



**FINAL PHASE**  
NEW CONSTRUCTION  
3 & 4 BEDROOM TOWNHOMES

STEVEN PATRICK AVENUE, INDIAN HARBOUR BEACH



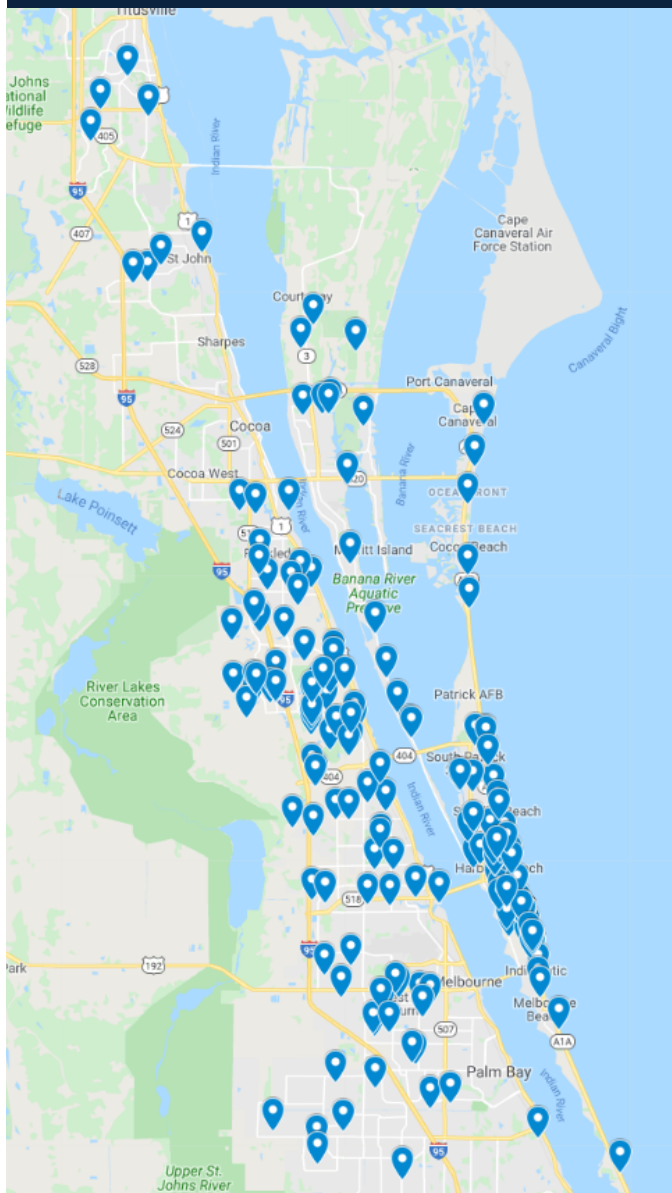
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**2019 Team Sales**

# M

meet the team...

*"Ordinary is not in our wheelhouse"*

We are a collection of top producing realtors, eager to modernize and evolve the experience of buying and selling real estate by cultivating a spirit of collaboration, innovation, and integrity. Translation? We do things differently.

In our past lives, we were tech experts, real estate developers, interior decorators, corporate negotiators, digital marketers, community leaders and more. It's a pool of additional expertise from which every client benefits. By teaming up with our exclusive vendors dubbed the CK Creative, we are able to adopt a fresh and innovative approach to marketing.

Our creative team leverages relationships with traditional and new media outlets, as well as the most emergent technologies and social media strategies, to ensure maximum exposure for the properties we represent, locally, regionally, nationally and internationally.

We recognize that "none of us is as smart as all of us." Fueled by this collaborative culture and a passion to sell real estate, the talents, resources and networks of the individuals become accessible to all.

When you hire one of us, you hire all of us. Your home is extraordinary, your representation should be the same.

*Dewayne Carpenter & Kirk Kessel*





# Community Details

*Chic refinement and quality of construction are showcase in these townhomes located in the heart of Indian Harbor Beach.*

The spacious 2-story residences offers open living areas w/ beautiful tile floors & high ceilings through the first level which features a comfortable open great room combining the main living & dining spaces.

Equipped with Quartz counters & stainless steel appliances, the kitchen is functional & luxurious with its well-designed plan & designer cabinetry. The kitchen opens into the great room where enormous sliders lead out to the paver patio and beautifully landscaped backyard. The Ultra lux master suite is located on ground floor with generous closet space. There are 3 bedroom and 4 bedroom floor plans to choose from, all bedrooms feature en suite baths & loft located on the second level.



