

# maxke

EST. 1988 | REALTY CONSTRUCTION | DEVELOPMENT



 **PARALLEL** 2  
1305 SE 1st St



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Sophisticated at every turn, sensible at any moment, Parallel 2 is truly a desirable urban address. [www.ParallelCollection.com](http://www.ParallelCollection.com)

**PARALLEL 2** 1305 SE 1<sup>st</sup> STREET FT. LAUDERDALE

**MACKEN COMPANIES** is proud to present these brand new 2-story attached homes in Colee Hammock. Contemporary chic design and sleek finishes, Parallel 2 offers distinctive features with a private courtyard ideal for either entertaining or as a respite from the bustling cityscape. These residences include 3 bedrooms, 3.5 baths, 2-car garage, a first floor den perfect for use as a home office, and an oversized balcony off the master suite.

Developed by Macken Companies, Offered by Macken Realty, Constructed by VCM Builders, Architecture by Randall Stofft and Interior Design by Marc-Michaels.



## SPACES

- 3 Bedrooms with generous closets
- 3 en-suite full baths plus powder room
- 1st floor den/office
- Sophisticated kitchen opening to great room and dining area
- Spacious owners suite/bath with large private terrace
- 2nd floor laundry room
- Covered lanai coupled with an expansive courtyard entry perfect for entertaining
- 2-car garage

### SPACES

1st Floor A/C	884 sf
2nd Floor A/C	1,151 sf
<b>TOTAL INSIDE LIVING</b>	<b>+/- 2,035 sf</b>

### OUTSIDE LIVING

Second Floor Terrace	242 sf
Outdoor Living / Terrace	267 sf
<b>TOTAL OUTSIDE LIVING</b>	<b>+/- 509 sf</b>
2-Car Garage	438 sf

