

Garden Bay
191 Seminole Lane, Cocoa Beach, Florida



Coastmark.com | 772.234.5552

Garden Bay Condominium

Features



Building:

- Private and enclosed 2-car garages for most residences
- Security controlled keyless entry and elevator system
- Security monitoring cameras in all common areas

Residence:

- Italian porcelain tiling in all living areas and master bedroom
- Fine carpeting or bamboo flooring in all guest bedroom suites
- Solid core interior doors and architectural millwork throughout
- Oversized base boards and elegant crown molding in living areas
- Oil-rubbed bronze lever-style door hardware and bath accessories
- Custom hardwood cabinetry by KraftMaid throughout the residence
- Guest bedroom suites feature full size closets and large private baths
- Marble flooring, shower surrounds and countertops in all guest baths
- Hurricane impact-rated windows and sliders throughout
- High efficiency central air conditioning and heating system
- Smoke detectors and fire suppression sprinklers in all rooms
- Most rooms prewired for high speed internet and ceiling fans
- Tray ceilings and cove lighting in foyer, kitchen and master bath

Gourmet Kitchen:

- Attractive tray ceiling with dimmer-controlled recessed lighting
- Sprawling 3cm granite countertops (custom fabricated)
- Upgraded stainless steel appliance package
- Oversized stainless sink and hardware
- Custom-fit solid hardwood cabinetry and cabinet boxes
- Elegant fluted columns and crown molding for all upper cabinets
- Full extension drawers with self-closing silverware drawer and Lazy Susan
- Generously-sized pantry and laundry rooms with full-sized washer and dryer

Master Bedroom Suite:

- Italian porcelain tiling in master bedroom
- Dual walk-in wardrobe closets with custom wood shelving
- Exceptionally roomy master bathroom suite with marble flooring and counters
- Spacious, glass and marble-enclosed master shower with dual heads and hand-held diverter
- Jetted Jacuzzi tub with marble surround
- Solid wood cabinetry with full height mirrors

Garden Bay Condominium Availability



Residence #	Location / Floor Plan:	Offered at:
101	1st Floor, North Corner	SOLD
103	1st Floor, South Corner	SOLD
201	2nd Floor, North Corner	\$349,900
202	2nd Floor, Center	SOLD
203	2nd Floor, South Corner	SOLD
301	3rd Floor, North Corner	SOLD
302	3rd Floor, Center	SOLD
303	3rd Floor, South Corner	SOLD
401	4th Floor, North Corner	\$424,900
402	4th Floor, Center	SOLD
403	4th Floor, South Corner	SOLD

Monthly Maintenance Fee: \$420.00

Garden Bay Condominium Association, Inc. (the "Association") was created to preserve the value of your new residence and compliment the Garden Bay 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 and spa.

- 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.