This prime property is located in the quaint, quiet community of Indian Harbour Beach; home to 8,000 residents in Brevard County. Low crime rate, great schools, low cost of living and proximity to the ocean make Indian Harbour Beach an excellent choice for those looking for a small town feel, while still being close to everyday conveniences. Harbor Beach Club is a short walk from Gleason Park with exercise trails, lakefront boardwalk, picnic areas and a playground. Gleason Park is home to various art shows and special events throughout the year. Also within walking and easy biking distance are two oceanfront parks, accessible mainly through neighborhood streets.

*Welcome Home*





## 3 BED / 3.5 BATH PLAN

UNITS 1003, 1005, 1007 & 1009

- 2,286FT UNDER AIR
- 2,906 OVERALL

## FEATURES (ALL UNITS)

- Master Suite Downstairs
- Open Plan, Island Kitchen
- All Bedrooms w/Ensuite Bath
- 2 Story Concrete Block Construction
- Kohler Plumbing Fixtures
- Quartz Countertops
- Carrier Air Conditioning
- Zoned A/C System Upstairs & Down
- Injected Foam Wall Insulation
- 30 Year Architectural Shingle Roof
- Secondary Water Barrier Roof Underlayment
- Frameless Shower Glass in Master Bath
- Stainless Exterior Door Hinges
- 8' High Interior Doors
- Stainless Kitchen Appliances
- Complete Laundry Appliances
- Digital Thermostat
- Paver Driveway and Back Porch



Master Bedroom





Second Story Loft



Guest Bathroom



Two story ceilings in the living room open the space and let in natural light from the sliding doors to the patio.





Well appointed kitchens include Quartz countertops, designer cabinetry and stainless steel appliances and Kohler fixtures.