### TOTAL SPACE

**+/- 2,982 sf**

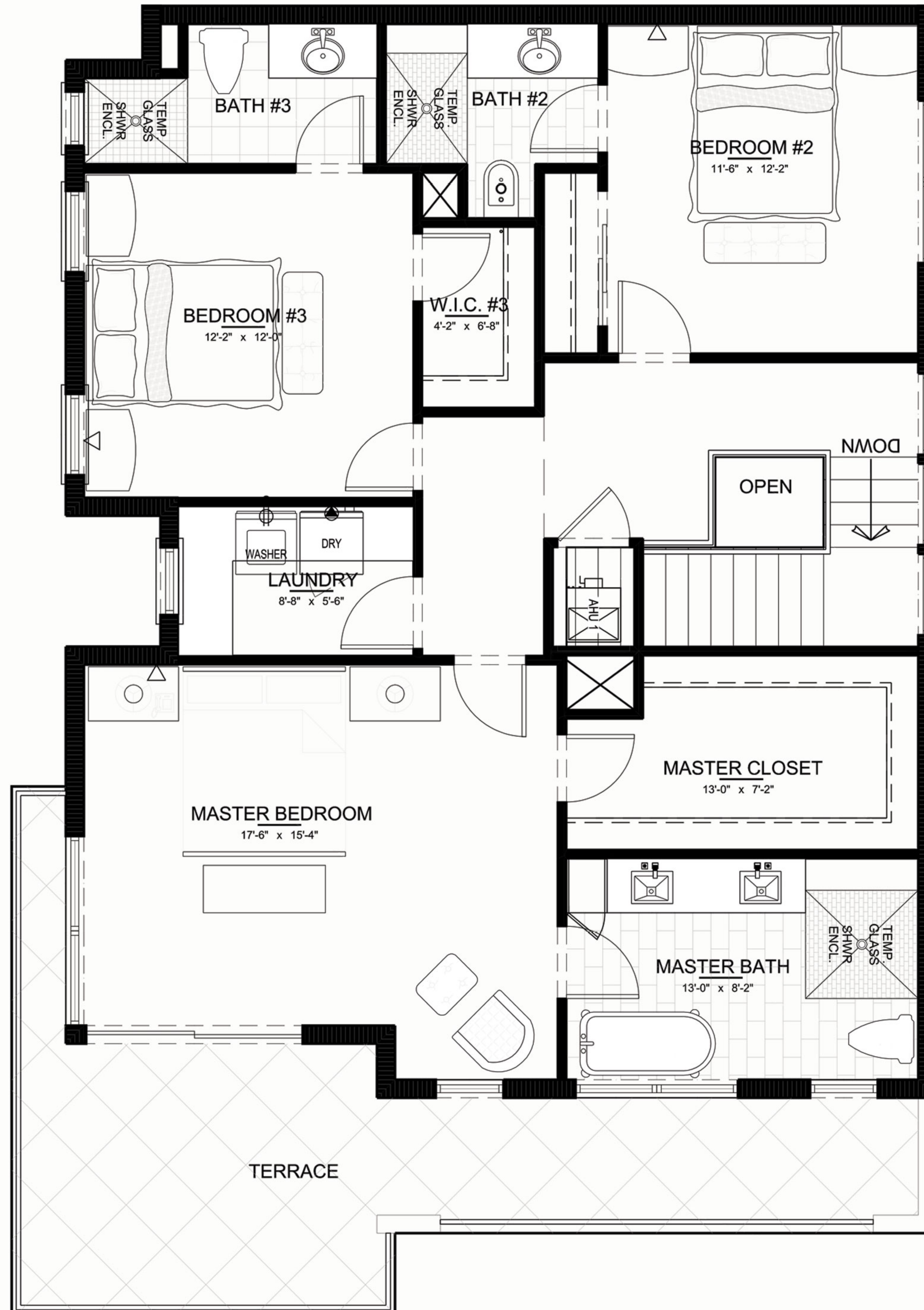
## FINISHES/FEATURES

- Designer selected modern cabinetry in kitchen/ master bath
- Sleek kitchen island
- Quartz countertops
- Custom designed glass stair railing with steel accents, treads, and risers to match wood floors
- Sleek stainless steel appliances
- Smart home capable
- Signature interior designed detailing throughout home
- Designer selected plumbing fixtures
- Over-sized porcelain tile on the first floor
- Wide plank hardwood floors in master bedroom/ closet, loft and secondary suites

