

County: Brevard



Year Built:	2001	Sub Type:	Condominium
Living Area:	2,050	Subdivision:	River Bend Condo
Living Area Src:	Owner	CDD Fee:	No
Bldg Area Ttl:	2,203	Accessibility Feat:	Yes
Entry Level:	1	New Const:	No
Stories:	1	Pool Features:	Community; Electric Heat; Heated; In Ground
Stories Total:	4	Waterfront:	Yes
Senior Comm:	No	Water Body:	Banana River
Lot Size Acres:	0.04	Furnished:	Unfurnished
Lot Size SqFt:	1,742	Direction Faces:	East
County:	Brevard	Land Lease YN:	No
Gen Cnty Loc:	Central	Tax Account:	2532739
MLS Area Mjr:	272 - Cocoa Beach	Tax Annual Amt:	\$4,017.62
Parcel #:	25-37-26-00-00052.0-0016.00	Tax Legal Desc:	RIVER BEND CONDO RIVER BEND CONDO UNIT 209 AS DESC IN ORB 4435 PG 3756 AND ALL AMENDMENTS THERETO

Beds Total:	3	Association:	Yes
Baths Total:	2	Assoc Fee:	\$730
Baths Full:	2	Assoc Fee Freq:	Monthly
Baths Half:	0	Assoc Fee 2 Fr:	Monthly
		Assoc Name:	River Bend Condominium
		Community Fee(s):	No
Elem School:	Roosevelt	Garage:	Yes
Middle School:	Cocoa Beach	Garage Spcs:	1
High School:	Cocoa Beach	Carport:	No

Public Remarks: Rare opportunity at River Bend! Direct Riverfront 3/2 with amazing panoramic views. Gorgeous sunsets. Enjoy watching porpoises play and other wildlife from your covered balcony. Steps from pristine and quiet ocean beach across the street. Well maintained complex with a strong HOA. Friendly neighbors, regular community social events. Unit freshly painted (hand rolled, not sprayed), new hot water heater, garbage disposal & commode (MB). Spacious condo with large rooms. Jumbo Garden tub & shower. Open concept, Breakfast Bar, great for entertaining. Close to Patrick SFB and restaurants. Sidewalks for walking and biking to downtown Cocoa Beach. Underground garage space, extra parking space plus guest parking outside. Enjoy beach walks, surfing, sunrises & bonfires across the street on the beach. Hot Tub and heated swimming pool.

Directions: From Pineda, head north on A1A. Pass Patrick SFB. River Bend will be on the left.

Room Name	Level	Length	Width	Remarks
Living Room				
Dining Room				
Primary Bedroom				
Bedroom 2				
Bathroom 3				
Accessibility Features: Accessible Bedroom; Accessible Central Living Area; Accessible Common Area; Accessible Doors; Accessible Elevator Installed; Accessible Entrance; Accessible Hallway(s); Accessible Kitchen; Grip-Accessible Features		Parking Features: Additional Parking; Assigned; Covered; Garage; Garage Door Opener; Guest; Underground		
Association Amenities: Cable TV; Elevator(s); Fitness Center; Marina; Trash; Water		Pets Allowed: Total Number Of Pets: 2; Cats OK; Dogs OK; Number Limit; Size Limit		
Association Fee Includes: Insurance; Maintenance Grounds; Maintenance Structure; Pest Control; Trash; Water		Possession: Close Of Escrow		
Appliances: Dishwasher; Disposal; Dryer; Electric Cooktop; Electric Oven; Electric Range; Electric Water Heater; Ice Maker; Microwave; Refrigerator		Rental Restrictions: 3 Months; No Lease 1st Year		
Closing Company Details: Closing Company Name: International Title		Road Frontage Type: Highway		
Construction Materials: Concrete; Stucco		Roof: Membrane		
Cooling: Central Air; Electric		Security Features: Closed Circuit Camera(s); Fire Sprinkler System; Secured Elevator; Secured Lobby; Smoke Detector(s)		
Current Use: Residential		Sewer: Public Sewer		
Exterior Features: Balcony; Storm Shutters		Spa Features: Heated; In Ground		
Flooring: Carpet; Tile		Special Listing Conditions: Owner Licensed RE		
Heating: Central; Electric; Hot Water		Utilities: Cable Available; Electricity Available; Electricity Connected; Sewer Connected; Water Connected		
Interior Features: Breakfast Bar; Ceiling Fan(s); Elevator; Entrance Foyer; His and Hers Closets; Open Floorplan; Pantry; Primary Bathroom -Tub with Separate Shower; Split Bedrooms; Walk-In Closet(s)		View: River		
Laundry Features: Electric Dryer Hookup; In Unit; Washer Hookup		Water Source: Public		
Legal Details: Permission Granted to Advertise: Yes		Waterfront Features: River Access; River Front; Seawall; Waterfront Community		
Listing Terms: Cash				
Lot Features: Sprinklers In Rear				

