

# Cocoa Beach Florida Seaside Condo!



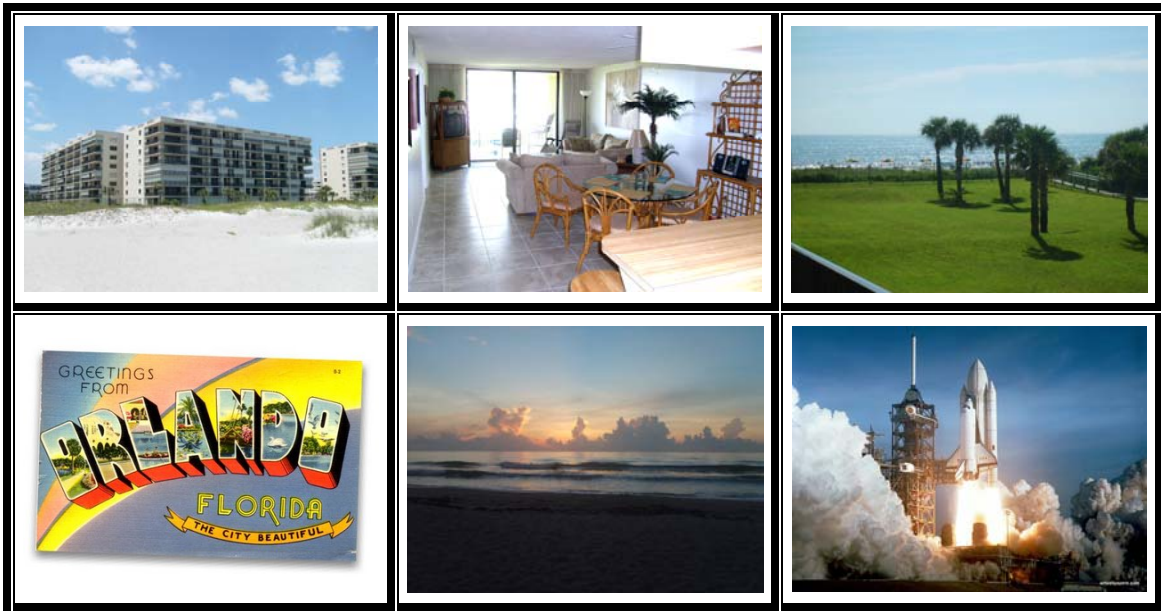
***Royale Towers 1830 Atlantic Ave. C206 Cocoa Beach FL!***



***Great spot for everyone! – Just 1½ miles south of the Cocoa Beach Pier this condo offers fabulous beach access, easy access to Orlando and relaxation or activities galore! Monthly rental available.***



**Gated Beach Access, Pool, Hot Tub, Workout Room, Sauna & Tennis Courts. This unit features 2 Bedrooms, 2 Baths, and almost 1300sf of living space with a garage. This 1<sup>st</sup> class community sits right in the heart of Florida's Space Coast!**



Owner – Jim Staschiak II  
1000 Washington Ave., Findlay Ohio 45840  
[Jimii@PreferredBrokersInc.com](mailto:Jimii@PreferredBrokersInc.com) 419.422.1997

# *Cocoa Beach Florida Seaside Condo!*



## **Activities & Attractions!**

**COCOA BEACH:** Walk on the beach; watch the surfers or be a surfer; surf fish or search for sea shells. Boogie board, Soak up the sun in the beautiful, heated swimming pool. Walk to famous Cocoa Beach Pier; shop at nearby stores; and eat at nearby excellent restaurants. Listen to the ocean waves and relax on the private balcony.

**GOLFING:** Several courses are within 30 minutes including Viera East, The Savannas, Turtle Creek, Duran, Cocoa Beach Country Club and Baytree National Golf Links.

**KENNEDY SPACE CENTER:** Within minutes and will delight everyone as it showcases exploration of space. The Canaveral National Seashore stretches 25 miles along Florida's Space Coast . . . A favorite of vacationing families. It is the longest stretch of natural beach on the East Coast of Florida. Quiet and solitude are easy to come by on this beach!

**LOCAL AREA RELAXATION:** Biking, golf, miniature golf, amusement parks, fishing, wildlife viewing, shopping, restaurants, museums, sightseeing, swimming, snorkeling and diving, boating, sailing, surfing, windsurfing, parasailing, shelling AND MUCH MORE!!!! Cocoa Beach is a great place for all kinds of activities. Watch the space shuttle launch. Go surfing or boogie-boarding in the ocean. Kayak on the Banana River and see the manatees and dolphins. Walk on the beach to the Cocoa Beach Pier. Watch the sea turtles nesting in the sand. Condo is conveniently located across the street from a Publix grocery store.

**ORLANDO & DISNEY WORLD:** Just a 50 minute drive from the Orlando. Have fun at Walt Disney World, MGM, Epcot, Universal Studios, Sea World, and other theme parks. Enjoy all the family entertainment that Orlando has to offer while staying at the beach in an elegant vacation condo.

**PORT CANAVERAL:** Watch the cruise and fishing ships depart. The largest cruise ships leave out of the Cape Canaveral Port. Watch shuttle launches from Cape Canaveral; watch submarines in the ocean, watch dolphins and turtles,

**10000 ISLANDS:** Kayaking, fishing, wildlife tours, airboat rides, gator viewing, the list goes on and on! Brevard County Parks and Recreation Manages over 120 sites in the local area. Facilities include shelters, playgrounds, cultural centers, nature and exercise trails, sports facilities, boat launches, fishing, beaches and swimming.

# *Cocoa Beach Florida Seaside Condo!*



***Royale Towers 1830 Atlantic Ave. C206 Cocoa Beach FL!***

***Rent by the month and SAVE! This unit is available to rent 1 month at a time.  
Rents seasonally adjusted.***

***Recent improvements Include but not limited too:***

*Upgraded appliances: washer/dryer, dishwasher, refrigerator with ice maker, range/oven, ceiling fan, light fixtures, cd/radio freshly painted nice light neutral colors; new furniture: couches, bar stools, end tables, lamps, entertainment center; numerous minor repairs. Flooring upgraded to porcelain tile with carpet in the bedrooms.*

***Owner Reserved Dates/Weeks:***

*2010 March 29 - April 5<sup>th</sup>  
2011 4/24 to be determined  
2012 4/8\* to be determined  
2013 3/31\* to be determined  
2014 4/20 to be determined  
2015 4/5\* to be determined*

*\* Owner's spring break may require use during a portion of March for these years.*

# Cocoa Beach Florida Seaside Condo!



Owner – Jim Staschiak II  
1000 Washington Ave., Findlay Ohio 45840  
[Jimii@PreferredBrokersInc.com](mailto:Jimii@PreferredBrokersInc.com) 419.422.1997

# *Cocoa Beach Florida Seaside Condo!*



Owner – Jim Staschiak II  
1000 Washington Ave., Findlay Ohio 45840  
[Jimii@PreferredBrokersInc.com](mailto:Jimii@PreferredBrokersInc.com) 419.422.1997

# *Cocoa Beach Florida Seaside Condo!*



Owner – Jim Staschiak II  
1000 Washington Ave., Findlay Ohio 45840  
[Jimii@PreferredBrokersInc.com](mailto:Jimii@PreferredBrokersInc.com) 419.422.1997