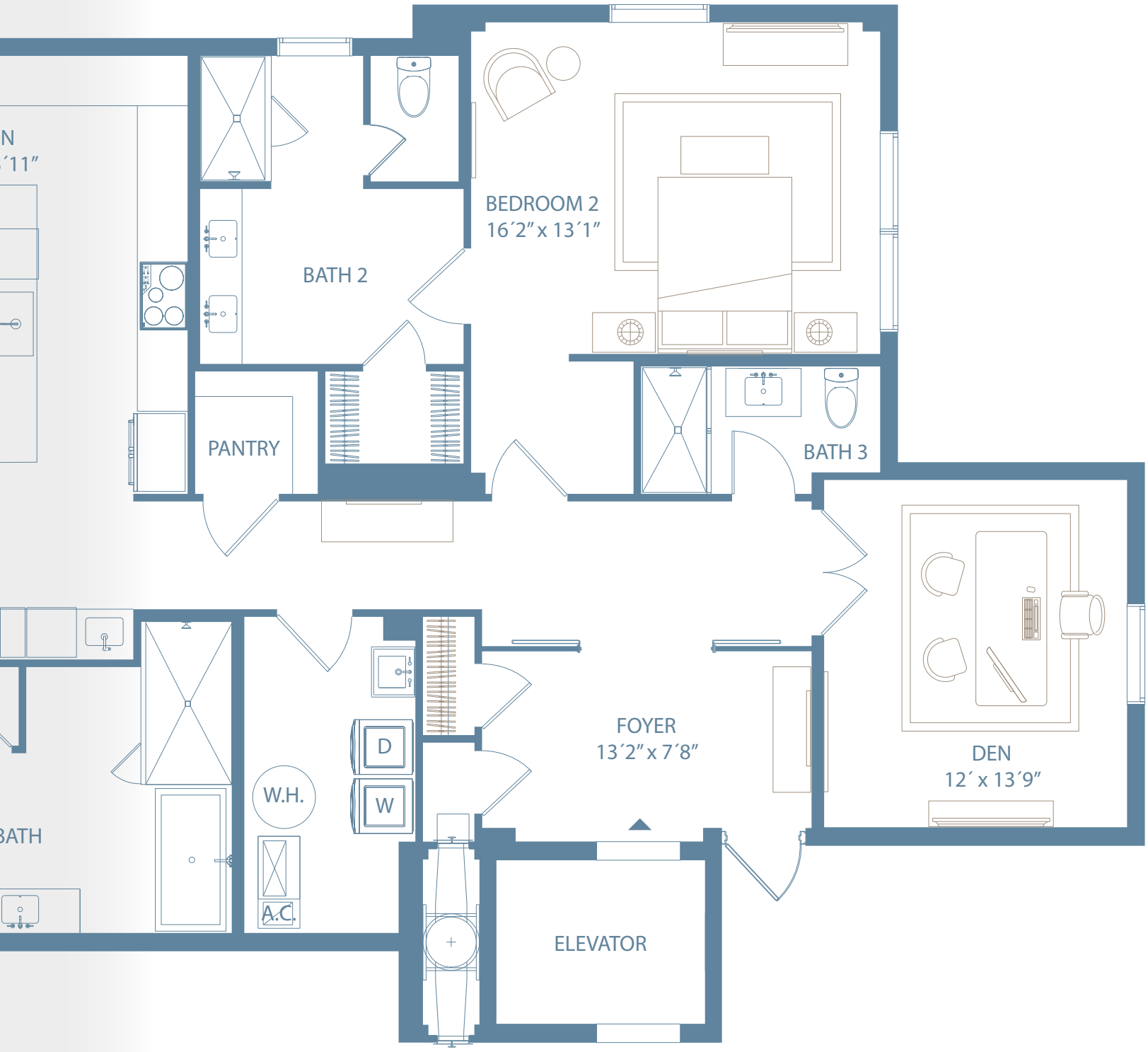
Residence B

2 Bedrooms plus Den | 3 Bathrooms

Interior 2,662 sf | Exterior 219 sf | Total 2,881 sf





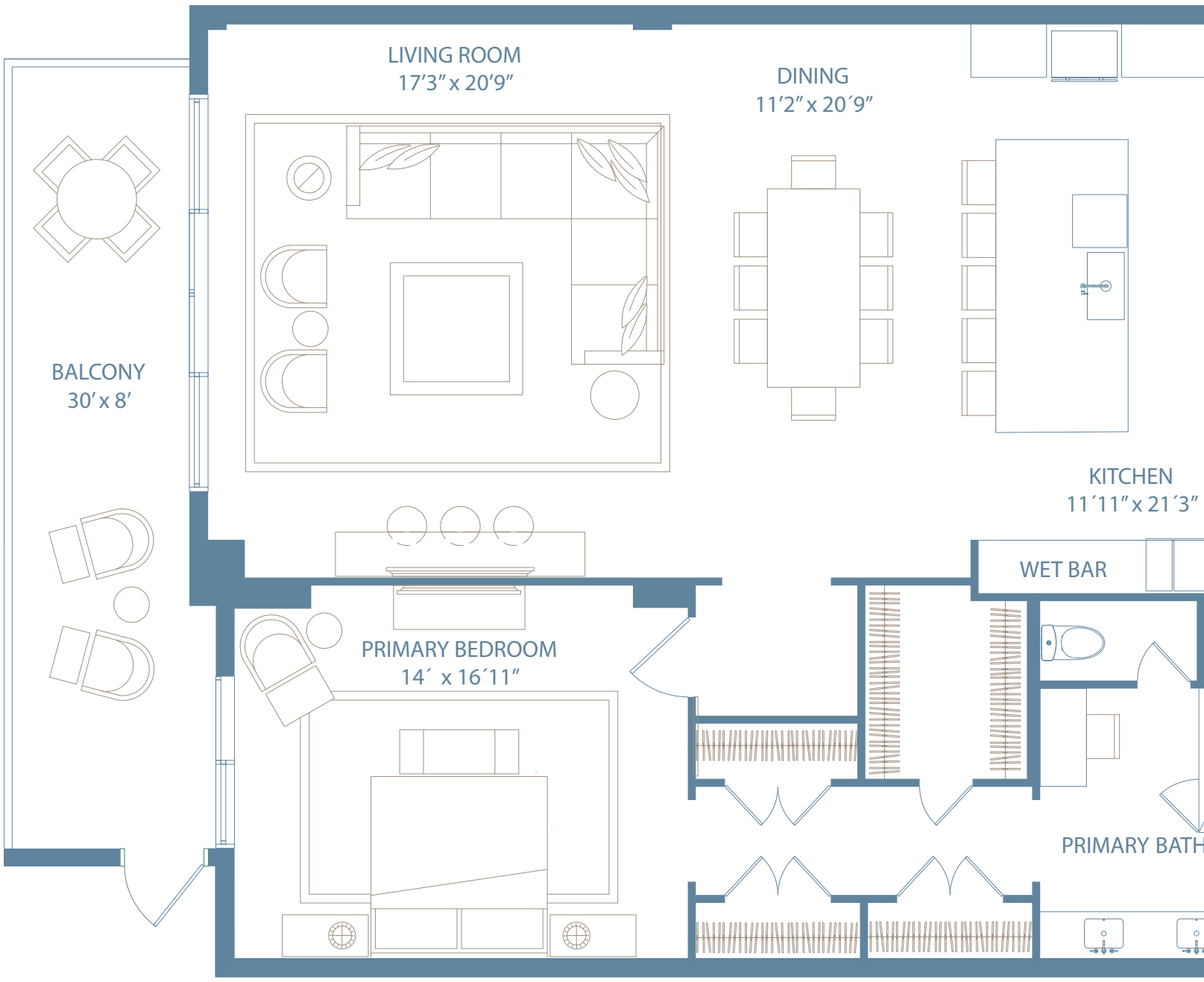