## 4 BED / 4.5 BATH PLAN

UNITS 1001 & 1011

- 2,543FT UNDER AIR
- 3,154 OVERALL

Second Story Loft





Living / Dining Room



Master Bedroom

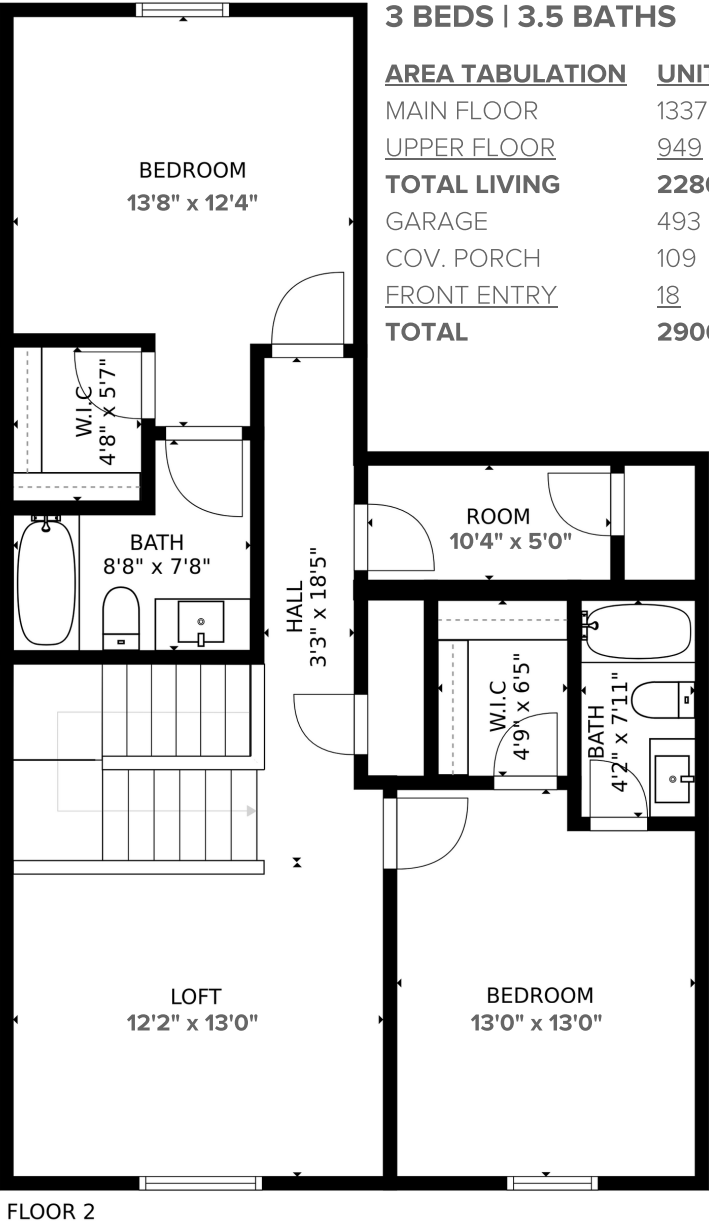
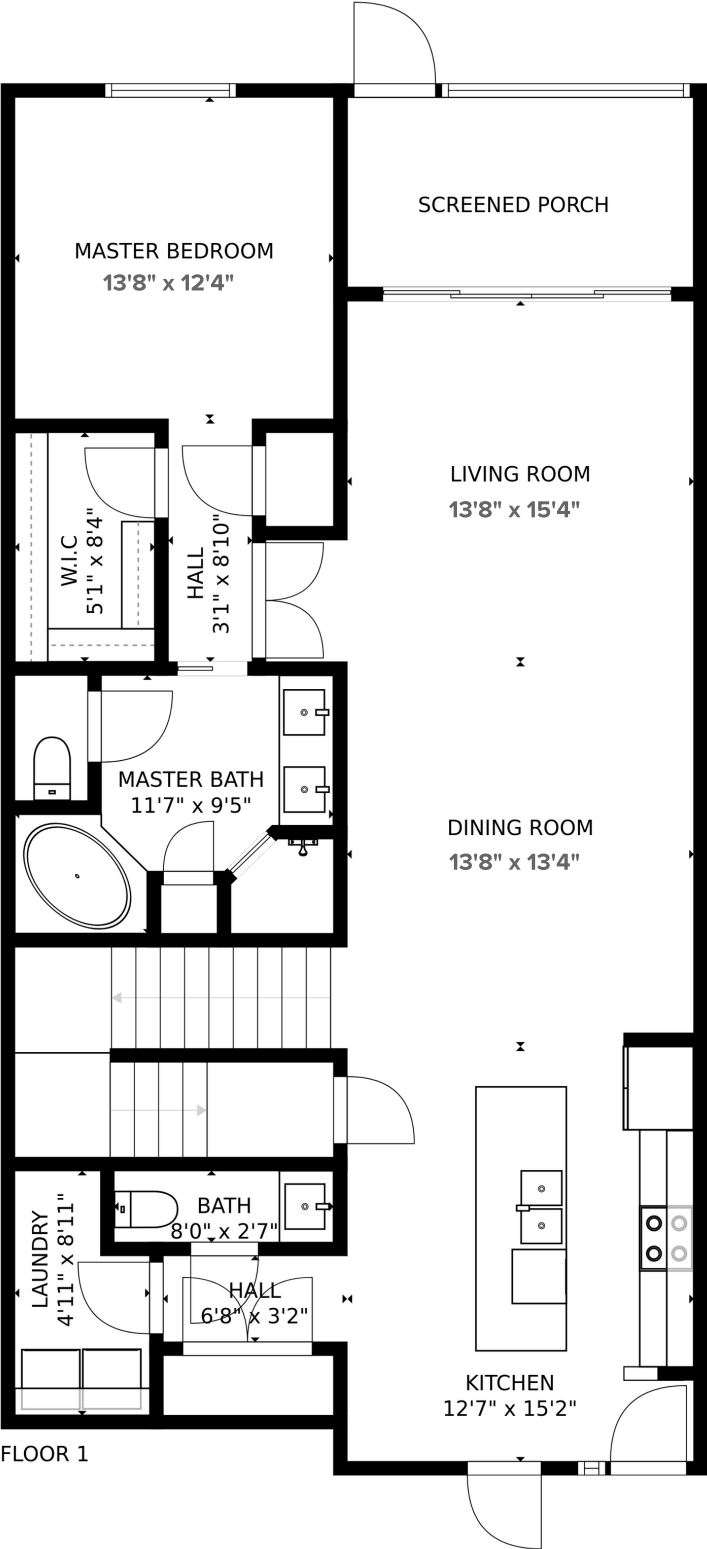


