



# BH4

BEACH HOUSE  
COLLECTION

Dolphin Isles | Fort Lauderdale | Florida





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The **BEACH HOUSE COLLECTION** is an enclave of four brand new custom homes tucked away on the barrier island, at the edge of the Intracoastal and just steps from the ocean of world renowned Fort Lauderdale Beach. Every detail of these residences reflects the meticulous care with which they are being crafted – from the designer finishes and elevated ceiling heights to the private pools. Transitional indoor/outdoor living spaces, combined with a tropical vibe, create an atmosphere that embraces South Florida at its best. The quiet, friendly community of Dolphin Isles is ideal



for a lifestyle that is not just about where you live, but how you live. Turn your dream into reality and choose Beach House to call home.

***IT'S PERFECT FOR YOU.***



## SPACES

- 3 and 4 bedrooms
- 4 and 4.5 baths
- Den/office
- Sophisticated kitchen opening to great room and dining area
- Spacious owners suite/bath with large private terrace
- 2nd floor loft/lounge
- 2nd floor laundry room
- Elevated ceiling heights
- Energy-efficient impact resistant glass
- Generous closets
- Inviting front porches
- Covered outdoor entertainment area
- Private pools
- Intracoastal views from select homes
- 2-car garages

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## FINISHES/FEATURES

- Designer selected modern cabinetry in kitchen/master bath
- Sleek kitchen island with custom built/designed surround
- Quartz countertops
- Custom designed glass stair railing with steel accents, treads, and risers
- Sleek stainless steel appliances with gas cooktop
- Smart home capable
- Signature interior designed detailing throughout home
- Designer selected plumbing fixtures
- Oversized porcelain tile on the first floor
- Hardwood flooring in master suite
- Designer selected carpet in junior suites

## TEAM

- Quality construction and detailing by VCM Builders, Inc.
- Modern transitional design by Randall Stofft Architects
- Exclusive sales and marketing by Macken Realty







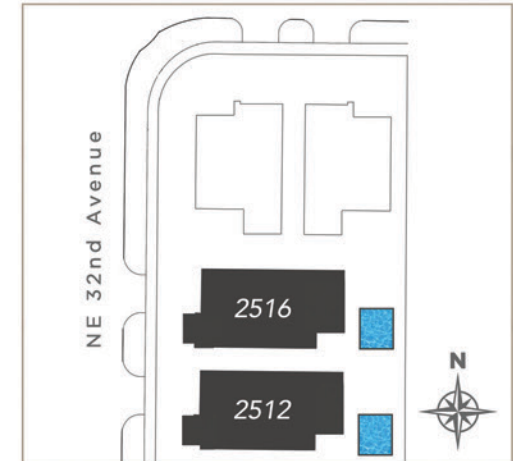




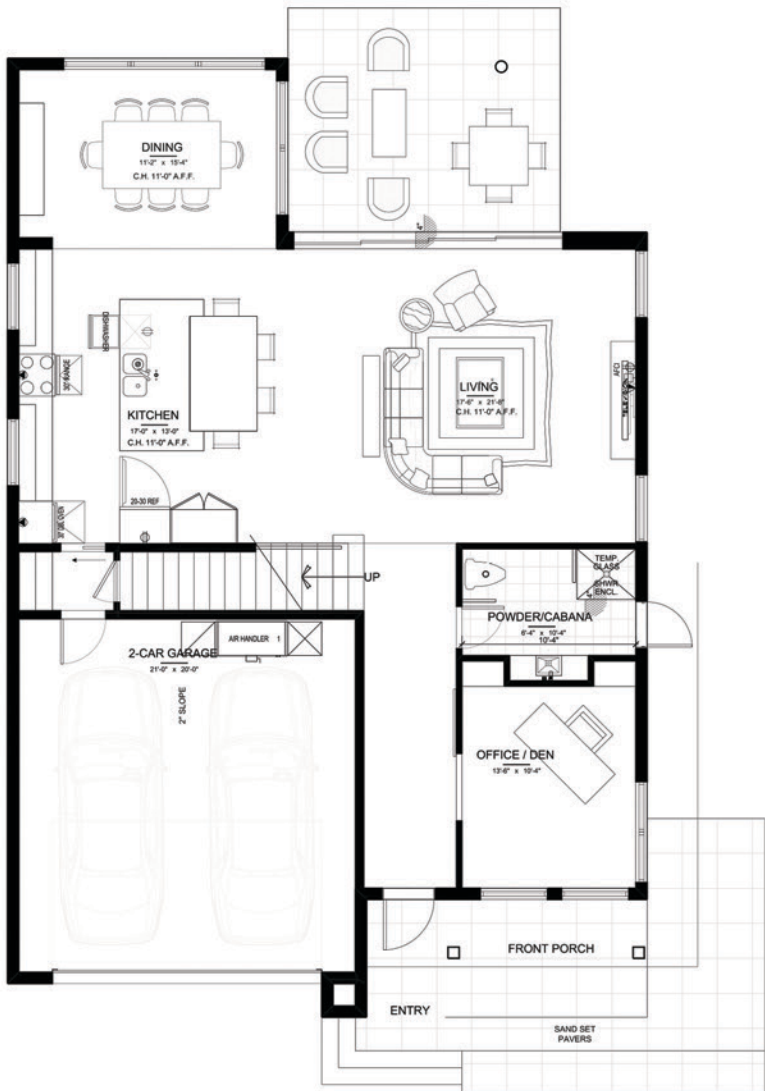
This detailed floor plan shows a house with a 2-car garage (21'-0" x 20'-0") featuring a 2% slope. The main living area includes a kitchen (10'-0" x 20'-4") with a breakfast nook, dining area (13'-4" x 13'-0", C.H. 11'-0" A.F.F.), and a living room (12'-4" x 18'-0", C.H. 11'-0" A.F.F.) with a fireplace. A terrace (10'-0" x 13'-4") and a cabana (9'-0" x 9'-0") are located outside. The interior also features a foyer (18'-0" x 7'-4"), an entry porch, and a 2-car fire ribbon. The plan includes various fixtures like a recycling cart, waste cart, and a sand set pavers area.

