

Garden by the Sea
211 24th Street, Cocoa Beach, Florida



Garden by the Sea 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 access to trash chute in each residence's private foyer

Residence:

- Spacious riverfront balcony with optional summer kitchen
- Oceanside balcony with access from guest bedroom suites
- 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 counter-tops in all guest baths
- Tray ceilings and cove lighting in private foyer, kitchen and master bath
- Hurricane shuttering for riverfront sliding glass doors
- Hurricane impact-rated windows throughout residence
- 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

Gourmet Kitchen:

- Attractive tray ceiling with dimmer-controlled recessed lighting
- Sprawling 3cm granite counter-tops (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:

- 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

Garden by the Sea Condominium Association



Monthly Maintenance Fee: \$490.00

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

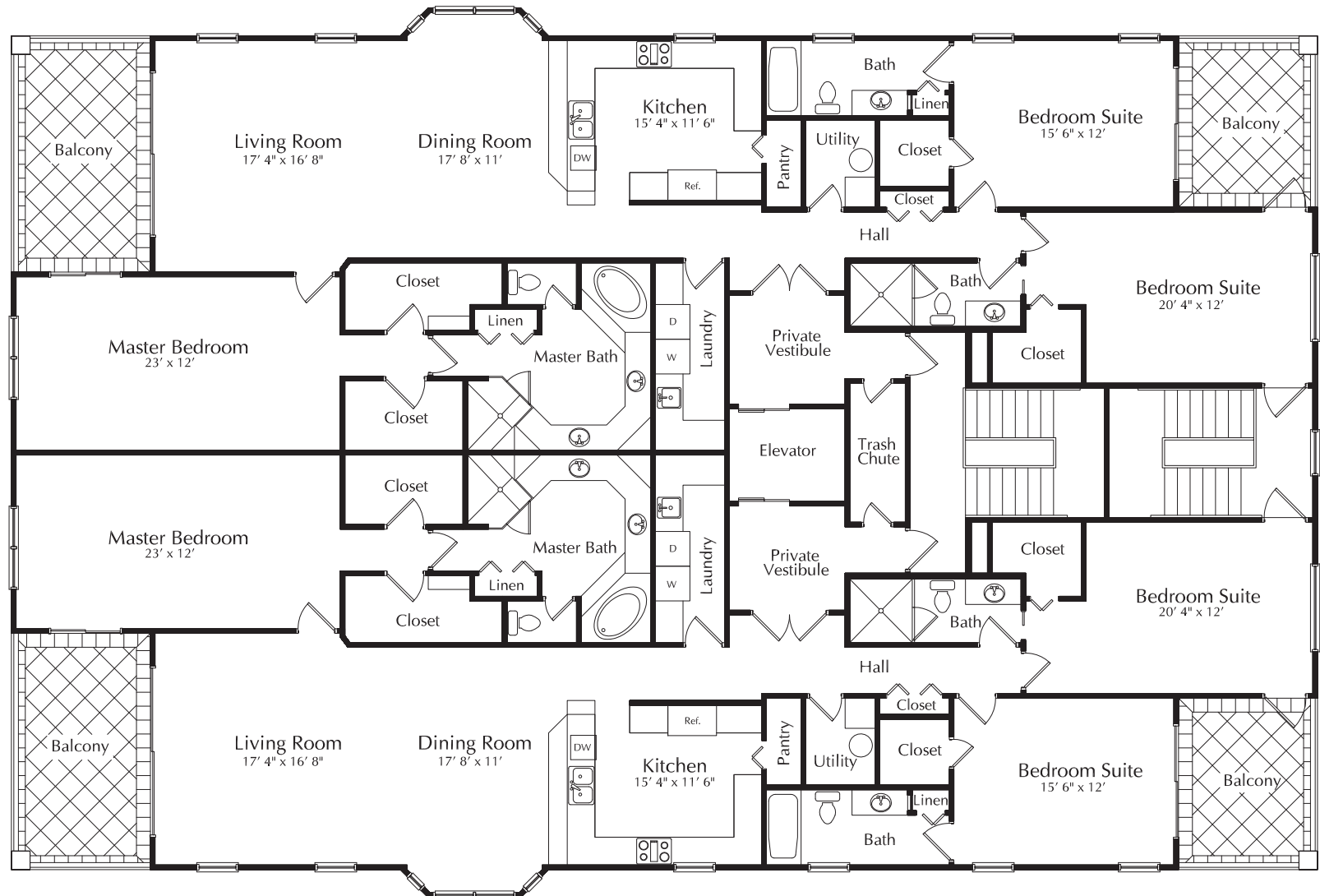
Garden by the Sea Condominium

Overall Building Plan



North Residences
2,830 sq. ft.

South Residences
2,830 sq. ft.



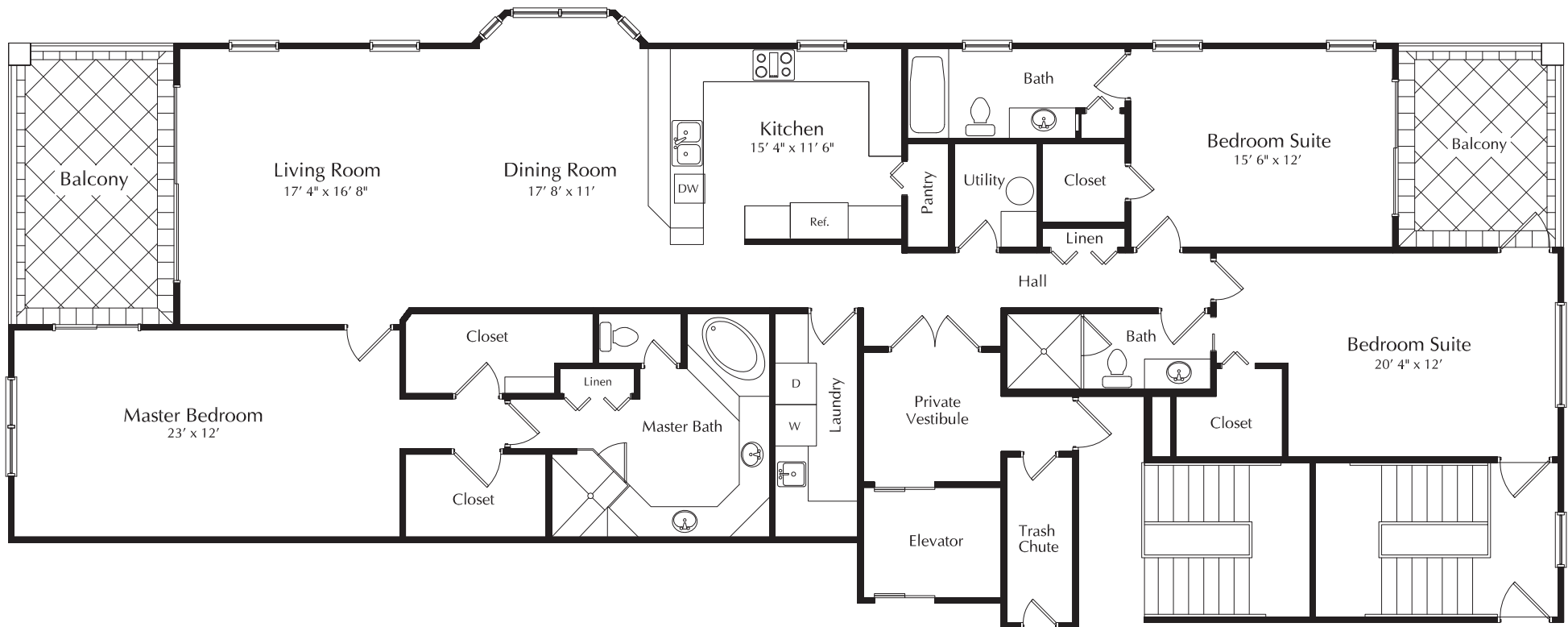
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Garden by the Sea Condominium

North Residences



Living Area	2,535 sq. ft.
Balconies	295 sq. ft.
Total Area	2,830 sq. ft.



