

Ocean Paradise
3409 South Atlantic Avenue, Cocoa Beach, Florida



Ocean Paradise Condominium

Features



Building:

- Security controlled keyless entry and elevator system
- Private and enclosed two-car garages for most residences
- Private and secure elevator landing foyer for each residence
- Convenient trash chute access in each residence' private foyer

Residence:

- Riverside sunset balcony with access from guest bedrooms
- Riverside sunset balcony accessible from guest bedrooms
- Spacious oceanfront balcony with optional summer kitchen
- Saturnia marble 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
- Tray ceilings and cove lighting in gourmet kitchen and master bath
- Hurricane shuttering for oceanfront sliding glass doors
- Hurricane impact-rated windows throughout the residence
- High efficiency central air conditioning and heating system
- Smoke detectors and fire suppression sprinklers in all rooms
- Most rooms pre-wired for high speed internet and ceiling fans

Gourmet Kitchen:

- Attractive tray ceiling with dimmer-controlled recessed lighting
- Sprawling 3cm granite countertops (custom fabricated)
- Upgraded stainless steel appliance package
- Oversize 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:

- Saturnia marble tiling in bedroom and closets
- 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

Ocean Paradise Condominium Availability



Residence #	Location / Floor Plan:	Offered at:
201	2nd Floor, North Corner	\$569,900 ¹
202	2nd Floor, Center	\$399,900 ¹
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	\$629,900 ²
402	4th Floor, Center	SOLD
403	4th Floor, South Corner	SOLD
501	5th Floor, North Corner	SOLD
502	5th Floor, Center	SOLD
502	5th Floor, South Corner	SOLD

Complimentary membership in the Cocoa Beach Club & Marina is included.

Private boat slips are available for a one-time fee of \$25,000.

Optional Interior Upgrades

Plantation Shutters:	\$ 4,500
Hardwood Bedroom Flooring:	\$ 4,500
Saturnia Marble Bedroom Flooring:	\$ 5,000

Legend

¹ Single Garage

² Double-Car Garage

Ocean Paradise Condominium Association



Monthly Maintenance Fee: \$500.00

The Ocean Paradise Condominium Association, Inc. (the "Association") was created to preserve the value of your new residence and compliment the Ocean Paradise 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.

