

Cocoa Cabanas Condominium

1915 South Atlantic Avenue, Cocoa Beach, Florida



Cocoa Cabanas Condominium

Features



Building:

- Authentic Bahamian architectural detailing
- Lush tropical palms and native foliage throughout the grounds
- Ground floor garage offers two (2) deeded parking spaces per residence
- Convenient access to a well-appointed elevator lobby from the ground floor garage and motor court
- Each residence features a private elevator landing foyer and a secure, formal vestibule
- Garage and pool deck-level finishes include authentic Bahamian stucco texturing, coral stone accent banding and a custom-finished motor court complete with privacy walls and landscape lighting

Safety & Security:

- Keyless building entry and elevator systems
- Professionally-monitored fire detection system
- Fire suppression sprinklers throughout the building
- Security monitoring cameras in use in all common areas
- All residences are pre-wired for basic private alarm systems
- Hurricane impact-rated windows throughout the residences
- Automated hurricane shuttering for oceanfront sliding doors

Residence Layout:

- Spacious, open floor plan enhances the direct oceanfront setting
- Panoramic ocean views immerse the Kitchen, Living/Dining Room, Florida Room and Master Bedroom Suite
- Master Bedroom Suite features fully-pocketing, floor-to-ceiling "California" sliders – open to enjoy direct oceanfront views, or close for total privacy while entertaining overnight guests
- Full-length oceanfront veranda features a wood-lined ceiling and an optional summer kitchen
- Optional Jacuzzi® hot tub available for the oceanfront veranda
- Riverside balconies on levels 4 and 5 capture picturesque sunsets over the Banana River Lagoon
- All bedroom suites offer generous walk-in closets and full private bath rooms
- All rooms are pre-wired for telephone, digital or satellite cable, high-speed internet and ceiling fans
- Automated shutters conveniently enclose all verandas to protect your home, furniture and appliances

Gourmet Kitchen & Wet Bar:

- Stainless gas range, convection oven and spacious refrigerator
- Oversized stainless steel sink and elegant Kohler fixtures
- Ultra quiet, energy efficient stainless steel dishwasher

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- Custom-fabricated granite counters and backsplash
- Custom hardwood cabinetry with fluted columns and matching crown moulding
- Cherry, maple and aged bead-board are standard cabinetry selections
- Numerous cabinetry door designs and custom options available
- Generous kitchen pantry with personalized shelving and storage options
- Comfortably sized laundry room with full-size, front-loading washer and dryer

Luxury Bath Features:

- Marble or granite counters with Kohler® fixtures and porcelain under-mount basins
- Custom hardwood vanities with fully-overlaid doors and full-extension drawers
- Full-height mirrors with matching trim and elegant recessed lighting fixtures
- Master bath features dual vanities, a spacious walk-in shower (with dual heads) and a sumptuous oversized Roman tub with jets and marble surround

On-site Amenities

- Heated oceanfront swimming pool and spa is surrounded by a natural stone sundeck
- Beachside summer kitchen features a gas-burning barbecue grill and wet bar
- Easy access to wide, sandy beaches – perfect for lounging, strolling, bike-riding or playing in the surf
- Cocoa's user-friendly beaches and gradual, sandy bottoms are safe for kids of all ages

Location

- 5 minutes from shops, studios, cafés and fine dining attractions
- 10 minutes from Cape Canaveral's Kennedy Space Center
- 20 Minutes from Melbourne International Airport
- 45 minutes from Orlando International Airport

Cocoa Cabanas Condominium Association



Monthly Maintenance Fee: \$485.00

The Cocoa Cabanas Condominium Association, Inc. (the "Association") was created to preserve the value of your new residence and compliment the Cocoa Cabanas lifestyle. In addition to managing the daily operations and finances of the Condominium, the Association also secures required insurance coverage, maintains reserve savings for future repairs, and provides for the upkeep of all grounds and common elements of the Condominium. The Association is professionally managed to ensure that you receive the highest level of quality service in a cost effective manner. Monthly fees provide the following services and benefits:

- Property, casualty and windstorm insurance that covers the entire exterior of the building, as well as all common elements and amenities (finishes and personal property within the residences are not covered by the Association and require individual homeowner's insurance).
- Maintenance of the exterior and common elements of the building – such as the garage, roof, generator, fire pump and elevator.
- Upkeep of the condominium grounds, landscaping and amenities – such as the irrigation system, pool,

- Water, sewer, common electric, trash-removal and standard cable television services for all residences and common areas.
- Pest control and extermination services.
- Contribution to a reserve and replacement fund for future improvements and repairs.