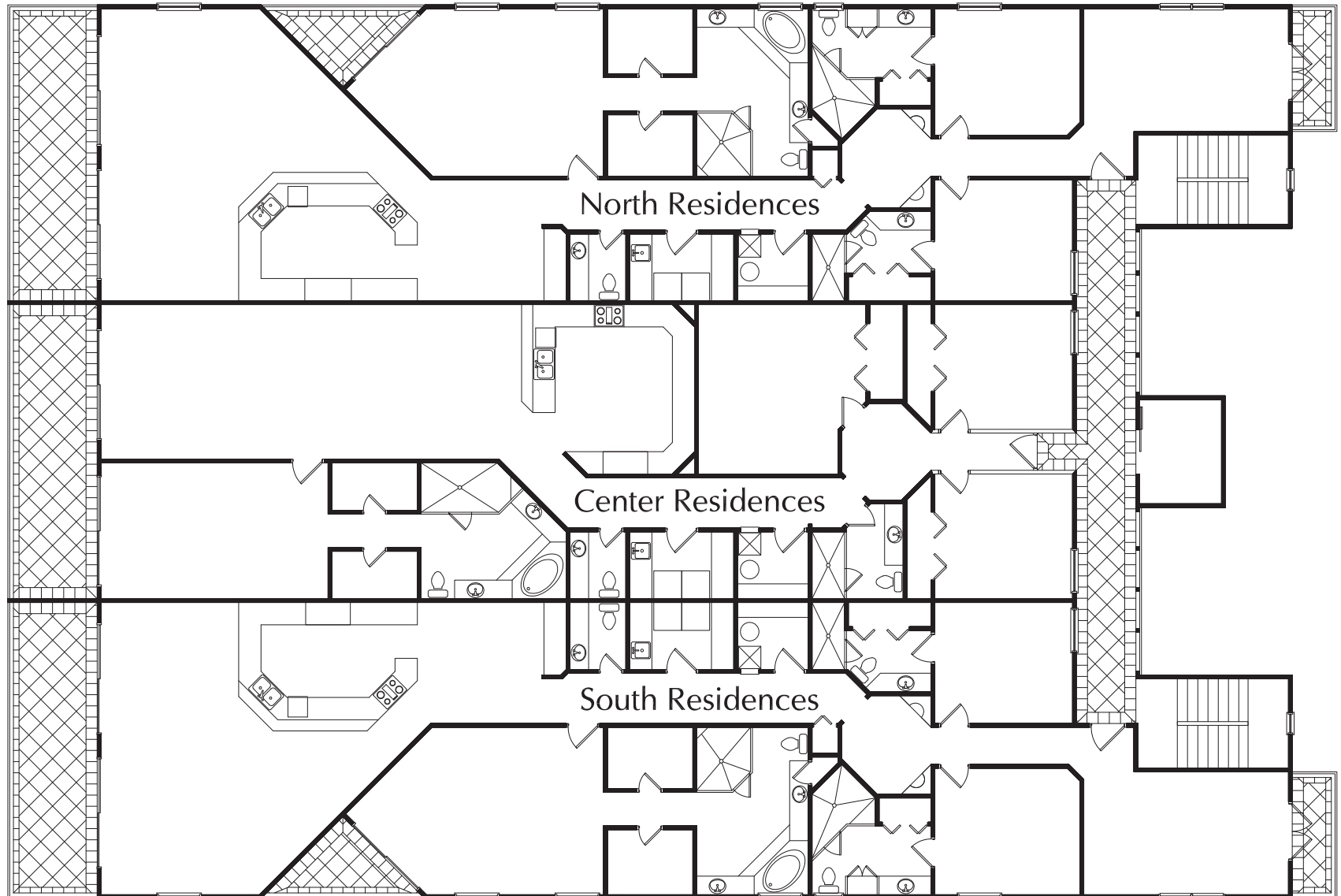
Garden Bay Condominium Overall Building Plan



North Residences
2,840 sq. ft.

Center Residences
2,540 sq. ft.

South Residences
2,840 sq. ft.



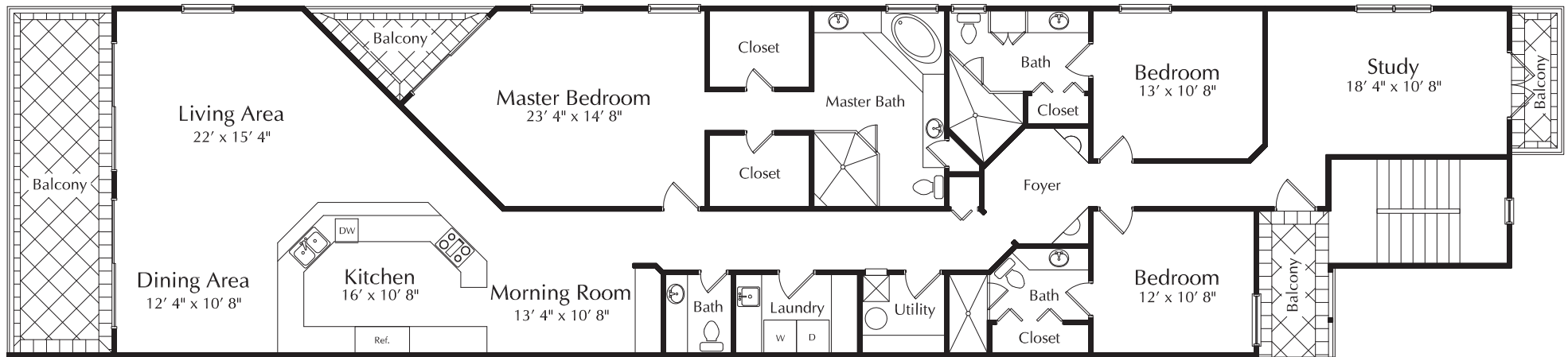
Floor plans, drawings and artistic renderings are conceptual only and are for the convenience of reference; they should not be relied upon as representation, express or implied, of final detail. The Developer expressly reserves the right to modify, revise or change plans, specifications and features which it deems desirable in its sole and absolute discretion. Pricing and availability of options subject to change without prior notice. Square footages and measurements are approximations provided by the architect using standards common to the profession. © 2010 Coastmark Companies, LLC – All Rights Reserved.