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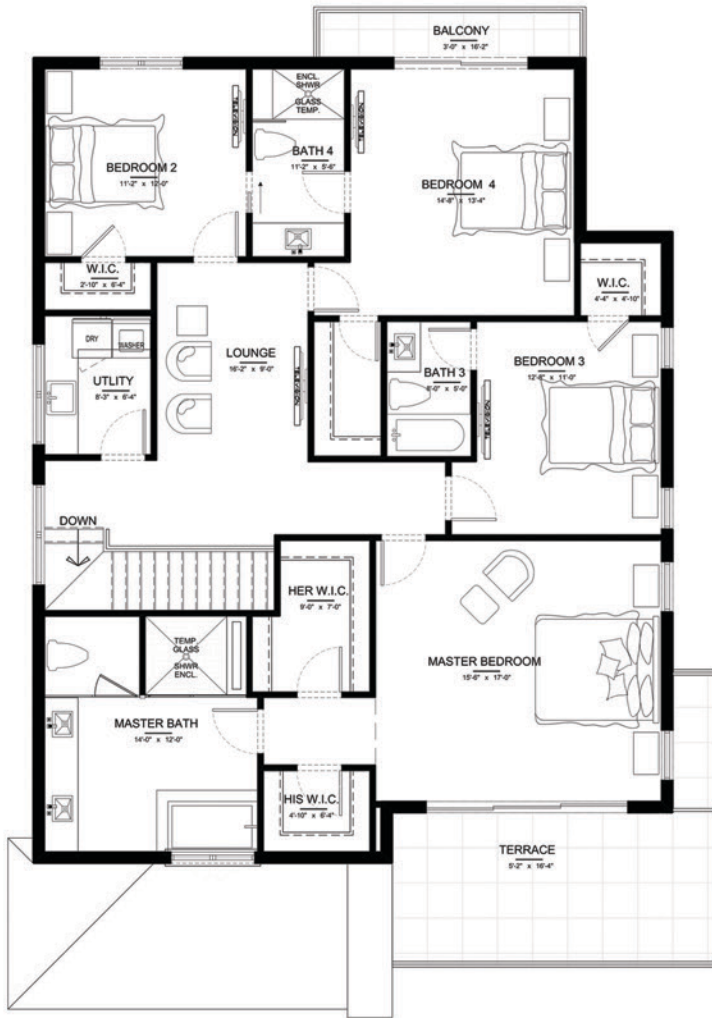
<b>INSIDE LIVING</b>	
1st Floor A/C	1276 sf
2nd Floor A/C	1520 sf
<b>TOTAL INSIDE LIVING</b>	<b>+/- 2796 sf</b>
<b>OUTSIDE LIVING</b>	
Front Porch	78 sf
Front Terrace	100 sf
Outdoor Living	+/- 202 sf
2-Car Garage	517 sf
<b>TOTAL SPACE</b>	<b>+/- 3693 sf</b>



