

Property Summary

Ocean Dunes Condominium at Aquarina



110-140 Warsteiner Way, Melbourne Beach, Florida 32951

60± Brand New Ocean View Condominiums
20 Units Selling ABSOLUTE to the Highest Bidder(s) with No Reserves
Buy One or More!

Auction Date / Time / Location:	Saturday, October 10th, 2009 @ 11:00 A.M. (Registration begins at 9:00 A.M.) Crowne Plaza Melbourne 2605 North Highway A1A Indialantic, Florida 32903 Telephone: 321.777.4100
Directions:	From I-95 exit #183 (Eau Gallie Blvd.- SR 518) East and proceed to A1A. Turn right and travel ½ mile to the Crowne Plaza Melbourne on your left.
Buyer / Broker Seminar Date / Time / Location:	Thursday, September 24th, 2009 @ 6:00 P.M. Aquarina Community Center 450 Aquarina Boulevard Melbourne Beach, Florida 32951
Directions:	<ul style="list-style-type: none"> • From South: I-95 exit #156(SR 512) East to 90th Avenue (SR 510). Turn right and continue East on SR 510 to A1A. Turn left and travel 12± miles to Aquarina Entrance on your left. • From North: I-95 exit #180(SR 192) East to A1A. Turn right and travel 13.5± miles to Aquarina Entrance on your right.
Auction Day Deposit(s):	<ul style="list-style-type: none"> ➤ A \$10,000.00 (Per Unit) Cashier's Check or Certified Funds payable in U.S. Funds from a U.S. Bank to Alliance Title Insurance Agency, Inc. ➤ An Additional Deposit totaling 10% of the Total Contract Price in the form of a Business or Personal Check from a U.S. Bank in U.S. Funds. ➤ See optional Wiring Instructions in the General Terms and Conditions of Sale.
Broker Participation Welcome:	3% of the Bid Price. Visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.
Property Tours:	<ul style="list-style-type: none"> • The On-Site Auction Sales Center is located in Unit 802 in Building 2 and will be open daily from 10:00 A.M. to 6:00 P.M. • Call Carole Gonzalez at 321.327.8954 or 321.480.7773 to schedule a guided tour.

PROPERTY HIGHLIGHTS

Ocean Dunes is located within the security gated golf community of Aquarina. These luxury ocean view condominiums feature breathtaking ocean, river, and golf course views. It is within minutes to Sebastian Inlet State Recreation Area, Melbourne International Airport and I-95. Residents have access to a community boat launch and trailer / boat storage when available. Melbourne Beach is centrally located and within driving distance to major Florida attractions including Disney World, Universal, Kennedy Space Center and South Florida.

<u>Property Name:</u>	Ocean Dunes Condominium at Aquarina
<u>Location:</u>	110-140 Warsteiner Way Melbourne Beach, Florida 32951
<u>Property Description:</u>	Three 28 Unit, Eight Story Luxury Condominium Buildings with enclosed Parking Garages
<u>Property Directions:</u>	From South: I-95 exit #156(SR 512) East to 90th Avenue (SR 510). Turn right and continue East on SR 510 to AIA. Turn left and travel 12± miles to Aquarina Entrance on your left. From North: I-95 exit #180(SR 192) East to AIA. Turn right and travel 13.5± miles to Aquarina Entrance on your right.

Recreational and Common Facilities / Amenities

<u>Aquarina Beach and Country Club:</u>	Amenities include an 18 Hole Golf Course, Clubhouse with Fitness Center and Sauna, Tennis Courts, Community Boat Launch and Trailer/Boat Storage, Day Dock, Waterfront Boardwalk and Deeded Beach Access
<u>Swimming Pool:</u>	<ul style="list-style-type: none"> • Heated Private Ocean Dunes Pool • 48±ft. x 15±ft.
<u>Lobby:</u>	Spacious, Nicely Appointed Lobbies
<u>Parking Areas:</u>	<ul style="list-style-type: none"> • One Deeded Garage Space Per Unit • Ample Guest Parking
<u>Unit Leasing:</u>	90 Day Minimum / Once Per Year by Approval of Association
<u>Occupancy:</u>	24 Units Sold or Under Contract
<u>Pets:</u>	Two Pets not to exceed 25 Pounds
<u>Construction:</u>	CBS

<u>Windows:</u>	Impact Resistant Glass
<u>Year Built:</u>	2007; Building 1 / Final CO 2009; Buildings 2 & 3
<u>Maintenance Fee(s):</u>	<ul style="list-style-type: none"> • <u>Ocean Dunes:</u> \$354.25 per month (includes building insurance, water, rubbish removal, basic cable, pool and building maintenance, and reserves.) • <u>Aquarina Master Association:</u> \$442.06 per quarter (includes 24-hour manned security, common grounds maintenance, tennis courts, community center, operations and maintenance.)
<u>Real Estate Taxes:</u>	See Brevard County Tax Estimator at www.brevardpropertyappraiser.com/asp/tax_estimate.asp
<u>Interior Features:</u>	<ul style="list-style-type: none"> • Each elevator serves just 2 owners per floor, opening directly into your private foyer • Spacious private balconies from 544± Sq. Ft. to 891± Sq. Ft. with exterior lighting • Master bedroom access to balcony • 9 ft. ceilings in most areas, 10 Ft. ceilings on the 8th floor • Double solid wood entry doors, solid core & fire rated • Ceramic tile floors in foyer, kitchen, baths, laundry room and utility areas • Sound insulating underlayment under tile floors • Real marble window sills • 5¼ in. wood baseboard throughout • Spacious closets • Batt insulation between each residence and or exterior walls • Pre-wired for ceiling fans, cable TV and category-5 internet wiring • Kwickset lever-style door handles or equivalent • Decora switches throughout • Energy efficient hot water heater • Skip troweled ceilings • Tray ceiling in foyer • Lighting, hose bib, electrical outlets on both balconies • Fire sprinklers and smoke detectors in each residence
<u>Kitchen Features:</u>	<ul style="list-style-type: none"> • Granite countertops with stainless double-bowl sink with garbage disposal • Delta faucet or equivalent • Solid hardwood panel cabinets • GE Profile Appliances in Building 1 Units and Unit 802 in Building 2. Available for purchase in all other units

Laundry Features:

- Separate laundry room
- Upper cabinets
- Washer and Dryer packages available for purchase

Bath Features:

- Cultured marble countertops
- Air conditioned walk-in closets
- Tub/shower combination in second bathroom
- Elongated toilets
- Oval soaking-tub in master with ceramic tile surrounding
- Separate ceramic tile walk-in shower with glass enclosure in master bathroom
- Dual vanities with mirrors and medicine cabinet in master bathroom
- Bidet in master bathroom
- TV outlet in master bathroom
- Quality finish hardware

The information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.