

# ATLANTIC PLAZA SALES

Unit Sales and Management by: **Ruby Management, Inc.**  
**Donna F. Ruby / Licensed Real Estate Broker**

**425 South Atlantic Avenue**  
**New Smyrna Beach, FL 32169**  
**386-427-4636 / fax: 386-423-7772**



LIST PRICE: \$370,000 UNIT NUMBER: 303  
STREET ADDRESS: 425 South Atlantic Avenue  
CITY: New Smyrna Beach ZIP CODE: 32169  
ZONING: B-4 SUBDIVISION:  
LOT SIZE: CONDOMINIUM NAME: Atlantic Plaza  
LIVING AREA (sq.ft.) 871 TOTAL SQ. FT.: 976  
STYLE: Condo/Hotel BEDROOMS: 2 BATHS: 2  
FIREPLACE: N FURNISHED: Y YEAR BUILT: 1985  
POOL SIZE: 18x36 SCHOOL: Coronado  
TOTAL UNITS: 23 BOAT DOCK: N/A  
ELEVATOR: Yes  
ASSESSMENT: No assessments pending. Repair and restoration work for balcony replacement, railings, elevator modernization, walkways, pool, pool deck, fire system modernization, doors, windows, sliding glass doors, and building resealing. Completed January 2005.

DESCRIPTION: OceanView unit – facing North – close to the shops on Flagler Avenue. This third floor condo/hotel unit has a great panoramic view of the Atlantic Ocean. Good income producing unit.

LIVING ROOM: 11x23.6 KITCHEN: 10.8x8  
DINING ROOM: AREA BEDROOM 1: 11.4x18.4  
BEDROOM 2: 9.8x11.4 BEDROOM 3: N/A  
BEDROOM 4: N/A FAMILY ROOM: N/A  
FLORIDA ROOM: N/A PORCH: (Balcony) 15.8x5.6  
UTILITY ROOM: N/A GARAGE: N/A

MASTER BEDROOM LOCATION: Northside ROOF TYPE: Concrete  
FLOORS: Tile/Carpet WINDOWS: Single Hung, Sliders  
WINDOW TREATMENT: Included, verticals  
HEATING/AC: central / electric WATER: city  
SEWER: city CONSTRUCTION: Concrete / stucco  
WATER HEATER: electric WATER SOFTENER: N/A  
POOL FEATURES: seasonally heated  
WATERFRONT LOCATION: oceanfront  
FENCING: N/A PETS: NO  
BUILDING LEVELS: 7 STREET TYPE: Asphalt  
TAXES: \$ 7000 ( 2006 ) MAINTENANCE FEE: \$345/month  
HOMESTEAD: NO GARAGE/CARPORT: N/A  
APPLIANCES: Refrigerator, Range, Dishwasher, OTC Microwave

**RESTRICTIONS:** Use is restricted to Condo / Hotel ownership. **ALL** units are subject to hotel rentals booked exclusively through the management company. **NO** outside rental or management is permitted. Unit owner may use his unit subject to the cleaning and management fees. Management fees are waived for the first 30 days.

LISTING AGENT: **Donna F. Ruby, Licensed Real Estate Broker**  
**Rubyrealestate@cfl.rr.com**

**\$370,000**

**UNIT 303**