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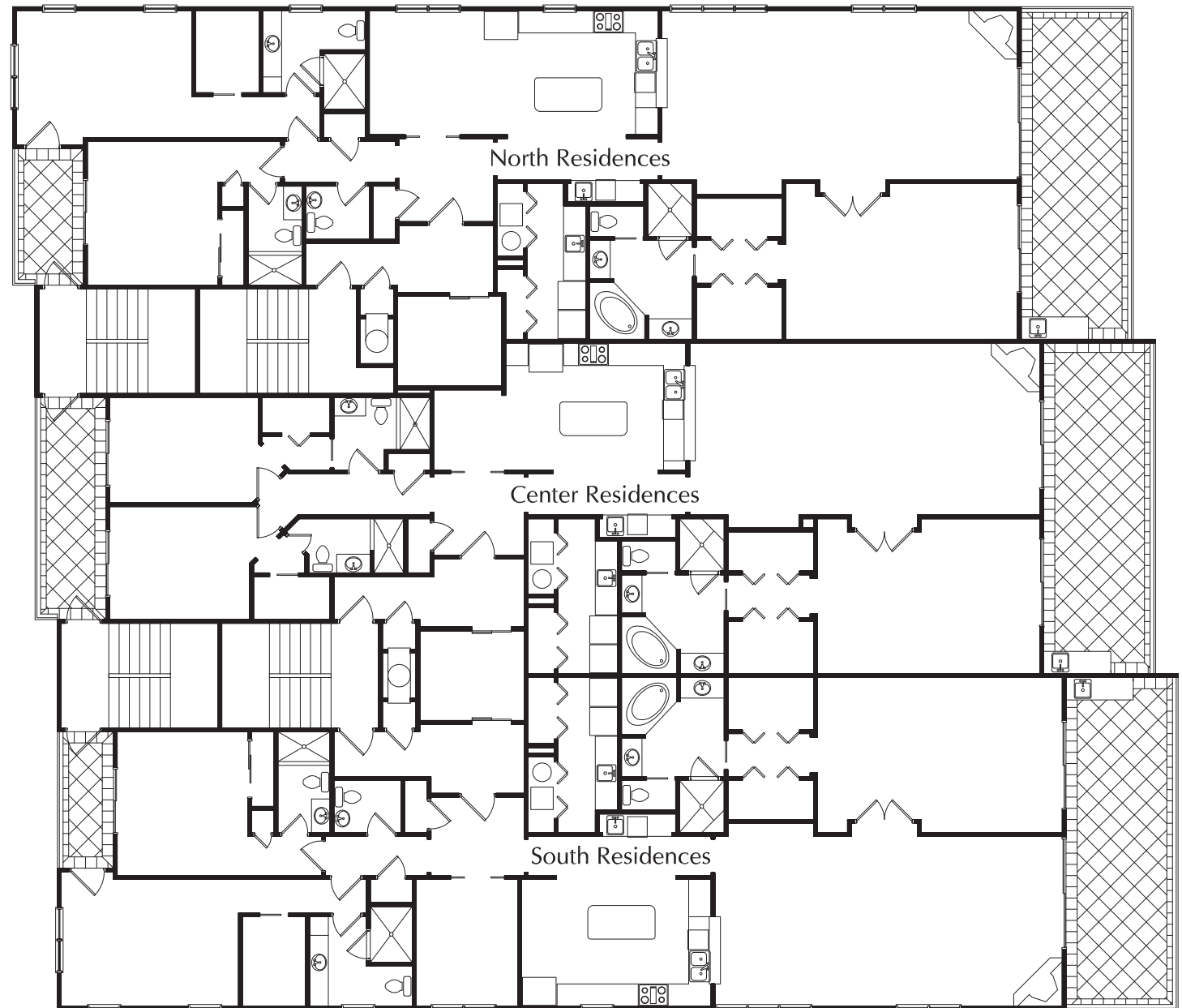
Overall Building Plan



North Residences
2,690 sq. ft.

Center Residences
2,580 sq. ft.

South Residences
2,765 sq. ft.



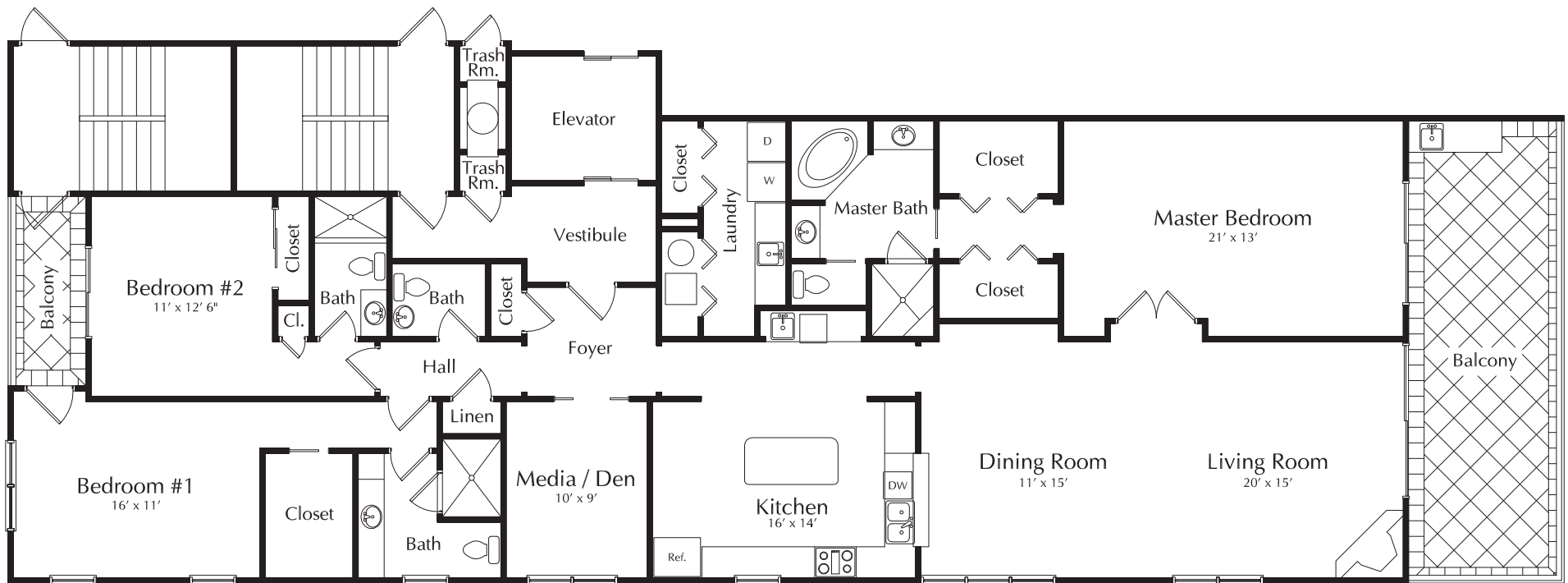
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Ocean Paradise Condominium