Within the residence, Owners are responsible for their own electric and telephone service, internet service provider and digital or premium television channels. The appliances, hot-water heaters, air-conditioning and heating equipment serving each residence are the Owner's property and are covered by the manufacturers' warranties. Owners are responsible for payment of annual property taxes on their residence.

Owners should establish fire and casualty insurance covering personal property within their residence, including appliances, cabinets, window treatments, wall coverings and personal furnishings. A general liability insurance policy for each residence is also recommended.

The maintenance fee is due and payable to the Association on the 1st day of each month.

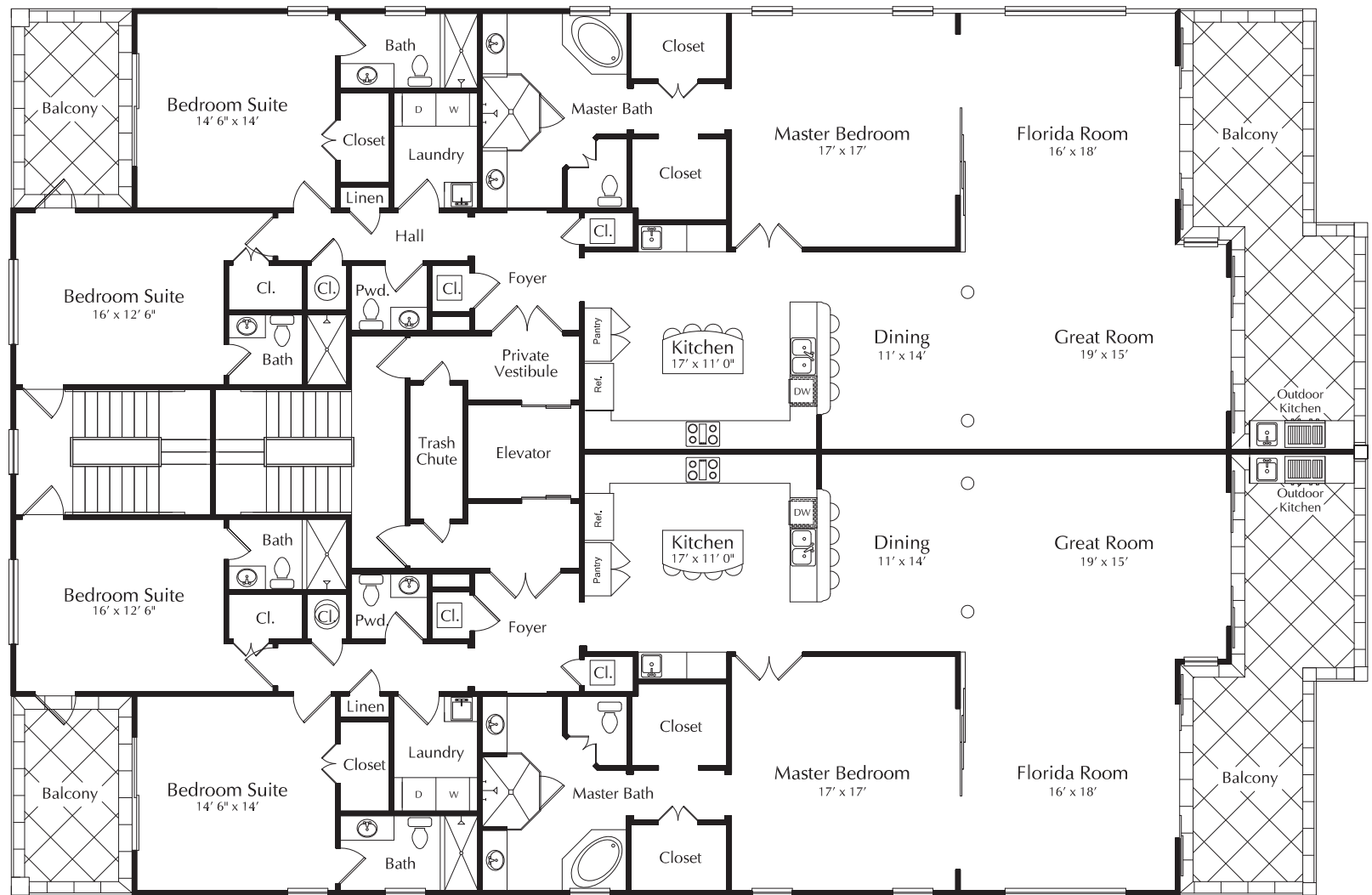