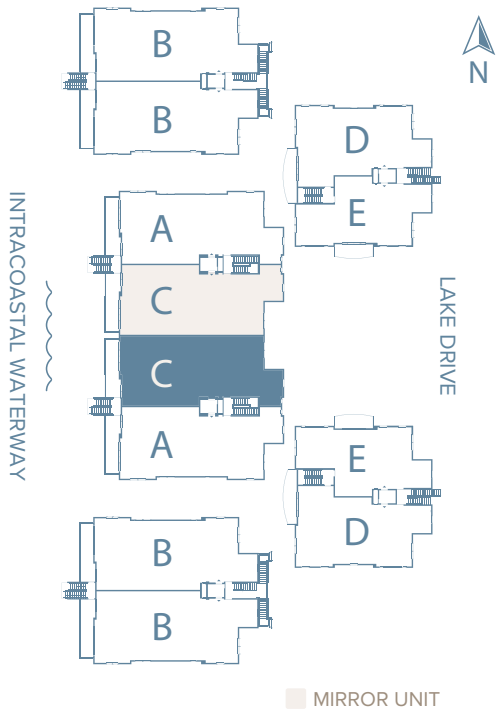
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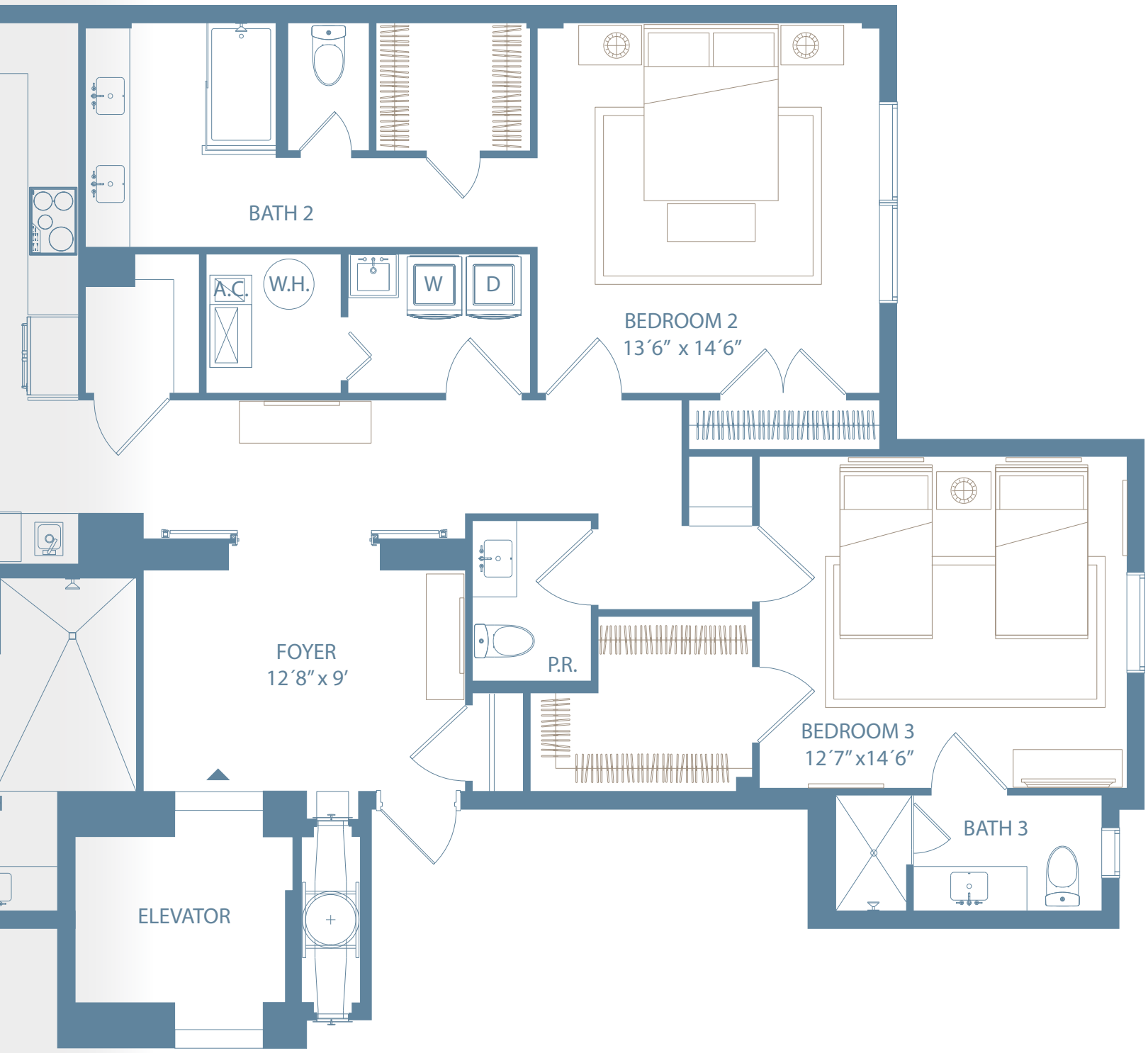
Residence C