North Residences



Living Area	2,310 sq. ft.
Balconies	380 sq. ft.
Total Area	2,690 sq. ft.



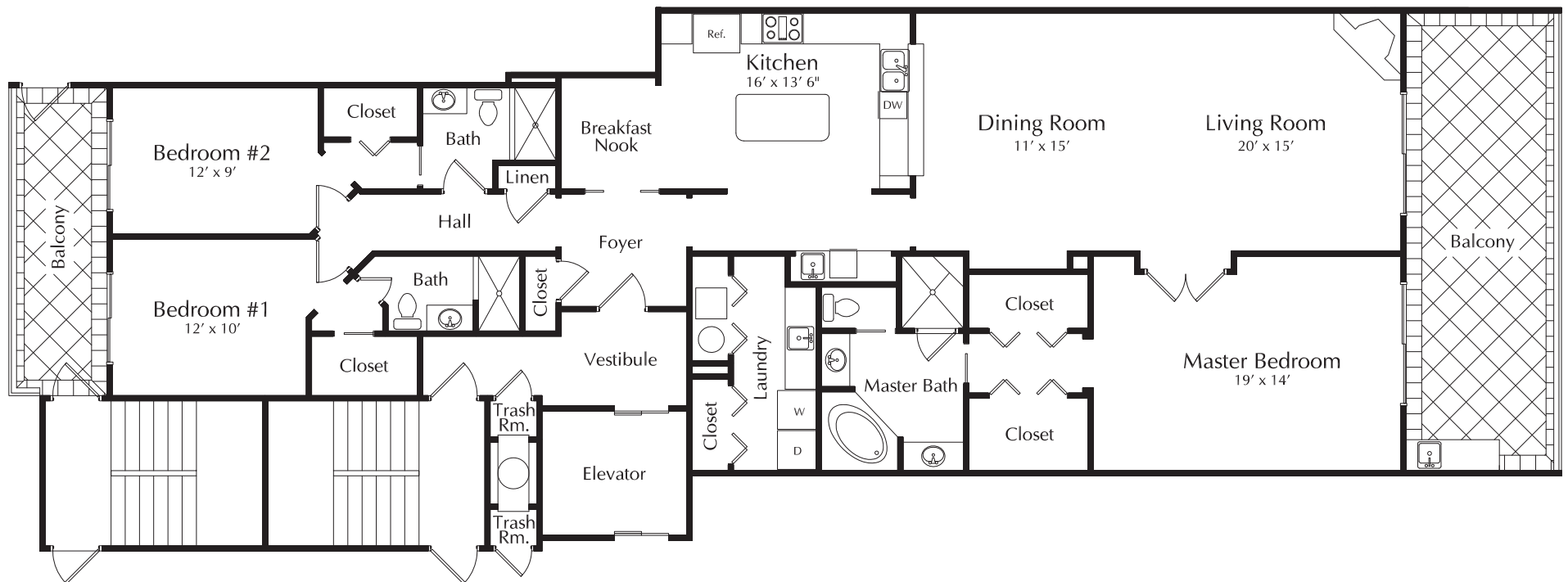
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Ocean Paradise Condominium