Master Bathroom





# 3 Bedroom Floorplan



3 BEDS   3.5 BATHS	
AREA TABULATION	UNIT
MAIN FLOOR	1337
UPPER FLOOR	949
TOTAL LIVING	2286
GARAGE	493
COV. PORCH	109
FRONT ENTRY	18
TOTAL	2906

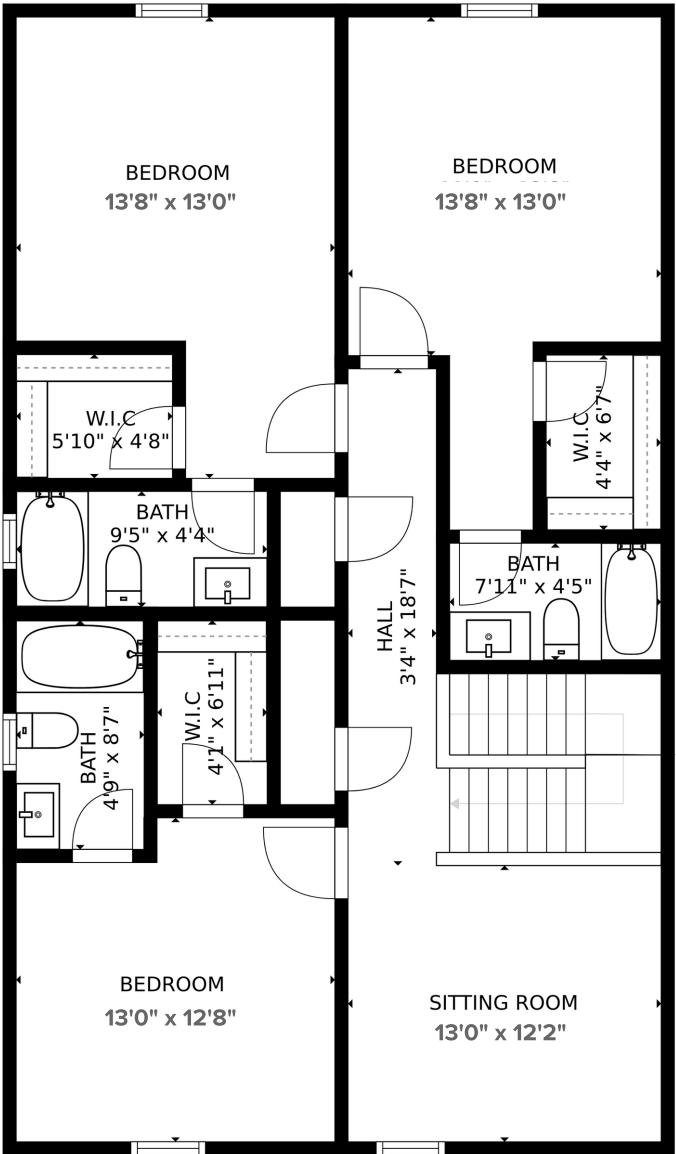
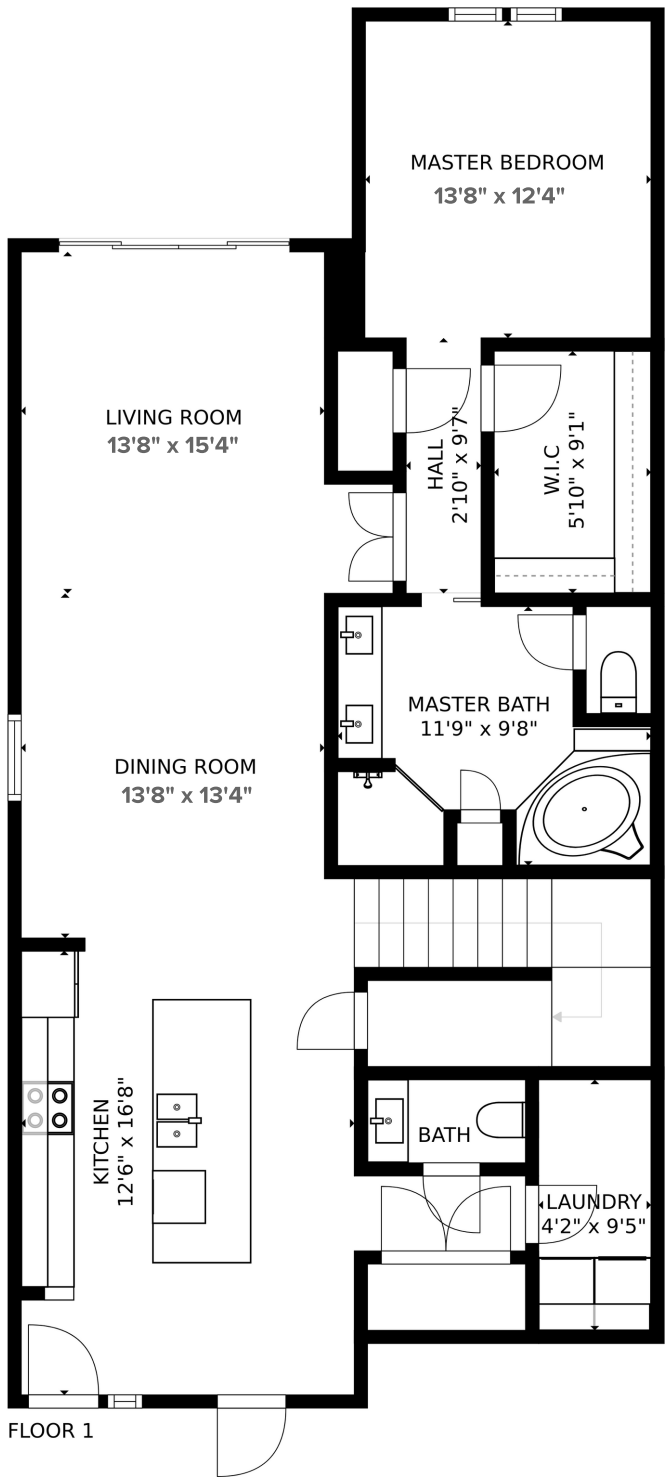
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# 4 Bedroom Floorplan