3 Bedroom | 3.5 Bathrooms

Interior 2,606 sf | Exterior 220 sf | Total 2,826 sf



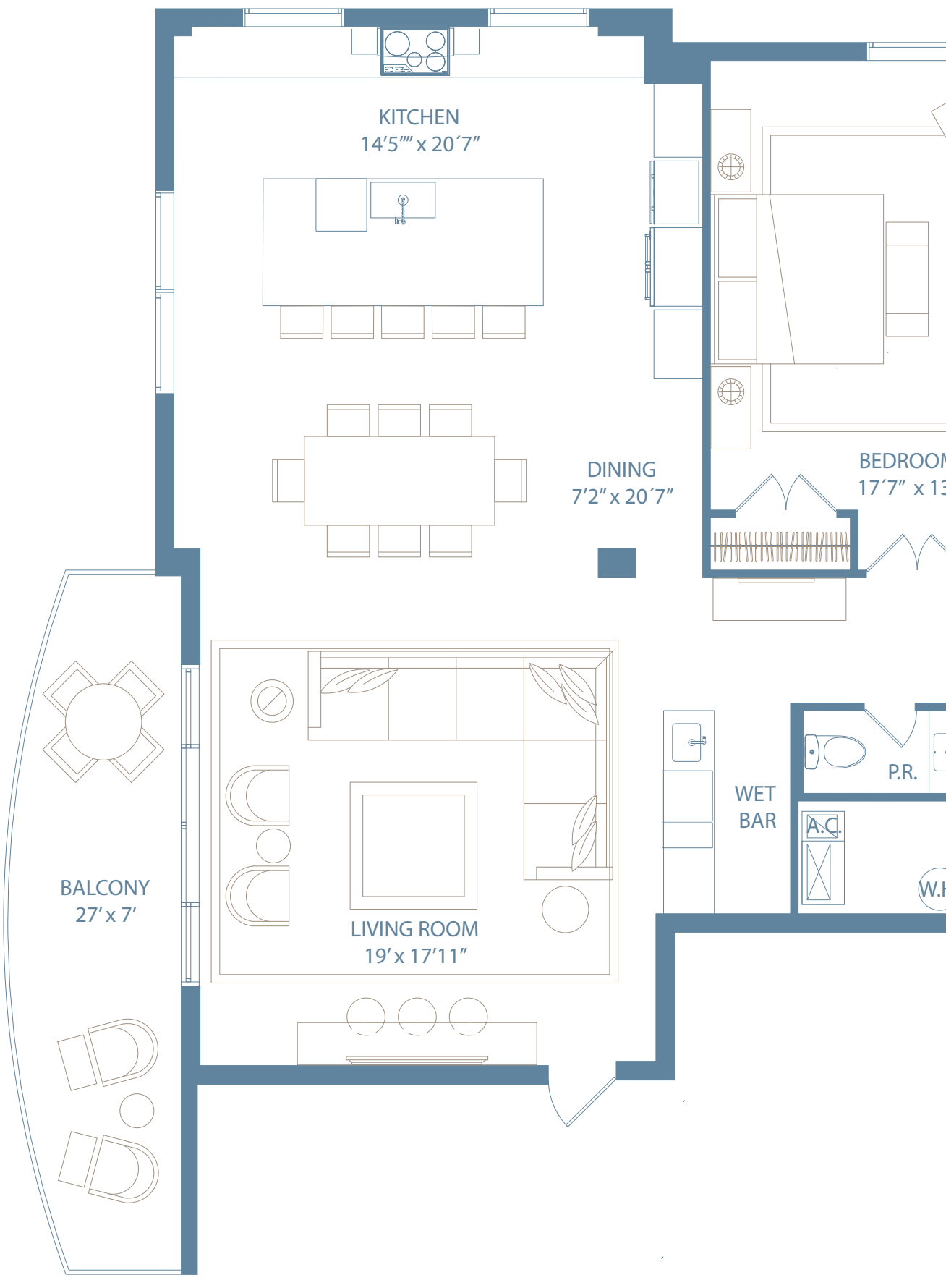

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INTRACOASTAL WATERWAY
