

BRINY BREEZES, INC.
FOR SALE
5/10/19
SEE OUR WEBSITE: www.BrinyBreezes.US

DISTRICT I

PET ALLOWED DISTRICT 1

<u>Lot</u>	<u>Contact #</u>	<u>Br</u>	<u>Bath</u>	<u>Description</u>	<u>Price</u>
CD-18 Cedar Dr	Contact: Chris Krenke 412-498-1526 ckrenke@gmail.com	1	1	39 Shares. 680 sq. ft. single wide with addition (12x42 + 8x22). Spacious open living space. Large windows provide tons of Florida Sunshine! Updated bedroom, kitchen, & bath. New flooring throughout (bedroom 2017, living space 2018) Plenty of storage space. Central A/C (new compressor 2015). Washer/dryer. Back porch & outdoor ceilings recently painted. Paver driveway. A Must See! Available May 2020	\$230,000
F-13 Ruthmary	Contact: David Neff 937-321-1667	1	1	26 Shares. 1 br. 1 bath with tub, park model. Located in pet section on large open street with spacious parking in front. Large covered patio with storage shed. New subflooring in living area and bathroom. Newer carpet and vinyl flooring. Newer appliances. Central A/C unit located under unit. Fully furnished, as is condition. Has skirting and hurricane shutters. Tented for termites within last 5 years. Close to all amenities. Easy walking to beach or pool.	\$169,900

<u>District II</u> <u>LOT</u>	<u>Contact</u>	<u>Br</u>	<u>Bath</u>	<u>Description</u>	<u>Price</u>
G-6 Ruthmary	Contact: James Arena - Broker/Agent www.GoBriny.com jrena10@gmail.com ph:561-572-8888	1	1	23 Shares. Live the dream in the BRAND-NEW HOME! This is an opportunity to purchase a unit that was just installed & never lived in. Everything is brand new. The beautiful 9-foot flat ceilings are finished with crown moldings & makes this unit feel like a luxurious beach cabin. Open floor plan. Great size bedroom & bath. There is plenty of room for a large deck . You are only 6 units from private beach & oceanfront clubhouse. Washer and Dryer Comes with designated parking spot right out front.	\$239,000
H-1 Hibiscus	Contact: James Arena - Broker/Agent www.GoBriny.com jrena10@gmail.com ph:561-572-8888	3	2	83 Shares. This 3/2 Direct Oceanfront unit is by far one of the most prestigious locations in Briny Breezes. Enjoy spectacular multi-million-dollar views from almost every room in this unit. The beautiful functional layout has an open floor plan, lots of space, high ceilings, & nice finishing. Watch the sunrise every morning on the oversized deck as you enjoy the Ocean Breeze. Finish your day in Paradise watching the sunset on the private raised deck in the back of the property. Truly a unique opportunity that will not last.	\$999,000
H-7 Hibiscus	Contact: James Arena – Broker/Agent www.GoBriny.com jrena10@gmail.com ph:561-572-8888	1	1	23 shares. This 1/1 Beach Bungalow has a great open floor plan. Sits just 5 DOORS FROM OCEAN & Clubhouse! Steps from pool & shuffleboard! Spacious covered patio! Solid-surface counters, tile floors & tiled walk-in shower. Fully furnished. Central Air. 1 reserved parking spot.	\$187,900
I-21 Hibiscus	Contact: James Arena – Broker/Agent www.GoBriny.com jrena10@gmail.com ph:561-572-8888	1	1	23 Shares. Great location with lots of space. Close to pool and shuffleboard 1 bedroom 1 bath and nice den.	\$154,900

District II
Lot

J-23 Juniper Dr	Contact: Keith Black - Broker/Agent 561-523-1105 keithblack@yahoo.com	1	1	23 Shares of Paradise. Just feet from the beach. Central A/C Large outdoor space Recently updated kitchen & bath	\$180,000
L-2 Cordova	Contact: Holly 561.252.3731 Holly.Thom@corcoran.com or Michael 561.716.3381 Michael.Thom@corcoran.com Brokers/Corcoran	2	2	58 Shares. Wow! This new offering is a rarity in Briny Breezes double lot location on Old Ocean Blvd across from the beach. With a dynamite wrap-around deck to enjoy the ocean at your doorstep. With great elevation & lovingly cared for unit is ready for its new owner. Newer A/C, Murphy bed in the 2nd bedroom. Priced furnished with few exclusions. Happy residents hold "Briny's" traditions near and dear by keeping the community vibrant and in pristine condition. With an expansive private beach, marina and clubhouse with activities galore!	\$499,000
L-31 Cordova	Contact: Sandra Seward 317-251-8233 sandra.seward@rci.com	1	1	25 Shares. Beach Side. 1 Br & 1 full bath Full kitchen: updated appliances, Pergo flooring throughout, vertical blinds Full furnished including single sofa bed in living room. TempurPedic bed in bedroom. AC replace 2016 w/annual maintenance. Canopied full concrete patio Skirting & hurricane shutters Double entrances. Termite/pest control year-round maintenance. Just steps from the Beach	\$165,000

DISTRICT III
LOT

District III
NO PETS ALLOWED B-201 – F-212
PETS ALLOWED G-201 – N-211

<u>Contact</u>	<u>Br</u>	<u>Bath</u>	<u>Price</u>
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B-204 Cardinal	Contact: Ed Doyle 616-835-1777	2	1	28 Shares. 2-bedroom, 1-bath, Separate dining, kitchen & living room. Sold fully furnished, as is condition. Easy walking to beach & pool. Hurricane shutters & skirting. Newer flooring within last 5 years, newer roof within last 10 years, Re-surfaced driveway 2 years ago. AC & Heat. Close to Intracoastal Waterway. Shed and golf cart included.	\$225,000
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District III
NO PETS ALLOWED B-201 – F-212
PETS ALLOWED G-201 – N-211