Cocoa Cabanas Condominium

Overall Building Plan



North Residences
3,055 sq. ft.

South Residences
3,055 sq. ft.



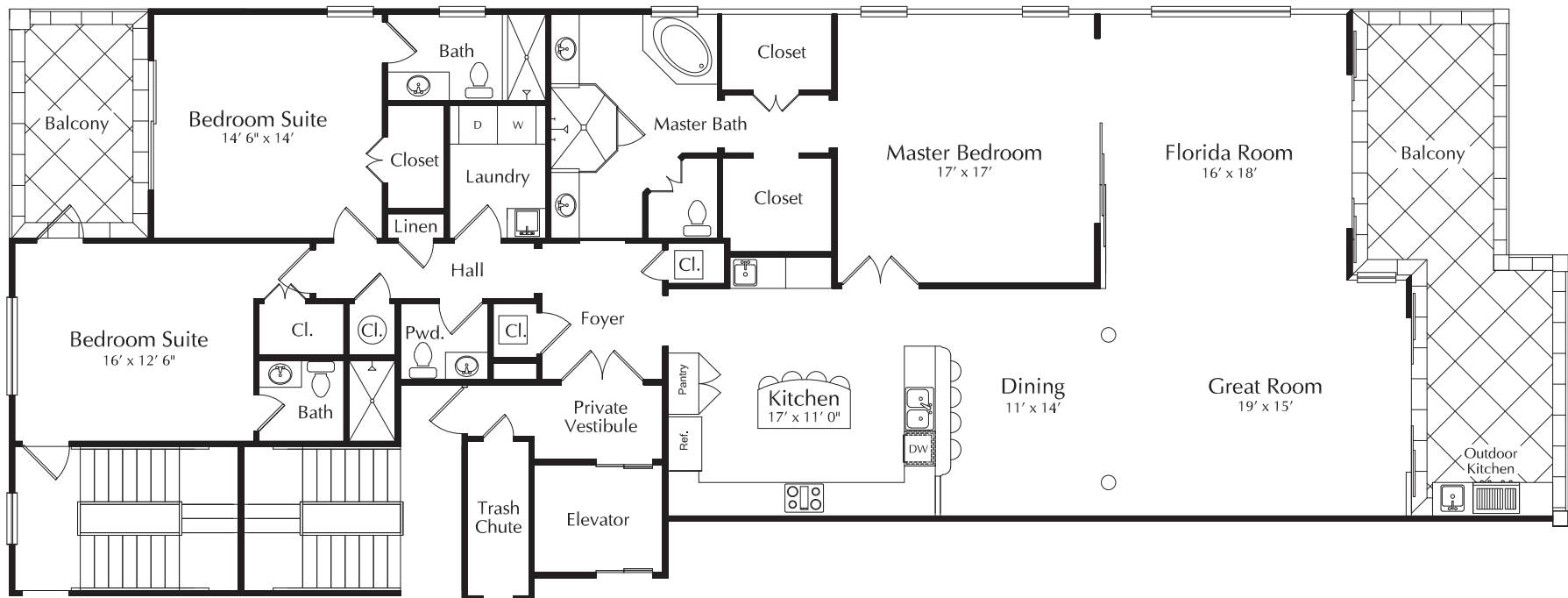
Floor plans, drawings and artistic renderings are conceptual only and are for the convenience of reference; they should not be relied upon as representation, express or implied, of final detail. The Developer expressly reserves the right to modify, revise or change plans, specifications and features which it deems desirable in its sole and absolute discretion. Pricing and availability of options are subject to change without prior notice. Square footages and measurements are approximations provided by the architect using standards common to the profession. © 2012 Coastmark Companies, LLC — All Rights Reserved.