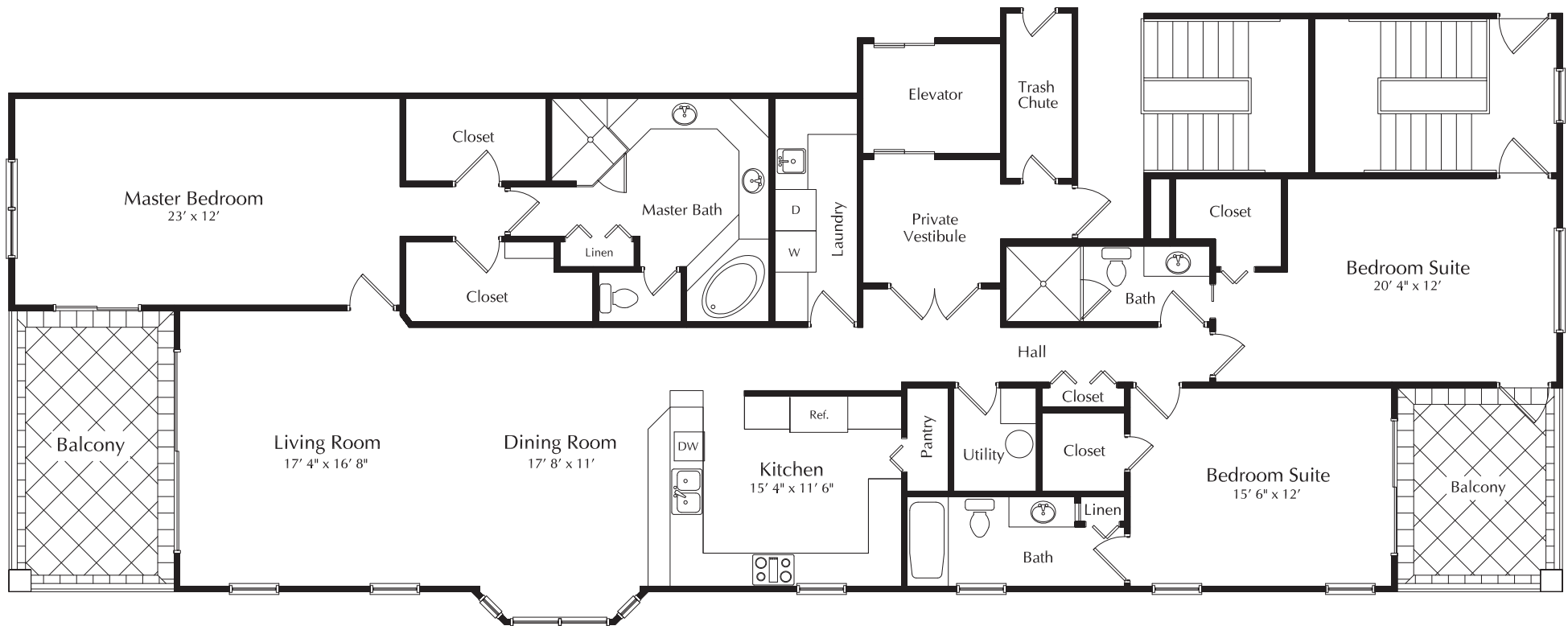
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Garden by the Sea Condominium

South Residences



Living Area	2,535 sq. ft.
Balconies	295 sq. ft.
Total Area	2,830 sq. ft.