LAKE DRIVE
MIRROR UNIT

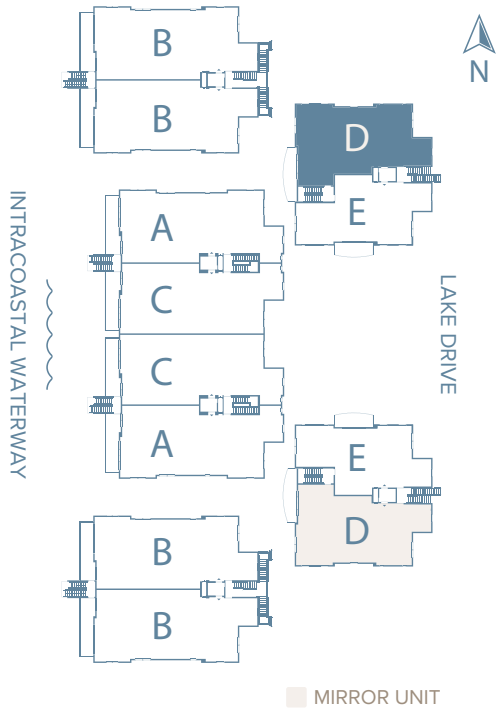

BATH 2
A.C.
W.H.
W
D
BEDROOM 2
13´6" x 14´6"
FOYER
12´8" x 9'
P.R.
BEDROOM 3
12´7" x14´6"
