

CONDOMINIUM UNIT FOR SALE

Chatillon Hall Condominium

1020 94th Street • Bay Harbor Islands, FL 33154

A BOUTIQUE BAY HARBOR ISLANDS CONDOMINIUM OPPORTUNITY

A well-positioned condominium community with completed major capital projects, assigned parking, substantial private storage, and annual leasing flexibility.

PROPERTY & COMMUNITY HIGHLIGHTS

- **Annual Leasing:** Owner may rent the unit immediately following purchase on an annual lease basis, subject to the condominium's current application, screening, approval and leasing requirements.
- **Reserves:** The condominium budget is represented as having full reserves in accordance with the SIRS Report.
- **Special Assessments:** There are no current special assessments reported for the condominium.
- **Parking:** One assigned parking space is provided per unit and is located within the property's designated parking area.
- **Guest / Additional Vehicle Parking:** Parking spaces located in the front of the building, facing the building, are considered guest parking and/or floating spaces for a second vehicle, subject to association rules.
- **Private Storage:** The unit includes a large, floor-to-ceiling assigned storage room located on the ground floor of the building.

MAJOR CAPITAL PROJECTS COMPLETED

Project	Status
Roof	Assessed in the past; completed and paid
Waterproofing & exterior painting	Assessed in the past; completed and paid
Pool restoration & rebuild	Assessed in the past; completed and paid
Impact windows & doors	Assessed in the past; completed and paid

WHY CHATILLON HALL?

- Boutique condominium setting in Bay Harbor Islands.
- The association's official website identifies the property as being within walking distance of Bal Harbour shops and beaches.
- The community maintains an official library of condominium documents, including bylaws, the January 2026 Community Rules and Regulations, the 2025 SIRS Report, insurance documents and reserve cost information.
- Convenient location near Bal Harbour, beaches, shopping, restaurants and local services.

IMPORTANT BUYER INFORMATION

This information sheet is intended as a marketing and informational summary and is not a substitute for the condominium declaration, bylaws, rules and regulations, current budget, SIRS report, association records, estoppel, minutes, financial statements, insurance documents, or other governing documents. Prospective buyers should independently verify all leasing, parking, storage, vehicle, application, screening, approval and other condominium requirements with the association before entering into a contract. Association rules, fees, assessments and policies may change. The statements

regarding reserves, assessments and completed projects are based on information provided for preparation of this sheet and should be confirmed through current association records and the applicable condominium documents.

DOCUMENTS & DUE DILIGENCE

The condominium's official website currently provides access to the 2025 SIRS Report, replacement reserve cost estimates, insurance certificates, bylaws and the January 2026 Community Rules and Regulations. Buyers are encouraged to review the complete condominium package before making a purchase decision.

Prepared for marketing purposes • Information subject to verification and change • August 2026

Source for community documents: Chatillon Hall Condominium, Inc. official website. Public property and building information was also cross-checked against current real-estate sources.