

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



\$265,000

UNIT 401



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.

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

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.

2010 FEE SCHEDULE

	Monthly fees
COMMISSION	13%
CREDIT CARD FEES	3.5 to 4%
CLEANING	Owner portion of monthly cleaning cost based on nights occupied
TELEPHONE/OFFICE	\$60/month
UTILITIES	\$12 day/occupied/ \$4 day/unoccupied
REPAIRS	as needed
CONDO FEES	\$396/month
SPECIAL ASSESSMENT	No Reserves *
CO-OP ADVERTISING	2% of rental