BATH 3
ELEVATOR

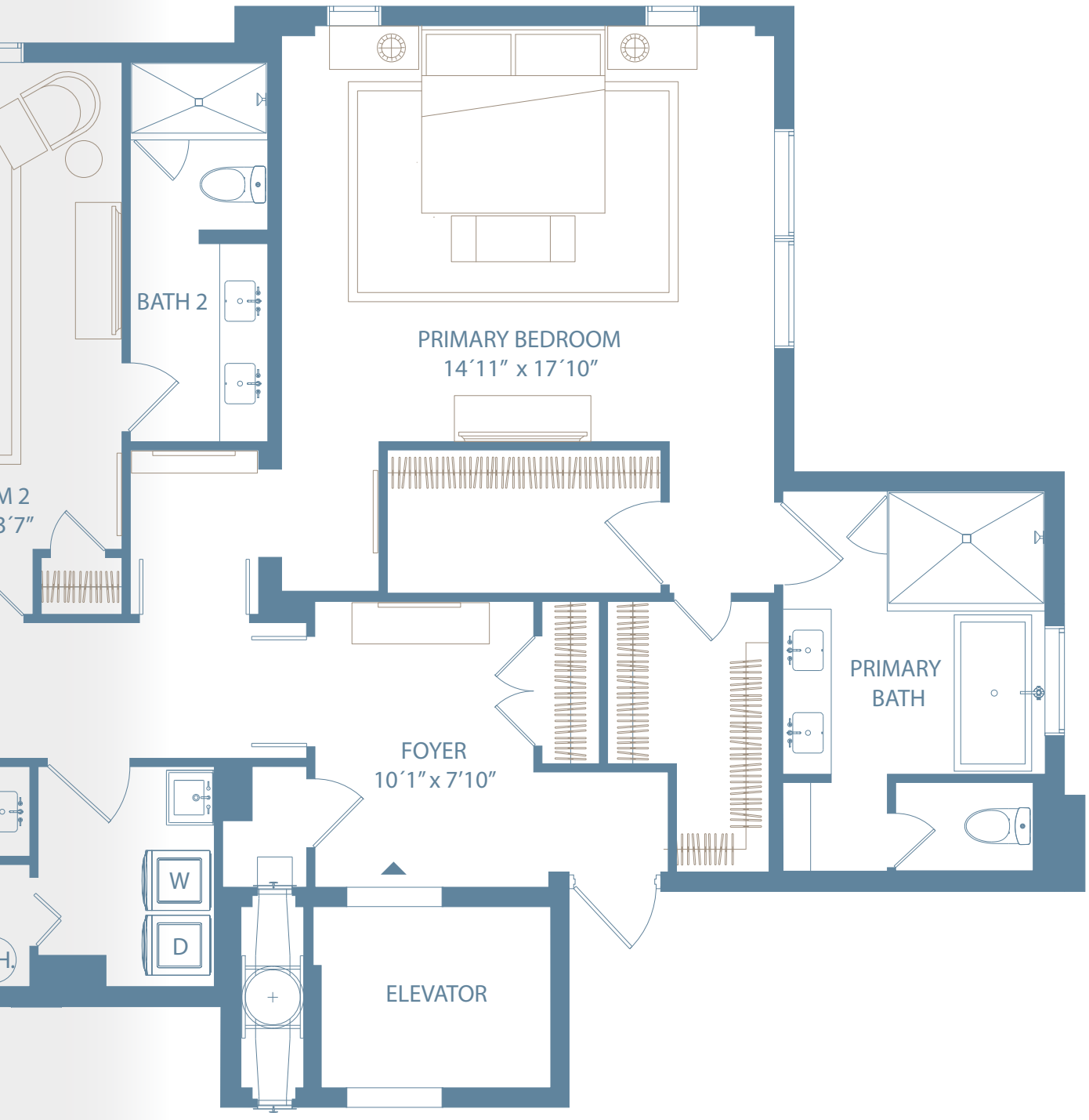
Residence D

2 Bedroom | 2.5 Bathrooms

Interior 2,198 sf | Exterior 171 sf | Total 2,369 sf





