

Club Caribe

www.clubcaribecondominium.com
5500 NW 61 St.
Coconut Creek, Florida 33073
phone: 954.596.1190 / fax: 954.596.1194

FACT SHEET

AREA OVERVIEW:

Club Caribe Condominiums built in 1999.

Directions: I-95, Exit West on Hillsboro Blvd., Turn South onto State Rd. 7, entrance is on the left before the Sawgrass Expressway. From the Florida Turnpike take Exit 71 to the Sawgrass Expressway going West, then exit on to State Rd. 7 going North, entrance is on the right before Hillsboro Blvd.

MODELS:

Floor Plan	Sq. Footage (A/C)*	Monthly Maintenance w/out Reserves:	Price Ranges*:
1 Bd/1 Bath	812	\$131.11	Mid-High \$100's
2 Bd/1 Bath	959	\$154.88	Low \$200's
2 Bd/2 Bath	1091	\$176.18	Low – Mid \$200's

DEVELOPER: Club Caribe Associates, LLC

EXCLUSIVE LISTING

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

SALES CENTER: Open for sales January 2006

** 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: Meland, Russin, Hellinger & Budwick, P.A.

PREFERRED MORTGAGE COMPANIES:

- Executive Mortgage Bankers
- Countrywide Home Loans

COMMUNITY AMENITIES:

- 377 Condominiums, including one and two bedrooms
- Assigned Parking and Covered Carports
- Outdoor Swimming Pool with Tropical Waterfall and Deluxe Whirlpool Spa
- Controlled Access Gated Entry
- Newly Refurbished Fitness Center
- Tot Playroom
- 2 Tennis Courts
- Clubhouse
- Car wash area
- Sand Volley Ball Court
- Pet Friendly Community
- Business Center
- Barbecue and Picnic area
- Tot play area.

UNIT AMENITIES:

- Vaulted Ceilings on upper floors (select units)
- Large Walk-in Closets
- Patios or Balconies
- Full Size Washer and Dryers
- Ceiling Fans in all rooms

SCHEDULED IMPROVEMENTS:

- Landscaping
- New Pool Furniture
- Clubhouse Renovations
- Newly Renovated Fitness Center
- New Fitness Equipment
- Re-surfacing Parking Lot
- Roof Repairs

"AS-IS CREDITS":

- 1/1 = \$4,500
- 2/1 = \$5,500
- 2/2 = \$6,500

