



www.cocoparcondo.com
961 Lyons Road
Coconut Creek, FL 33063
Phone: 954-971-0087 Fax: 954-971-0083

FACT SHEET

LOCATION/AREA:

Coco Parc Condominiums is located in beautiful Coconut Creek on Lyons Road two blocks north of Atlantic Boulevard and within minutes of major highways.

Directions from I-95: Exit Atlantic Avenue west to Lyons – right two blocks to development.

Directions from Turnpike: Exit Atlantic Avenue west to Lyons – right two blocks to development

OVERVIEW:

Enjoy and relax in exclusive residences with an array of amenities and activities at your fingertips. Step outside onto your private terrace and enjoy the breezes in this lushly landscaped 43 acre community with 5 beautiful lakes. Enjoy the resort style pool, volleyball and racquetball courts, lighted tennis courts and a newly designed fitness center and clubhouse.

MODELS:

Model	Bed	Bath	Sq. Ft. A/C	Monthly Maintenance (Without Reserves)
Areca Palm	1	1	761	\$167.49
Bamboo Palm	1	1	864	\$201.37
Canary Palm	2	1	1030	\$243.24
Date Palm	2	2	1230	\$260.58

DEVELOPER:

Tonti Properties
www.tontiproperties.com

EXCLUSIVE LISTING BROKER:

Kirschner Realty International
954-924-4107

GENERAL CONTRACTOR:

Straticon Construction Services

BUILDING AMENITIES:

State of the Art Fitness Center
Resort Style Swimming Pool and Sundeck
Two Lighted Tennis Courts
Outdoor Racquetball Court
Sand Volleyball Court
Car Wash Facility
Social Areas with Barbeque Grills & Picnic Benches

AREA AMENITIES:

(18) City Parks including gymnasiums, tennis, basketball
& racquetball courts, soccer & baseball fields
Recreation Complex
Fitness Center North
Community Center with Fitness Center
Tradewinds Park with Butterfly World
Coconut Creek Seminole Casino
(3) Elementary Schools
(1) Middle School
(3) High Schools
(3) Private Schools
BCC & Atlantic Technical Center

UPGRADED UNIT AMENITIES:

New A/C Unit
All Units -New Hot Water Heater
All Units - Washer and Dryer Hookups
New Appliances
Raised Panel Wood Cabinets
Laminate Kitchen Countertops
(Granite Optional)
New Tile Flooring
New Carpeting
New Paint
New Baseboards