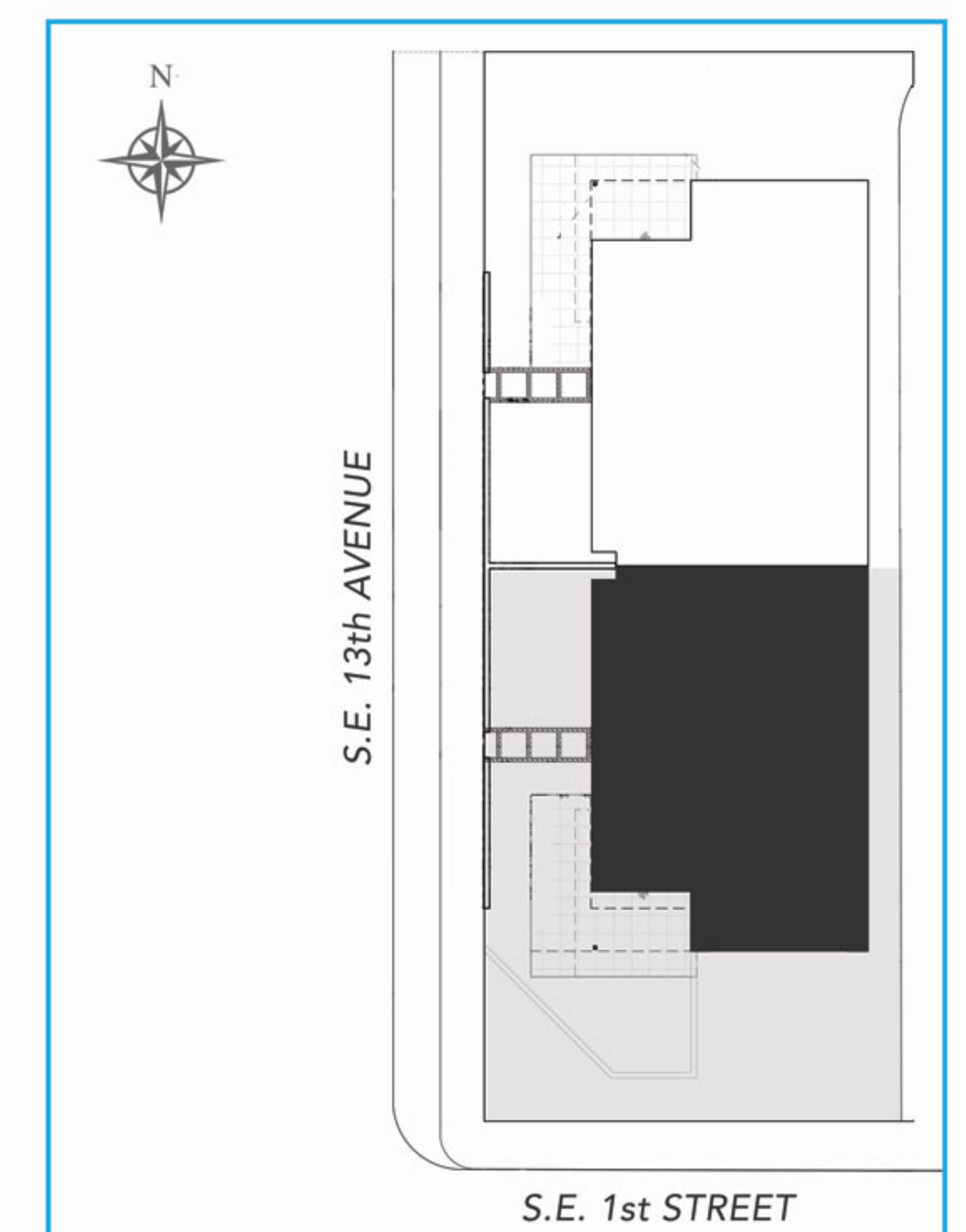
## DESIGN/LIFESTYLE/TEAM

- VCM builders quality construction and detailing
- Modern transitional design by Randall Stofft Architects
- Tastefully appointed Finishes and Selections
- Steps away from Las Olas shopping/dining and the business district
- Short stroll to Fort Lauderdale beach