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North Residences



Living Area 2,580 sq. ft.
 Balconies 475 sq. ft.
 Total Area 3,055 sq. ft.



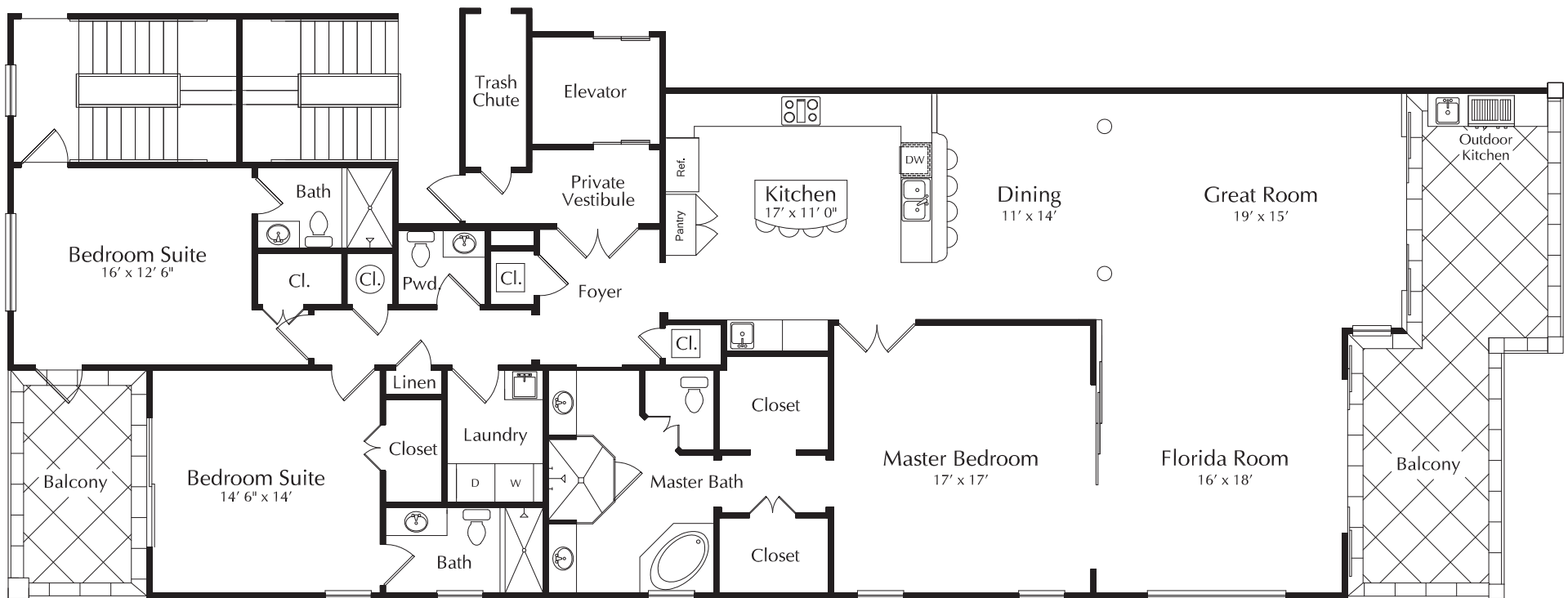
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Cocoa Cabanas Condominium

South Residences



Living Area	2,580 sq. ft.
Balconies	475 sq. ft.
Total Area	3,055 sq. ft.



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