

# Fact Sheet



## OCEAN RESERVE SUNNY ISLES BEACH

### LOCATION

19370 Collins Avenue  
Sunny Isles Beach, Florida 33162-2240  
phone: (305) 682-2342 / fax: (305) 682-2343  
www.oceanreserve.com

### M O D E L S

Floor Plan	Sq. Footage (A/C)*	Monthly Maintenance w/o reserves	Price Ranges*
1 Bd/1 Bath	1005	\$324.47	High \$270's to Low 400's
1 Bd/1.5 Bath	1005	\$324.47	Low \$280's to Low \$400's
2 Bd/2 Bath	1492 - 1549	\$481.70 - \$500.10	Low \$400's to Low \$600's
2 Bd/2 Bath + Den	1665	\$537.55	High \$400's to Low \$600's
3 Bd/3 Bath PH	2498	\$806.49	From High \$900's

*\* 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.*

### COMMUNITY AMENITIES

- 398 Condominiums, including one, two, two plus den and a three bedroom Penthouse unit
- Redesigned Lobby
- Valet and Assigned Parking
- 24-Hour Business Center with Internet Access
- Resort-style Heated Swimming Pool
- New teak pool furniture
- Enhanced Landscaping
- Ocean and Intra-coastal Waterway Views
- Tennis Court
- State-of-the-art Fitness Center with flat screen monitors
- 24-Hour Valet
- Full service concierge
- Attended gatehouse
- Retail, including a Dry Cleaners and Mini-Mart
- Across the street from the Beach
- Pet Friendly Community – No dangerous breeds

### UNIT AMENITIES

- Floor-to-ceiling Sliding Glass Doors
- Glass Balconies
- Elegant High Ceilings in Select Units
- Generous Linen and Pantry Storage
- Expansive Walk-in Closets
- Spacious Patios or Balconies
- Great Views

## AREA OVERVIEW

Ocean Reserve Sunny Isles Beach Condominiums (AKA: Oceanview Apartments – Building C), built in 1973, are located in Sunny Isles Beach.

Directions: I-95, Exit East on Hallandale Beach Blvd, Go South (Right) onto A1A (Ocean Drive). Drive through Hallandale Beach and the town of Golden Beach. Turn right onto Galahad-Dade Blvd.

From Aventura, drive East on the William Lehman Causeway, then left onto Collins Avenue, Turn left at Galahad-Dade Blvd (first light). Building is the first high-rise as you enter the security gate. Sales Center is located on the 1st Floor

## SCHEDULED IMPROVEMENTS

- Elevator Cabs
- Hallways
- Lobby
- Pool-side WiFi
- Pool Cabanas

## SCHEDULED IMPROVEMENTS FOR ALL UNITS

- Inspection of all HVAC units
- New Thermostat / Humidistat
- Window caulking
- GFI electrical outlets

## UPGRADE PACKAGES AVAILABLE: (STRATICON)

- All work will be done after closing by Straticon
- No changes or substitutions of packages
- Scheduling will be done with Straticon and depends on demand
- \*Developer has no responsibility for construction or completion of upgrades

## EXTRAS

- Additional Storage Locker
- Additional Garage Parking
- Pool Side Cabana
- Monthly Parking Rental

## "AS-IS" CREDITS

Included in Sales Price

## "CLOSING" CREDITS AVAILABLE

Preferred Lender Credit = \$1,000 – (HomeBanc, United Home Loans & Wells Fargo)  
Preferred Title Company = \$1,000 – (The Law Firm of Lee D. Glassman P.A.)

## DEVELOPER

Ocean View Developers, LLC.  
(The Feurer Companies & Jos. Cacciatore & Company)

## EXCLUSIVE LISTING BROKER

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

## SALES CENTER

Now Open

## PREFERRED TITLE CO.

The Law Firm of Lee D. Glassman, P.A.

## PREFERRED MORTGAGE COMPANIES

- HomeBanc
- Wells Fargo
- United Home Loans

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE AGREEMENT FOR SALE. ORAL REPRESENTATION CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO FURNISHED BY A DEVELOPER TO A BUYER.