B-211 Cardinal	Contact: Darlene Lozuaway 810-240-0557	2	1	<p style="text-align: center;">28 Shares. Lovely view of Intracoastal waterway Steps from the Gathering Park. New AC/heat unit (summer 2018), new roof &, stainless steel Bosch dishwasher Private landscaped backyard overlooking lovely St. Andrews golf course.</p>	\$230,000
C-210 Cardinal	Contact: Betty 715-797-5979	2	1	<p style="text-align: center;">27 Shares. Size 12x42 plus 8.6 x 28.6 add on room Master bedroom w/Queen size bed 2nd bedroom with Murphy Bed Kitchen, dining area, living room New refrigerator, new stackable washer & dryer. AC/Heat (5 yrs. Old) Wood flooring & tile throughout Cement driveway w/patio. Close to Intracoastal Furnished</p>	\$220,000
E-207 Eagle Dr.	Contact: John 315-250-3985 Jane 315-559-4294 janiemlb@hotmail.com	1	1	<p style="text-align: center;">27 Shares. 12' x 42' Unit Central AC new 2018 Spacious open living space, lots of storage, Queen leather sofa sleeper, 2 leather recliners Wall mounted – Flat screen TV Large bedroom w/queen bed, 2-night stands, built in drawers, ceiling fan & flat screen TV Updated kitchen & bath Newer pergo style flooring throughout All INTERIOR painted this season. Spacious covered patio, private driveway Located across from bathhouse View of Marina 2 newer windows Fully furnished</p>	\$185,900

District III
NO PETS ALLOWED B-201 – F-212
PETS ALLOWED G-201 – N-211

I-208 Palm Dr.	Contact: Nancy 561-806-9563 or nancyclecoll@yahoo.ocm	1	1	27 Shares. Adorable 1/1 w/ 2 car driveway Extra-large patio seats 6-8 for outdoor dining plus comfy privacy palm filled area w/room for 2 chaises & storage too Freshly painted exterior in 2018. Very convenient to Intracoastal & bathhouse. Modern updated bathroom w/Rainforest shower Laminated floors throughout w/plenty of built- in storage & 2 extra-large closets. Quiet street with friendly neighbors in Pet section.	\$189,000
J-209 Java Dr.	Contact: James Arena – Broker/Agent www.GoBriny.com jrena10@gmail.com ph:561-572-8888	2	1	27 Shares. 2-bedrooms/1-bathroom singlewide w/addition located in Pet Section. Central A/C & heat. Laundry room. Just renovated inside. New (1 yr. old) stove & refrigerator. New skirting. Freshly painted driveway. 3 rd home from the Intracoastal. View of water from living room through big brand-new windows. Big windows on all three walls. Lots of light & fresh air. Pet Allowed	\$235,000
K-204 Java Dr.	Contact: James Arena - Broker/Agent www.GoBriny.com jrena10@gmail.com ph:561-572-8888			23 Shares. Updated and covered in beautiful one of a kind art work. This unit is the perfect beach bungalow or weekend getaway. Granite counter tops, covered patio and a private driveway.	\$185,000
L-211 Lark Dr.	Contact: James Arena – Broker/Agent www.GoBriny.com jrena10@gmail.com ph:561-572-8888			33 Shares. This is a rare opportunity to own a Point Unit boasting Direct Unobstructed View of the Intracoastal Waterway. Enjoy spectacular sunsets from your porch, living room or kitchen in this spacious unit while watching the boats go by. Featuring new windows, a new hot water heater, less than 2year old a/c unit & brand- new refrigerator. This unit is Move-In Ready The enclosed patio is sealed tight, under air and can be used for a second bedroom, Florida room or office.	\$329,500

District III
NO PETS ALLOWED B-201 – F-212
PETS ALLOWED G-201 – N-211

M-203 Lark Dr.	Contact: James Arena – Broker/Agent www.GoBriny.com jrena10@gmail.com ph:561-572-8888	2	1	27 Shares. WOW! Intracoastal views from the master bedroom and an awesome open floor plan. Your private driveway can accommodate two small car or a vehicle and golf cart. The unit boasts a beautiful garden area, two decks & tons of storage space inside & out. You have enough space to add a BATHROOM or a private laundry room. Truly a phenomenal unit & great opportunity. DO NOT MISS THIS ONE!	\$249,000
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M-205 Lark Dr	Contact: Joe Masterson 561-278-8689, M-204 2wizzard@bellsouth.net	3	1	27 Shares. 720 Square feet. 42'x12' Main 27'x8' Addition Sunny front porch, lots of windows Lots of inside storage closets, new AC Driveway with decorative coating Three bedrooms, one with bunk beds Fully furnished As is condition Very nice neighbors.	\$200,000
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DISTRICT IV
LOT

Contact	Br	Bth	Description	Price
O-212 Heron Contact: James Arena – Broker/Agent www.GoBriny.com jrena10@gmail.com ph:561-572-8888	2	2	Shares 46. This 2/2 Waterfront unit is 2 back from the point & has a one of a kind porch that is unbelievable. Enjoy sensational views from the large porch overlooking the Intracoastal Waterway & a large oversized deck w/boat dock. Enjoy living on the water in Briny Breezes. Sits on large lot with southern exposures.	\$449,000