



www.atlanticspringscondos.com
11299 W. Atlantic Blvd
Coral Springs, FL 33071
phone: 954.255.1211/ fax: 954.255.1353

FACT SHEET

AREA OVERVIEW:

Atlantic Springs Condominiums (AKA: *Eagle's Nest Apartments*), built in 1989, are located in Coral Springs

Directions: I-95 to Atlantic Blvd. West on Atlantic 9.0 miles to Atlantic Springs Condominiums (on the right side of Atlantic)

Sawgrass Expressway to Atlantic Blvd. East On Atlantic 1.5 miles to Atlantic Springs Condominiums (on the left side of Atlantic)

MODELS:

Floor Plan	Sq. Footage (A/C)*	Monthly Maintenance	Price Ranges*
2 Bd/2 Ba	1114	\$255.79	230's to 270's
3 Bd/2 Ba	1305	\$ 299.65	270's to low 300's

DEVELOPER:

Beach Hill Development, Coral Springs LLC

EXCLUSIVE LISTING

BROKER:

Kirschner Realty International, Inc.
Contact: 954-924-4107

SALES CENTER:

Open for sales

** Prices are subject to change.*

All floorplans, dimensions, features and square footages are approximate and subject to change without notice in accordance with the purchase agreement.

PREFERRED TITLE CO: Royal Title Company

PREFERRED MORTGAGE COMPANIES:

- Wells Fargo
- Mortgage Bankers Financial Group

COMMUNITY AMENITIES:

- 264 Two and Three Bedroom Condominiums
- Water, Pool, Garden and Tennis Court Views
- 2 Outdoor Swimming Pools
- Heated Jacuzzi
- Sun Deck
- State of the Art Fitness Center
- Tennis Court
- Basketball Court
- Clubhouse
- Car Wash Area
- Zen Garden
- Pet Friendly Community
- Lush Landscaping

UNIT AMENITIES:

- Elegant Vaulted Ceilings in Select Units
- Generous Linen and Pantry Storage
- Large Walk-in Closets
- Spacious Patios or Balconies
- Exterior Storage
- Full Size Washer and Dryer

SCHEDULED COMMUNITY IMPROVEMENTS:

- New Paint (Exterior)
- Designer Pool Furniture
- Refurbishment of Clubhouse including Party Room and Full Kitchen

SCHEDULED UNIT IMPROVEMENT

- Replacement of A/C in all Units
- Replacement of Water Heaters in all Units

"As-Is" CREDITS:

2/2 = \$ 3000.00

3/2 = \$ 3000.00