Center Residences



Living Area 2,145 sq. ft.
 Balconies 435 sq. ft.
 Total Area 2,580 sq. ft.



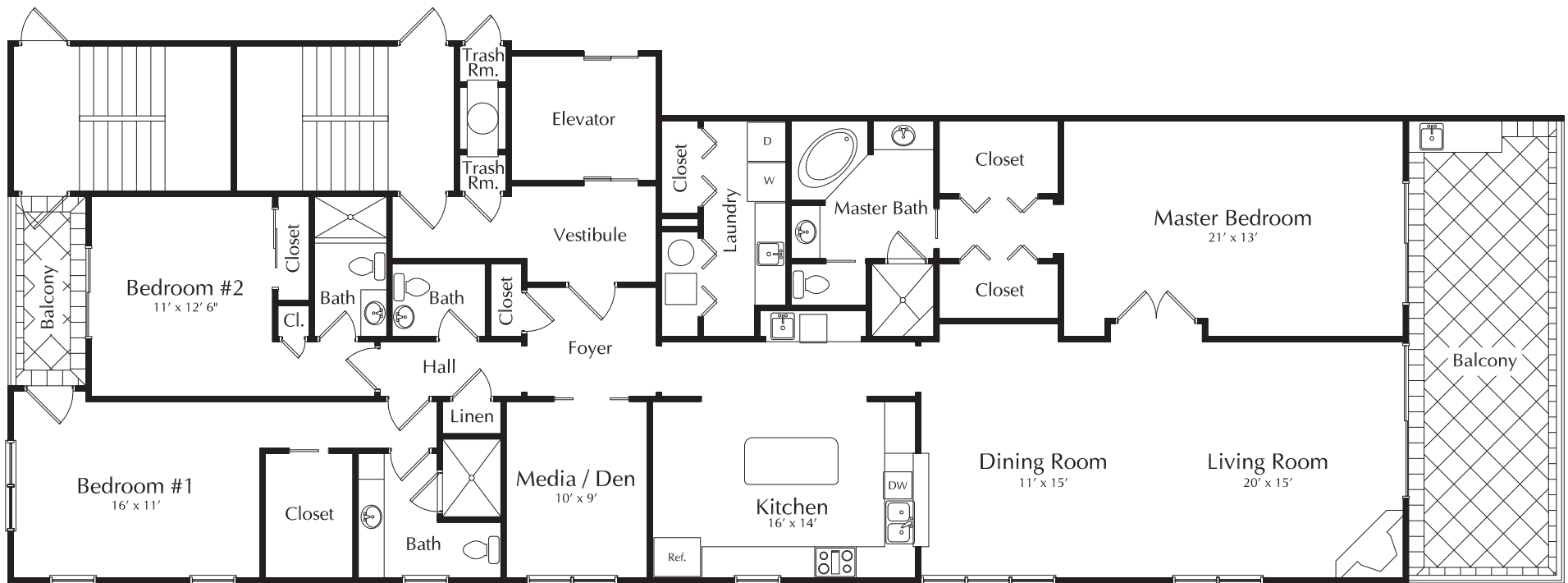
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Ocean Paradise Condominium

South Residences



Living Area 2,405 sq. ft.
 Balconies 360 sq. ft.
 Total Area 2,765 sq. ft.



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