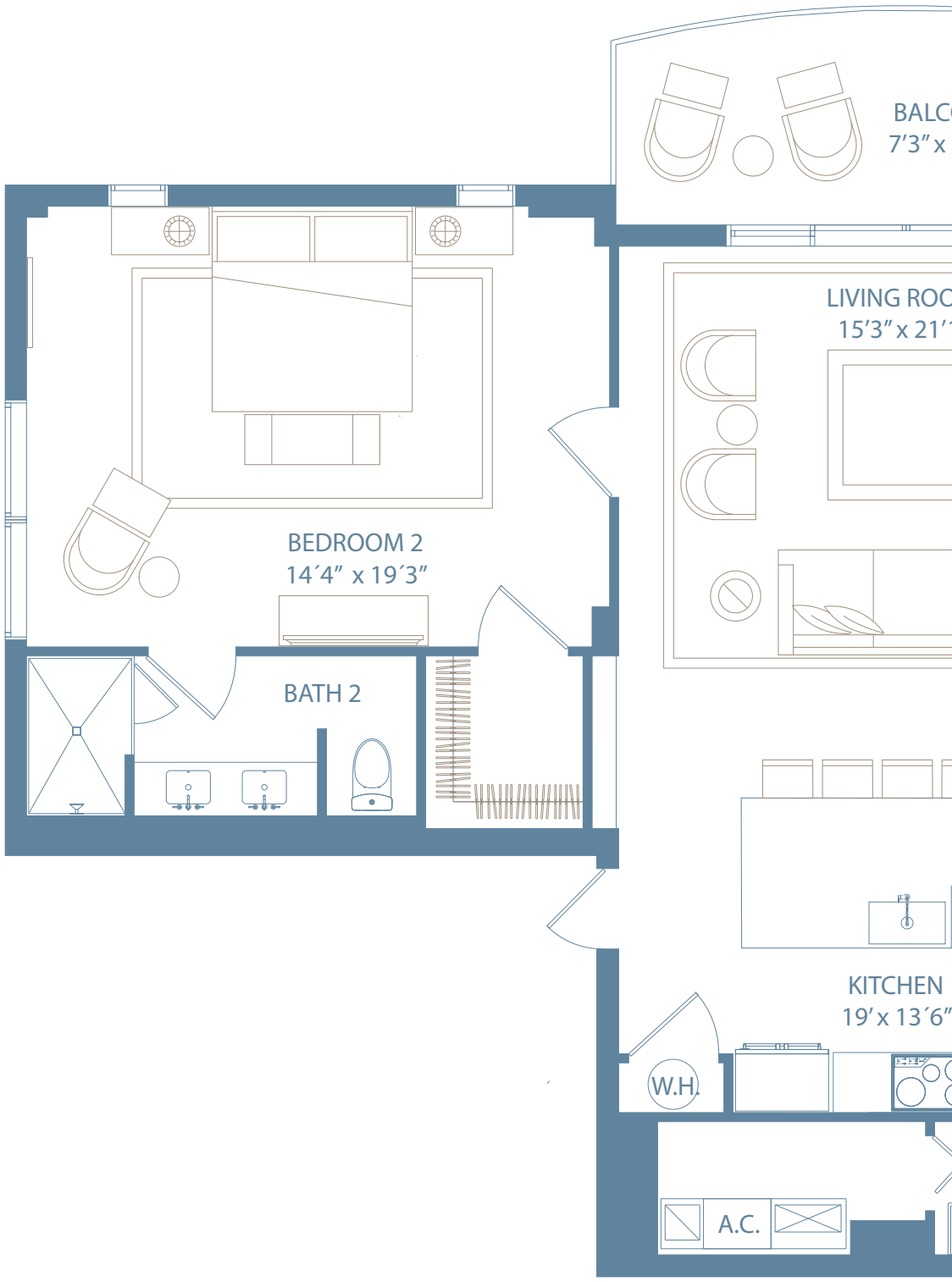


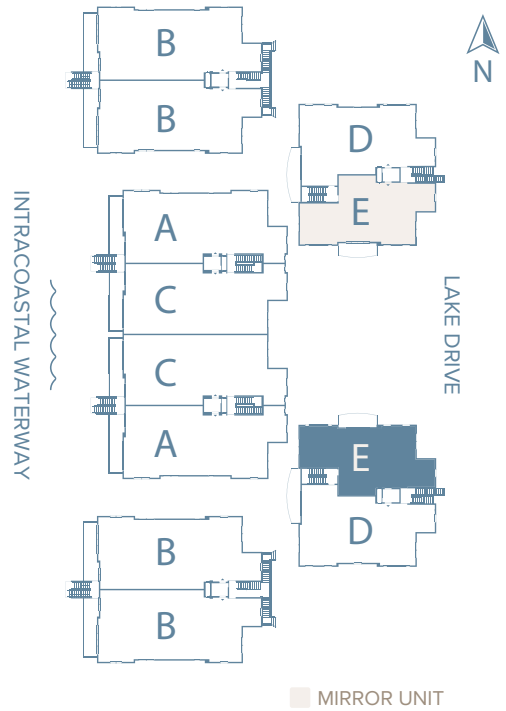
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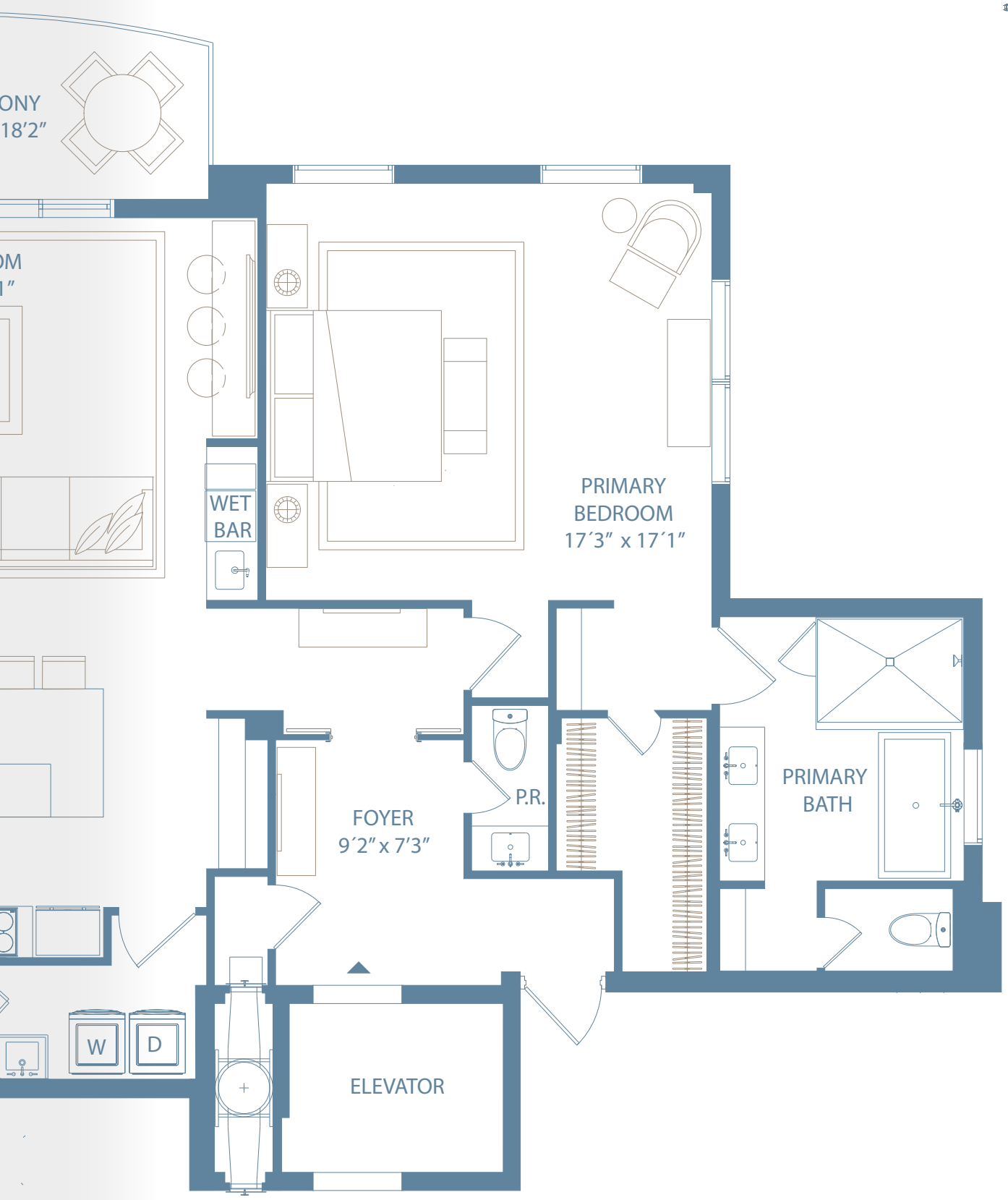
Residence E