4 BEDS | 4.5 BATHS

AREA TABULATION	UNIT
MAIN FLOOR	1341
UPPER FLOOR	1202
TOTAL LIVING	2543
GARAGE	487
COV. PORCH	104
FRONT ENTRY	20
TOTAL	3154



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**FOR MORE INFO:  
[WWW.HARBORBCHCLUB.COM](http://WWW.HARBORBCHCLUB.COM)**





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THE RIGHT MOVE<sup>SM</sup>



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# HARBOR BEACH CLUB

## NEIGHBORHOOD STATS



### VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1 mile**.

- |                     |                   |                         |
|---------------------|-------------------|-------------------------|
| ATM<br>0.4 MI       | COFFEE<br>0.7 MI  | CLEANERS<br>0.3 MI      |
| GROCERIES<br>0.7 MI | MEDICAL<br>0.7 MI | GAS<br>0.7 MI           |
| GYM<br>0.6 MI       | PHARMACY<br>1 MI  | MOVIE THEATER<br>4.2 MI |



### SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **20** private schools within **5 miles**.

- |  |  |
|--|--|
| <b>8</b><br>RATING<br>PK-12 SATELLITE SENIOR<br>HIGH SCHOOL<br>ASSIGNED  | <b>8</b><br>RATING<br>PK-6 OCEAN BREEZE<br>ELEMENTARY SCHOOL<br>NEARBY |
| <b>6</b><br>RATING<br>7-8 HERBERT C. HOOVER<br>MIDDLE SCHOOL<br>ASSIGNED |  |



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

#### POPULAR

- |  |   |
|--|---|
| DOG PARK<br>SATELLITE BEACH DOG PARK<br>(1.3 MILES)          | GOLF COURSE<br>MALLARDS LANDING GOLF<br>COURSE<br>(4.6 MILES) |
| PARK<br>TOWN OF PALM SHORES<br>SHORESIDE PARK<br>(5.1 MILES) |   |



### NEIGHBORHOOD EATS

This home is located near **91** moderately priced restaurants and has an **average** variety of cuisines.

#### BY CATEGORY

FAST FOOD	18	COFFEE AND TEA HOUSES	8
SEAFOOD	16	MEXICAN	6
INTERNATIONAL	10	BARS	6
AMERICAN	9	ASIAN	6
PIZZA	9	OTHER	9
CAFES			







# Get To Know Us

A team of passionate professionals blending creativity and innovation to elevate the real estate experience.



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