



# *A Great Place to Live*

## *Luxury Condominium Community*

*Water View from Every Unit*

*Fantastic Sunsets*

*Dolphins*

*Manatee*

*Osprey*

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### *Condo Fees include:*

*Cable Service*

*Garbage service*

*Hot and Cold Water*

*Sewage*

*On Site Professional Management*

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### *Location is Everything!*

*Minutes from Kennedy Space Center*

*Port Canaveral (Cruise Ship Port)*

*The Famous Cocoa Beach*

*Orlando International Airport*

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### *A FUN PLACE TO PLAY OR RELAX*

*Community Clubhouse*

*With Library, Kitchen and Dining/Card Room*

*2 heated Swimming pools with Hot Tubs*

*3 Elevated Tennis Courts & 2 Basketball Courts*

*Exercise Room & Sauna with Shower Rooms*

# ***Construction***

*2 Elevators in Each Building*

*Traction NOT Hydraulic (much faster)*

*Solid Concrete Construction*

*High Ceilings*

*Large Balconies*

*Heavy Storm Resistant Sliders*

*Electric Roll up Metal Shutters*

*Individual Garages*

*Covered Parking (not assigned)*

## ***Financial Stability***

*NEVER had a Special Assessment*

*Fully Funded Reserved*

## ***Active Social Committee***

*(We encourage you to get involved.)*

*We have had a variety of activities that have included:*

*Van Trips*

*Bunco*

*Dine Around*

*Ladies Tea*

*Movie Nights*

*Covered Dish Dinners*

*Travel Videos*

*Bridge*

*Ice Cream Socials*

*Bingo*

*Morning Coffee*

*Texas Hold'em*