2 Bedroom | 2.5 Bathrooms

Interior 1,823 sf | Exterior 135 sf | Total 1,958 sf







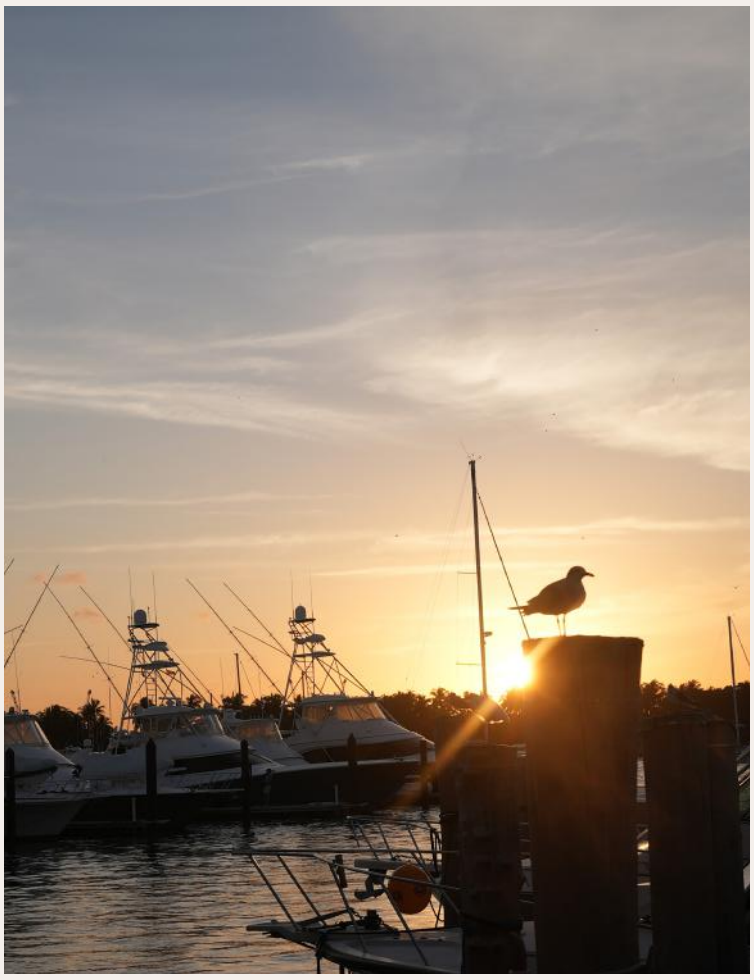
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A Premier Location

Havn Residences & Yacht Club is located in the prime area of Palm Beach Shores, offering access to world-class beaches, luxury shopping, premier dining, and entertainment. This presents an opportunity to immerse oneself in the finest natural beauty and tranquil surroundings.







Palm Beach Shores is a charming town located at the southeastern tip of Singer Island in Palm Beach County. Founded in 1947, it was initially developed as an upscale resort community. Nestled between the Atlantic Ocean and Intracoastal Waterway, Palm Beach Shores provides an intimate alternative to larger nearby cities yet boasts convenient access to Palm Beach County's amenities and essential services.

Incorporated in 1952, Palm Beach Shores has grown while retaining its community-oriented, relaxed environment. Characterized by low-rise buildings and a focus on preserving its residential charm, the town offers a mix of single-family homes, small businesses, and tourism-related activities centered around its beautiful beachfront.











Today, Palm Beach Shores is beloved for its friendly community, picturesque setting, and vibrant local culture. It remains a quiet yet desirable place to live, offering a casual atmosphere. With an emphasis on community events, small businesses, and maintaining its distinctive appeal, the village continues to be a sought-after destination.

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TO PGA BLVD
A1A
SINGER ISLAND
BROADWAY
PALM BEACH INTERNATIONAL AIRPORT
PHIL FOSTER PARK
BLUE HERON BLVD
TO I-95
E
B
A
F
C
D
RIVIERA BEACH
INTRACOASTAL WATERWAY
PALM BEACH SHORES
BROADWAY
PEANUT ISLAND
PALM BEACH INLET
PORT OF PALM BEACH
MANATEE LAGOON
PALM BEACH
1
LAKE WORTH LAGOON
WEST PALM BEACH

A Haven Unto Itself

One of the best aspects of HAVN Residences & Yacht Club is how much there is to enjoy just steps from your front door. From fun days in the sand and surf, to year-round boating, to carefree afternoons enjoying drinks and food at a waterfront restaurant, HAVN is where all your favorite activities happen, quite literally, right in your own backyard.

HAVN Residences & Yacht Club
184 Lake Drive, Palm Beach Shores

A Palm Beach Shores Community Center

B Palm Beach Shores Resident Beach Access

C Sailfish Marina & Tiki Bar

D Walking Path

E Shopping & Dining

F Town Hall

EASTERNMOST POINT OF FLORIDA

ATLANTIC OCEAN

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Meet the Team

JOHNSTON GROUP
CAPITAL MANAGEMENT

DEVELOPER

Johnston Group Capital Management, Inc., led by Ryan B. Johnston, Tara Lynn Johnston and F. Carlyle Tiller III, is the investment affiliate of Palm Beach Gardens-based Johnston Group Development & Construction which was ranked #929 on Inc. 5000's 2020 list of fastest growing companies in America. Founded in 2005, Johnston Group is a developer of commercial and residential real estate in both Florida and New York and provides full circle real estate, development and construction services. The company is comprised of 45 employees and associates.

johnstongroupinc.com

Interiors by Steven G. Inc.
Interior Design

INTERIOR DECORATOR

Interiors by Steven G., South Florida's most prominent interior design firm, is of the region's most successful and versatile full-service interior design firms.