# 3200 and 3210 NE 26th Street | FLOOR PLANS

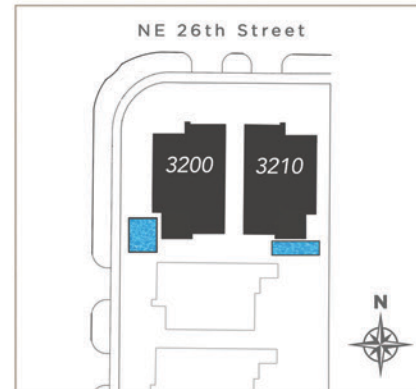


## FIRST FLOOR

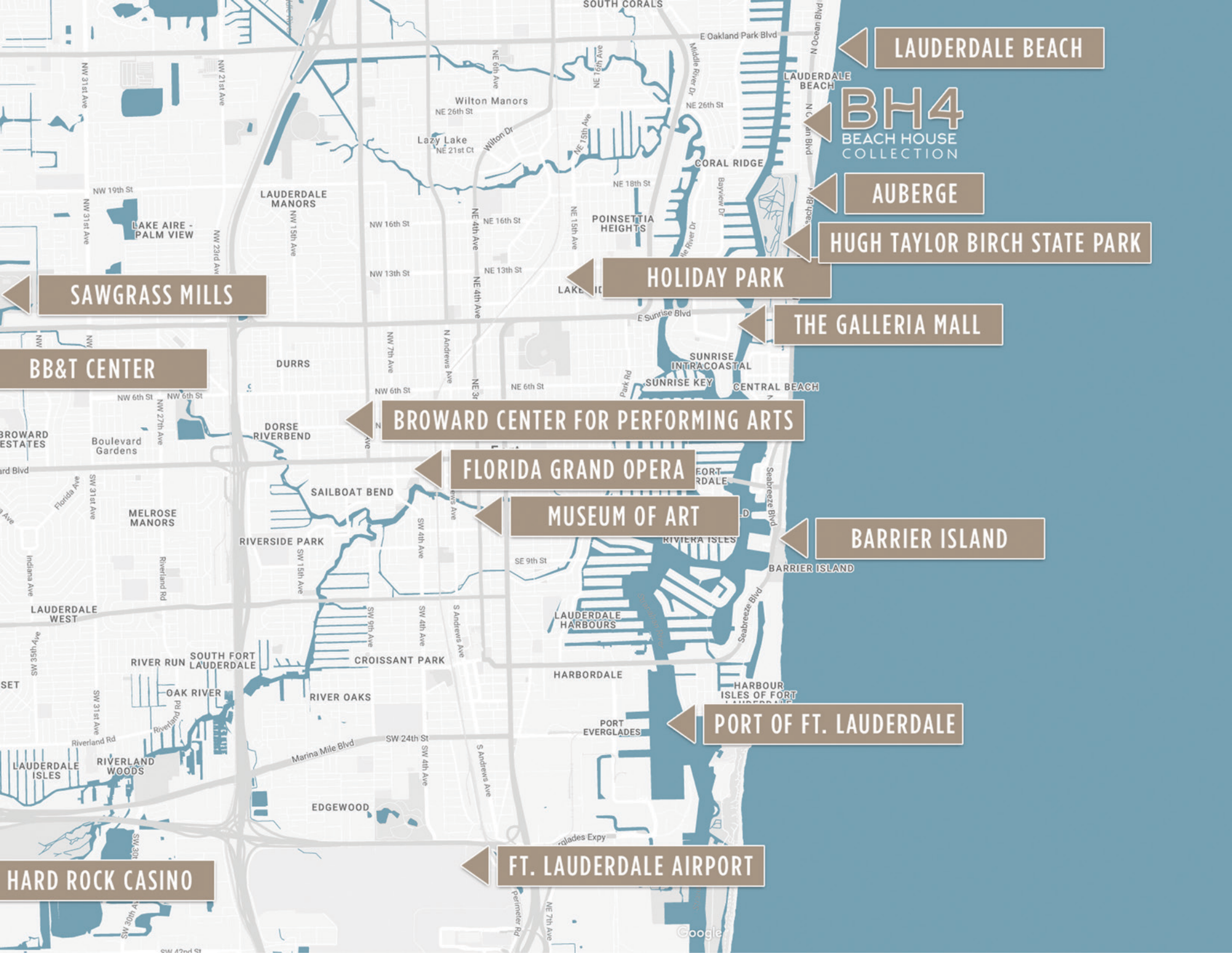


## SECOND FLOOR

<b>INSIDE LIVING</b>	
1st Floor A/C	1306 sf
2nd Floor A/C	1659 sf
<b>TOTAL INSIDE LIVING</b>	<b>+/- 2964 sf</b>
<b>OUTSIDE LIVING</b>	
Front Porch	67 sf
Guest Balcony	49 sf
Master Terrace	180 sf
Outdoor Living	+/- 167 sf
2-Car Garage	475 sf
<b>TOTAL SPACE</b>	<b>+/- 3902 sf</b>







LAUDERDALE BEACH

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AUBERGE

HUGH TAYLOR BIRCH STATE PARK

HOLIDAY PARK

THE GALLERIA MALL

SAWGRASS MILLS

BB&T CENTER

BROWARD CENTER FOR PERFORMING ARTS

FLORIDA GRAND OPERA

MUSEUM OF ART

BARRIER ISLAND

PORT OF FT. LAUDERDALE

FT. LAUDERDALE AIRPORT

HARD ROCK CASINO





**Macken Companies** is a fully integrated firm with real estate investment, development, construction, financing and brokerage entities. Over the course of nearly 30 years, Macken Companies has been instrumental in the repositioning and revitalization of neighborhoods throughout South Florida. The name Macken has become synonymous with visionary planning and development, superior construction, and record-breaking sales and marketing.

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