Garden Bay Condominium

North Residences



Living Area 2,530 sq. ft.
 Balconies 310 sq. ft.
 Total Area 2,840 sq. ft.

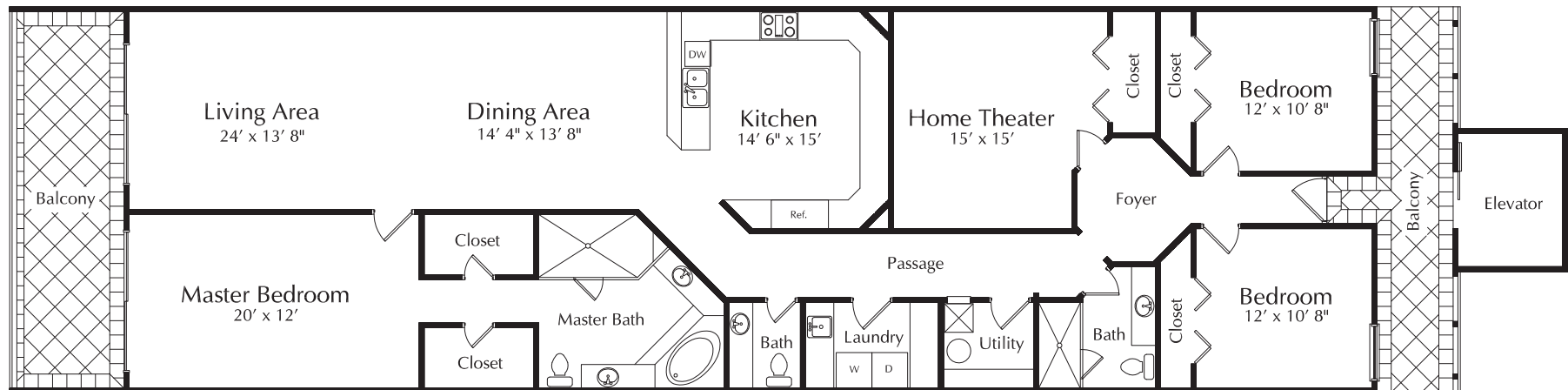


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Garden Bay Condominium Center Residences



Living Area 2,330 sq. ft.
Balconies 210 sq. ft.
Total Area 2,540 sq. ft.



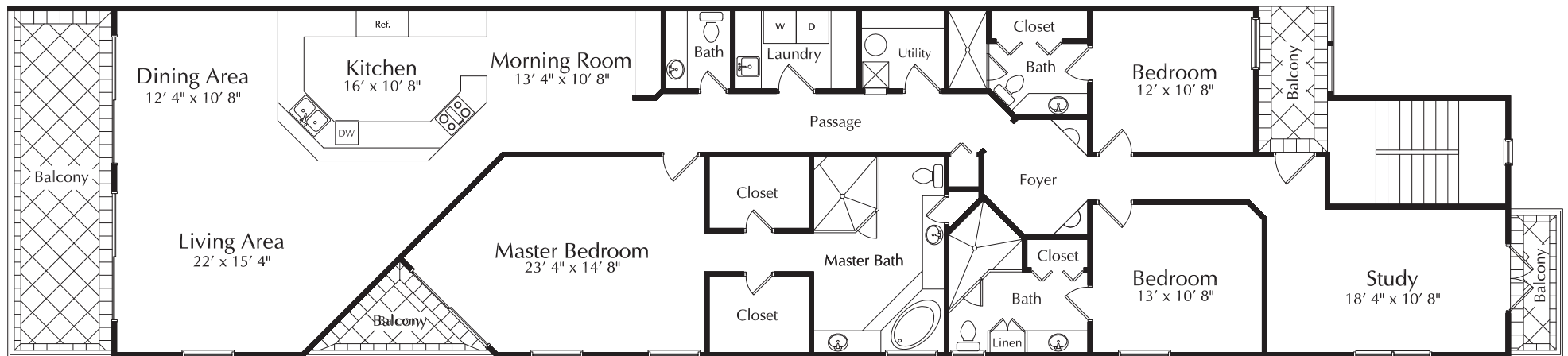
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Garden Bay Condominium