For over 40 years, President & CEO, Steven Gurowitz, along with his design team, have been designing for many Fortune 500 companies, prominent real estate firms, renowned developers, professional athletes, and residential homeowners throughout the country. The list of projects ranges from private residential homes, condominium units, hospitality, restaurants, hotels, and commercial offices; the list is endless.

Steven G. leads a team of over 85 professionals at its 110,000 sq. ft. showroom located in Pompano Beach, FL. The design team consists of licensed interior designers fluent in seven languages, design assistants, interior design renderers, an AutoCAD department, an in-house marketing department, and a complete warehouse team delivering installations on their fleet of trucks.

Interiors by Steven G. is a member of the American Society of Interior Designers, National Home Builders Association, Gold Coast Builders Association, Builders Association of South Florida, Society for Human Resource Management, and the U.S. Green Building Council. Interiors by Steven G. is also a licensed designer.

interiorsbysteveng.com

Campbell Property Management

Serving South Florida Since 1953

CONDOMINIUM & YACHT CLUB MANAGEMENT

Campbell Property Management offers personalized community association management from local experts who focus exclusively on South Florida and have called it home for over 70 years. We currently manage over 450 HOAs and condo associations from Miami to Orlando. Our mission is to give you peace of mind and help your community run smoothly. We take the stress out of community association management by delivering large-company efficiency with personalized service.

campbellpropertymanagement.com

ORA
N GE
DOG

CREATIVE & MARKETING

An independent design and consulting studio that combines strategic marketing, digital, film and event coordination for the real estate sector, with a specialized focus on new development, ground-up projects.

Working with trusted partners means we’re able to execute small and big opportunities while always offering the best quality and service to each of our clients. Founded in 2004, Orange Dog is a dynamic team of proven professionals who share the belief that effective marketing should inspire as well as generate results. Our unique collaborative process is rooted in creating tailor-made solutions that engage audiences, motivate sales, and give properties a competitive advantage.

orangedogdesigngroup.com

HĀVN

RESIDENCES & YACHT CLUB

PALM BEACH SHORES

Luxury Waterfront 2- and 3-Bedroom Residences.
Full-Service Marina with 52 Slips Ranging from 30 to 150 Feet.

ON-SITE MODEL RESIDENCE
184 Lake Drive, Palm Beach Shores, Florida 33404
561.782.7360 | HavnResidences.com

SALES@HAVNRESIDENCES.COM

DEVELOPED BY: JOHNSTON GROUP CAPITAL MANAGEMENT **MARINA MANAGEMENT:** F3 MARINA **PROPERTY MANAGER:** CAMPBELL PROPERTY MANAGEMENT

*POOL, HOT TUB, FITNESS CENTER AND COURTYARD GARDEN ARE OWNED BY THE CONDOMINIUM ASSOCIATION AND AVAILABLE TO MARINA TENANTS.

SPECIFICATIONS, RESIDENCE DETAILS AND AMENITIES ARE SUBJECT TO CHANGE WITHOUT NOTICE. MAP IS NOT TO SCALE.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

There are various methods for measuring the square footages of units and depending on the method used, the resulting unit square footages may vary from the unit square footage as stated in the prospectus and the declaration for the Condominium. Stated unit square footages are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls, and in fact vary from (and are greater than) the square footages determined by using the description and definition of the "Unit" set forth in the prospectus and declaration (which generally only includes the interior airspace between the unit perimeter walls and excludes interior structural components). All depictions and descriptions of units, views, appliances, finishes, fittings, features, materials, colors, brands and/or specifications are proposed and are subject to change and/or substitution by developer in its sole discretion and without prior notice. This is an artist rendering based on plans and concepts which are subject to change without notice. All depictions and descriptions of units, views, appliances, finishes, fittings, features, materials, colors, brands and/or specifications are proposed and are subject to change and/or substitution by developer in its sole discretion and without prior notice. The marina, piers and boat slips are not part of the Condominium.

The sponsor and principal(s) taking part in the public offering or sale are not incorporated in, located in, or resident in the State of New York. The offering is neither made in the State of New York nor made to the residents of the State of New York. The offering is not directed to any person or entity in the State of New York by, or on behalf of, the offeror or anyone acting with the offeror's knowledge. No offering or purchase or sale of the security shall take place as a result of this offering, until all registration and filing requirements under the Martin Act and the Attorney General's regulations are complied with, a written exemption is obtained pursuant to an application is granted pursuant to and in accordance with Cooperative Policy Statements #1 or #7, or a "No-Action" request is granted. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency.

All images, designs and views depicted are artist's conceptual renderings, are proposed only and based upon preliminary development plans, are illustrative and are subject to change without notice. Any views depicted are not intended to depict the actual views from any unit or the proposed condominium. Improvements, facilities, features, amenities, brands, features and services are proposed only and subject to change, substitution or removal by developer in its sole discretion and without notice. There is no guarantee that the proposed features, brand, amenities and services will be developed, provided or available at, or following, the completion of the Condominium. Certain attractions, facilities, amenities and activities referenced or depicted are not part of the proposed Condominium. No real estate broker or salesperson is authorized to make any representations or other statements regarding the condominium or the units, and no agreements with, deposits paid to, or other arrangements made with any real estate broker are or shall be binding on the developer unless included in a purchase agreement signed by the developer.

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