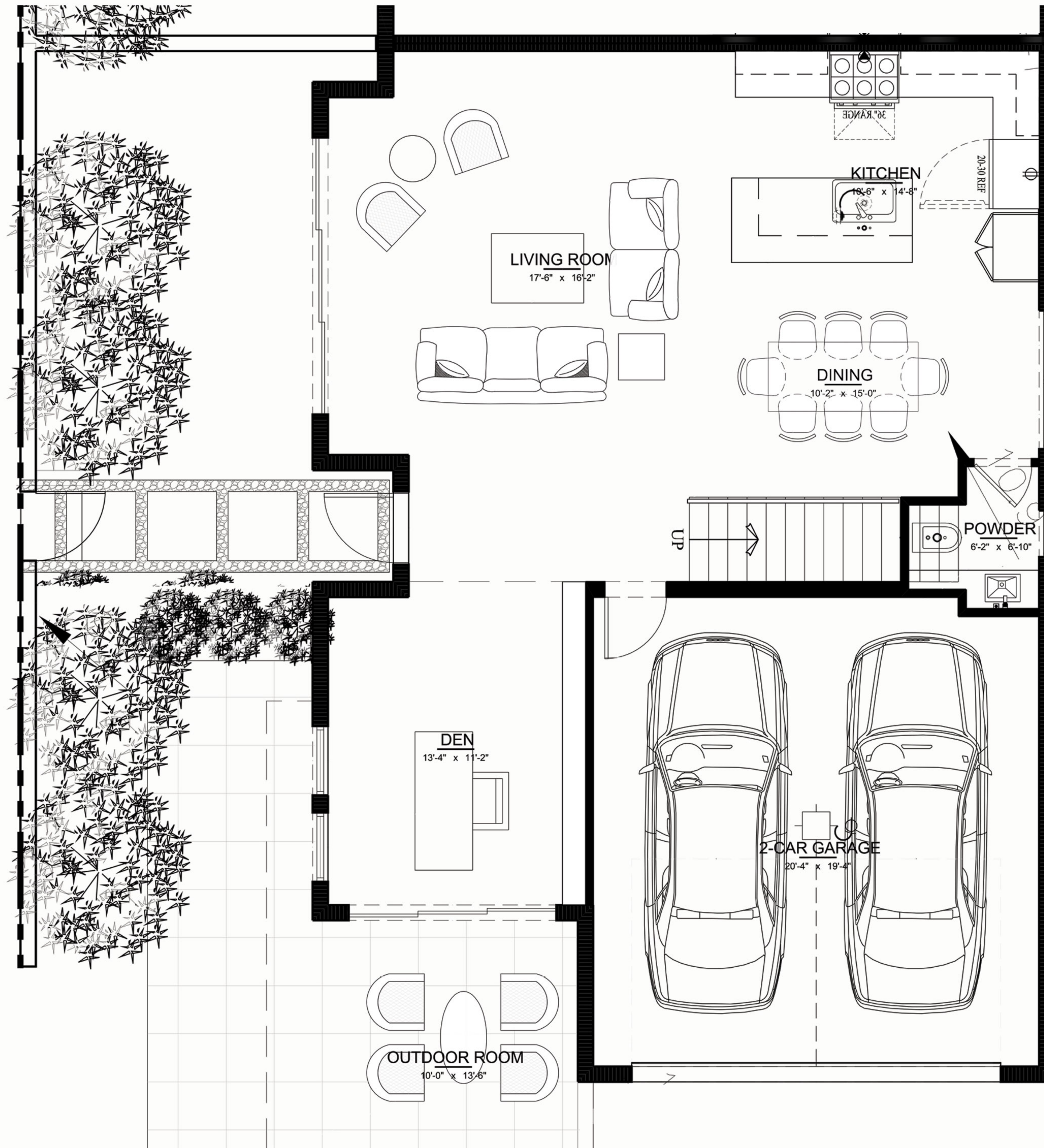
# FLOOR PLANS | SECOND FLOOR



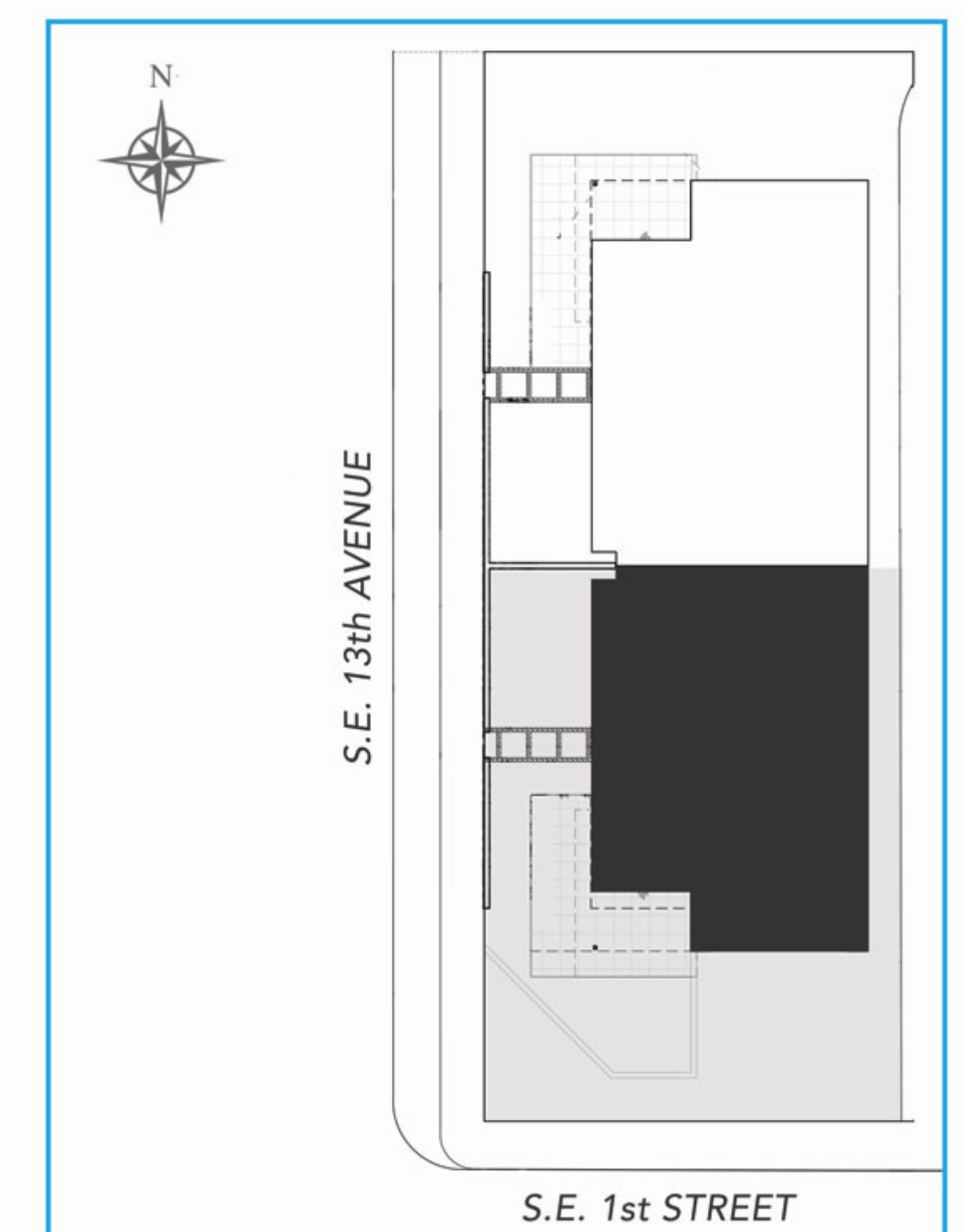
SITE MAP



# FIRST FLOOR



SITE MAP





**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.

*Macken*

Las Olas

[MackenCompanies.com](http://MackenCompanies.com)

Aventura

CONSTRUCTED BY  
**VCM**  
BUILDERS, INC.