Provided as a courtesy of



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River Sunset



River Sunset

17_3360 S Atlantic Ave 209

03-Riverbend Aerials



Overhead View

18_3360 S Atlantic Ave 209



View from Balcony

19_3360 S Atlantic Ave 209



View from Balcony

01_3360 S Atlantic Ave 209



View from Balcony



Front double doors

03_3360 S Atlantic Ave 209



View from Entry

07_3360 S Atlantic Ave 209



Dining Room

04b_3360 S Atlantic Ave 209



Dining Room - Staged

04_3360 S Atlantic Ave 209



View of Dining Room & front Door

04c_3360 S Atlantic Ave 209



Office suggestion - Staged

08_3360 S Atlantic Ave 209



View of Kitchen and Living Room

10_3360 S Atlantic Ave 209



View from Kitchen

11_3360 S Atlantic Ave 209



Kitchen

09_3360 S Atlantic Ave 209



Kitchen Breakfast Bar

12b_3360 S Atlantic Ave 209



Living Room - staged

12_3360 S Atlantic Ave 209



Living Room

13b_3360 S Atlantic Ave 209



Living Room - staged

13_3360 S Atlantic Ave 209



Living Room

15_3360 S Atlantic Ave 209



View of entries to Main BR & Balcony

20b_3360 S Atlantic Ave 209



Main Bedroom - Staged

20_3360 S Atlantic Ave 209



Main Bedroom

21b_3360 S Atlantic Ave 209



Main Bedroom - staged

21_3360 S Atlantic Ave 209



Main Bedroom

22_ 3360 S Atlantic Ave 209



Main Bedroom His/Hers closets

23_ 3360 S Atlantic Ave 209



Main Bathroom with Jumbo sized Tub and Shower

24_ 3360 S Atlantic Ave 209



Main Bath Double sink vanity

25_ 3360 S Atlantic Ave 209



Main Bathroom with Jumbo sized Tub and Shower

27_ 3360 S Atlantic Ave 209



Second Bedroom

28_ 3360 S Atlantic Ave 209



Hall / Guest Bathroom

06_3360 S Atlantic Ave 209



3rd Bedroom. Can also be an Office

29_3360 S Atlantic Ave 209



Laundry Room

30_3360 S Atlantic Ave 209



Overhead View of Banana River and Atlantic Ocean

31_3360 S Atlantic Ave 209



Overhead View of Banana River and Atlantic Ocean

32_3360 S Atlantic Ave 209



Overhead View of Banana River and Atlantic Ocean

34_3360 S Atlantic Ave 209



River Bend Condominium

35_ 3360 S Atlantic Ave 209



River Bend Condominium

36_ 3360 S Atlantic Ave 209



River Bend Front entrance

37_ 3360 S Atlantic Ave 209



Secure Lobby

38_ 3360 S Atlantic Ave 209



Mail boxes and Double Elevators

39_ 3360 S Atlantic Ave 209



Heated Pool

40_ 3360 S Atlantic Ave 209



Jacuzzi with River View

41_ 3360 S Atlantic Ave 209



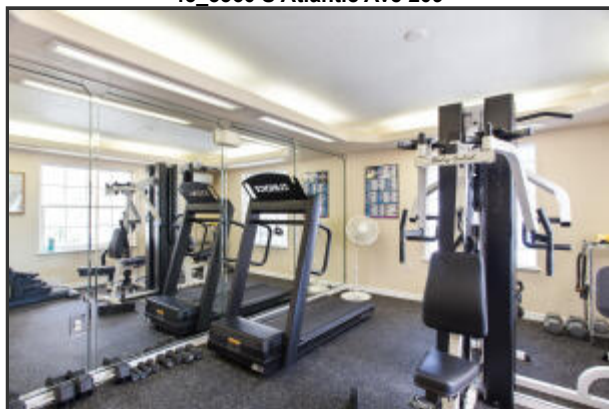
Atrium Fountain

42_ 3360 S Atlantic Ave 209



3rd Floor Patio, available to all to use

43_ 3360 S Atlantic Ave 209



Exercise Room

44_ 3360 S Atlantic Ave 209



Club / Meeting Room

45_ 3360 S Atlantic Ave 209



Underground parking with assigned space

46_ 3360 S Atlantic Ave 209



Riverside walkway

50_3360 S Atlantic Ave 209



Rear of building

52_3360 S Atlantic Ave 209



Passover to Beach across the street

54_3360 S Atlantic Ave 209



Quiet Beach across the street