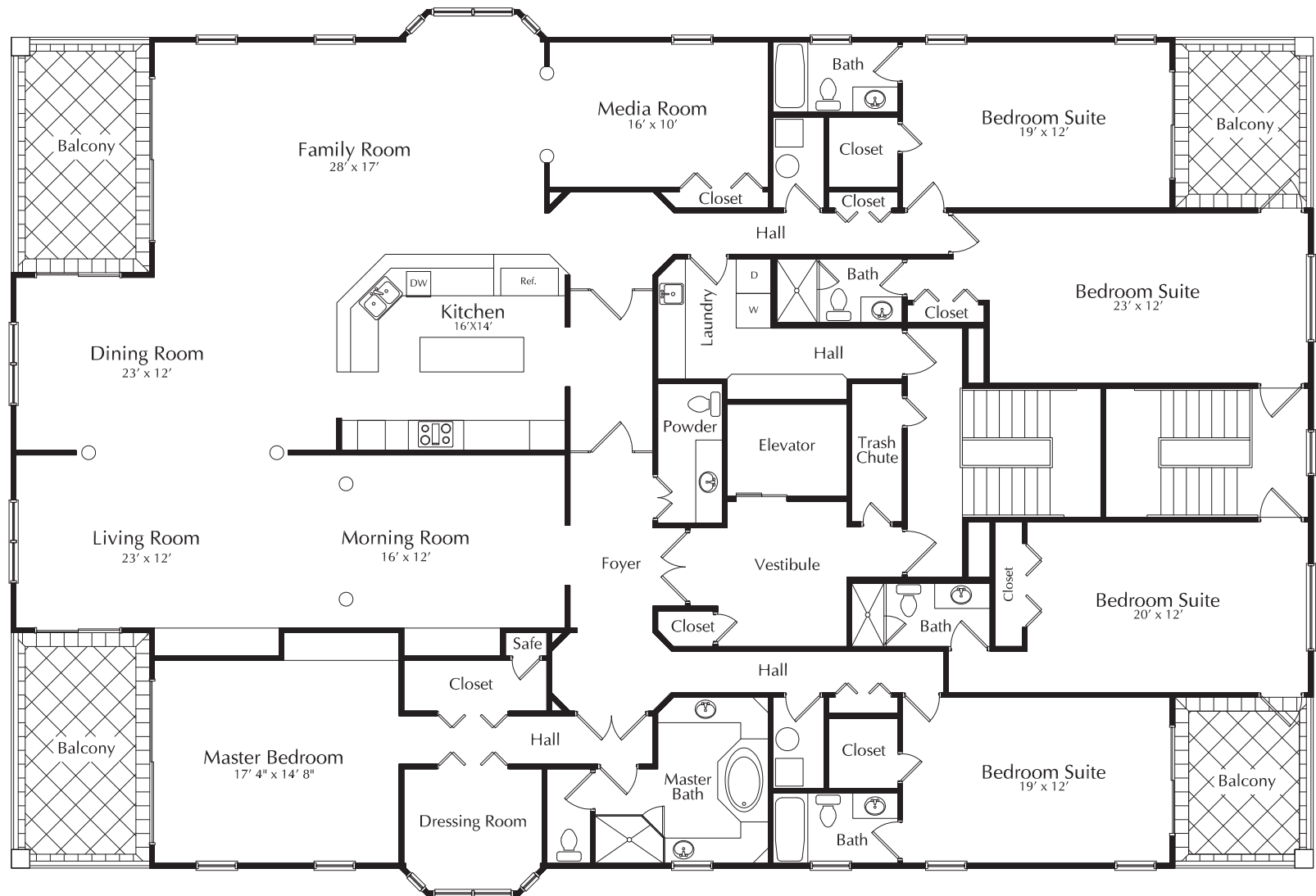
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Penthouse Residence (Proposed Floor Plan)



Living Area 5,660 sq. ft.
Balconies 590 sq. ft.
Total Area 6,250 sq. ft.



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