South Residences



Living Area 2,530 sq. ft.
 Balconies 310 sq. ft.
 Total Area 2,840 sq. ft.

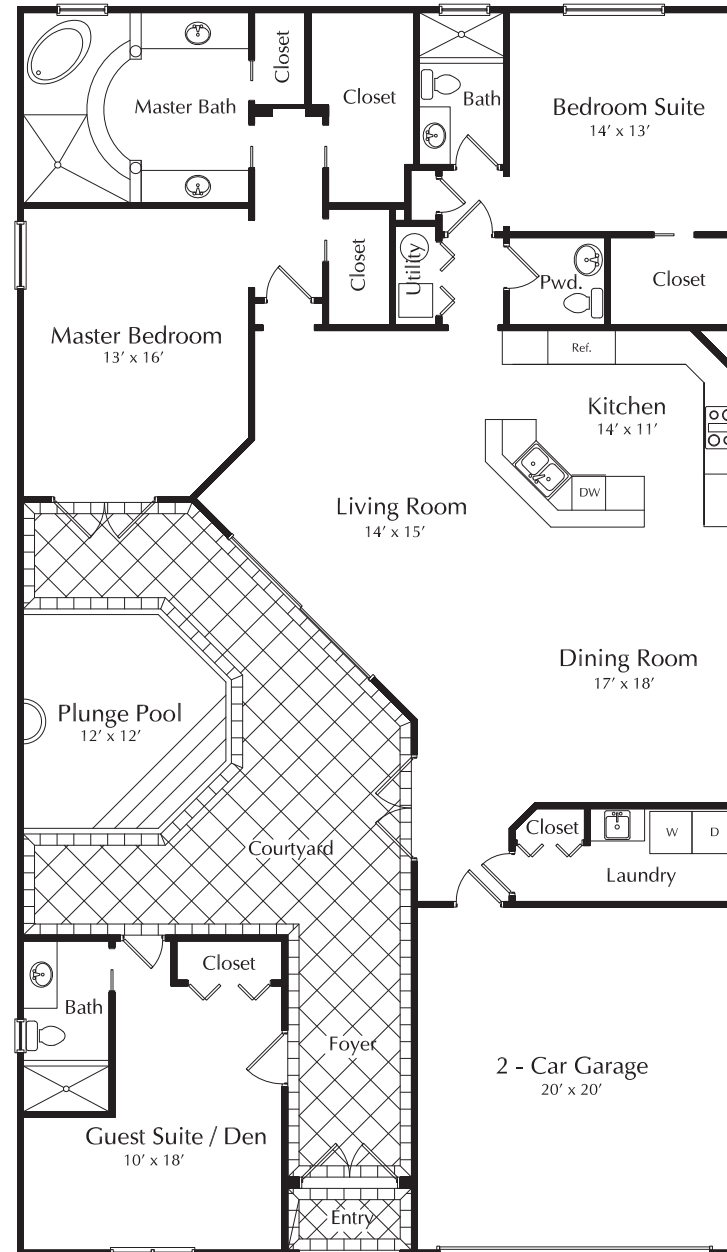


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Garden Bay Colony Courtyard Pool Homes



Living Area	2,150 sq. ft.
Garage	410 sq. ft.
Courtyard	670 sq. ft.
Covered Entry	130 sq. ft.
Total Area	3,360 sq. ft.



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