

# 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: \$265,000 UNIT NUMBER: 401  
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: 1983  
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 December 2004. East face wall replaced 2009.

**\$265,000**

**UNIT 401**



DESCRIPTION: OceanFront unit – facing East – close to the shops on Flagler Avenue. This fourth 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: Eastside 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: ocean front

FENCING: N/A PETS: NO  
BUILDING LEVELS: 7 STREET TYPE: Asphalt  
TAXES: \$ 3500 ( 2008 ) MAINTENANCE FEE: \$396/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](mailto:Rubyrealestate@cfl.rr.com)

Q: What are my voting rights in the condominium association?

A: ONE vote for EACH private dwelling.

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: Use is restricted to CONDO-HOTEL ownership. ALL units are subject to hotel rentals booked exclusively through the contracted 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 of owners usage January thru Labor Day. Owner usage unrestricted Labor Day thru end of calendar year.

Q: How much are my assessments to the Condominium Association for my unit and when are they due?

A: \$396 per month due on the first of the month.

Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

A: N/A

Q: Am I required to pay rent or land fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: NO

Q: Is the Condominium Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A: NO

Q: Rental restrictions – if any?

A: ALL units subject to hotel rental through the contract management company.

Q: What are the pet restrictions?

A: Owners ONLY may have a dog which is restricted to lap dogs (small enough to be held in the owner's lap and weighing less than 20 pounds). Dogs MUST be kept in the owners unit and walked in the designated area. Pets are NOT permitted in any other common area. Guests are not permitted any pets.

Q: Are there reserve accounts set up for all items with a replacement cost exceeding \$10,000?

A: No. By a vote of the association membership, a budget with no reserves was enacted. All replacements and repairs are handled through special assessment.

## 2011 FEE SCHEDULE

			Monthly fees
<b>COMMISSION</b>			<b>13%</b>
<b>CREDIT CARD FEES</b>			<b>3.5 to 4%</b>
<b>CLEANING</b>			<b>Owner portion of monthly cleaning cost based on nights occupied</b>
<b>TELEPHONE/OFFICE</b>			<b>\$60/month</b>
<b>UTILITIES</b>			<b>\$12 day/occupied/ \$4 day/unoccupied</b>
<b>REPAIRS</b>			<b>as needed</b>
<b>CONDO FEES</b>			<b>\$395/month</b>
<b>SPECIAL ASSESSMENT</b>			<b>No Reserves *</b>
<b>CO-OP ADVERTISING</b>			<b>2% of rental</b>