

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: \$380,000 UNIT NUMBER: 503
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 fifth 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**
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