



FOR SALE
RESIDENTIAL/CONDO SPACE
\$849,900

OCEANFRONT CONDO NEW SMYRNA BEACH, FL

4501 S ATLANTIC AVE UNIT 124, NEW SMYRNA BEACH, FL
32169





PROPERTY DESCRIPTION

Oceanfront Condo in New Smyrna Beach, FL. ,Errol by the Sea, is a 5 story complex with 130 units. Rare opportunity to purchase this particular unit; end unit on the bottom floor, steps away from the beach/ocean. This 2 bed 2 bath condo is one of the most private condos in the complex. A covered porch on the ocean side is a perfect way to relax and enjoy the breathtaking views, reading a book, or watching the sunset/sunrise. Off the back deck is a grassed backyard connecting to the beach and to a large courtyard. The courtyard is professionally landscaped with seating areas and tables for relaxing by the ocean and/or the two pools(one heated). Off of the pool/courtyard area are stairs and showers for easy access to the beach. Oceanfront shuffleboard courts are also available. More amenities includes tennis, pickle ball, bicycle racks, bathrooms by the courtyard, and clubhouse available to all owners. Also, a storage space is included for all your beach items and bicycles. Minutes away, enjoy a river sunset at the famous JB's Fish Camp accompanied by the finest seafood in town. Nearby rentals for all your adventure needs, fine dining and shopping. Guided fishing charters.

PROPERTY HIGHLIGHTS

- Minimum Lease Period 1 Month
- Oceanfront
- Bottom Floor
- 2 bed 2 bath
- Covered Porch
- Courtyard
- Tennis
- Shuffleboard
- Pickle Ball

OFFERING SUMMARY

Sale Price:	\$849,900
Number of Units:	1
Building Size:	1,325 SF

ID#: 1171993



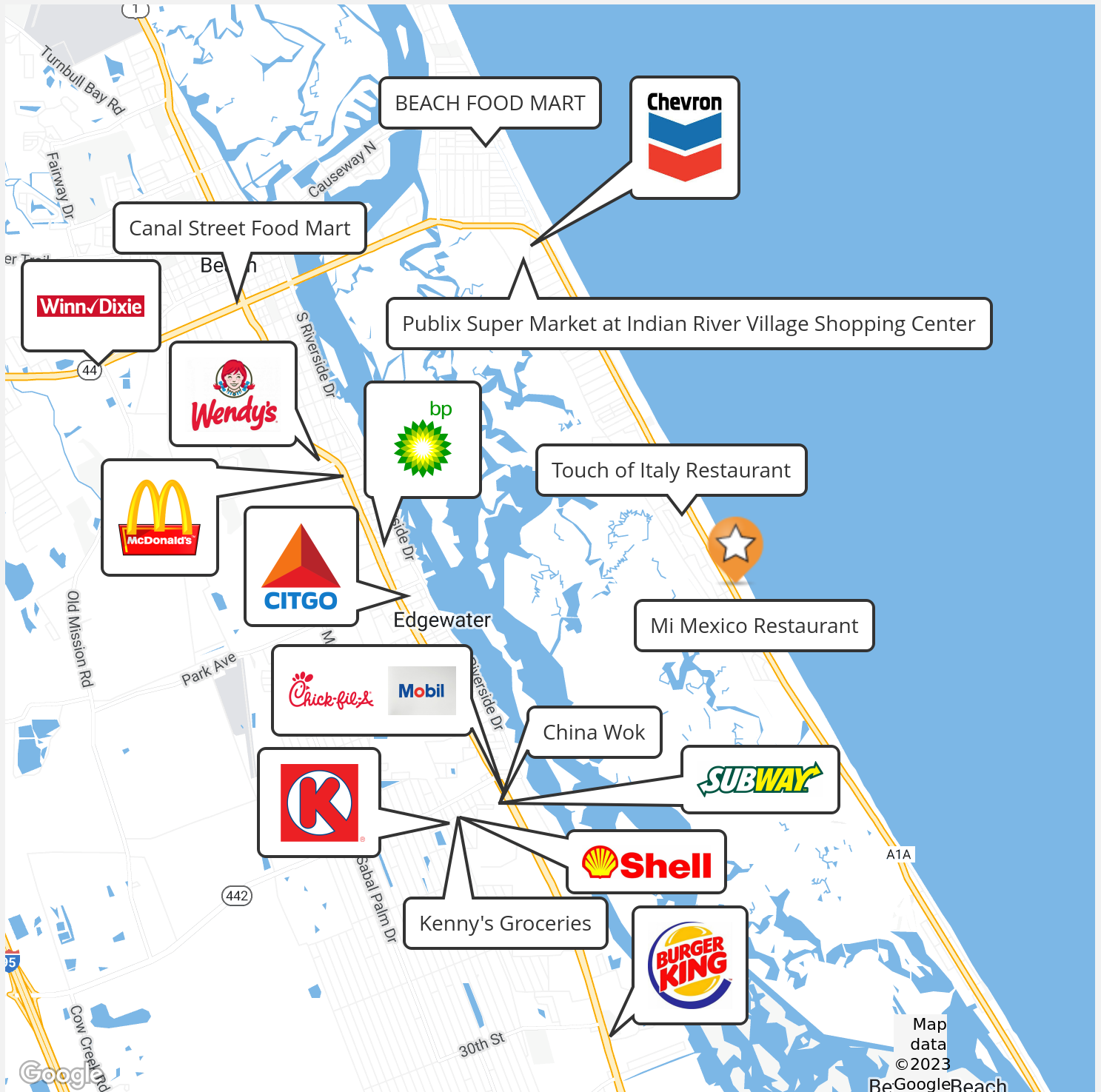
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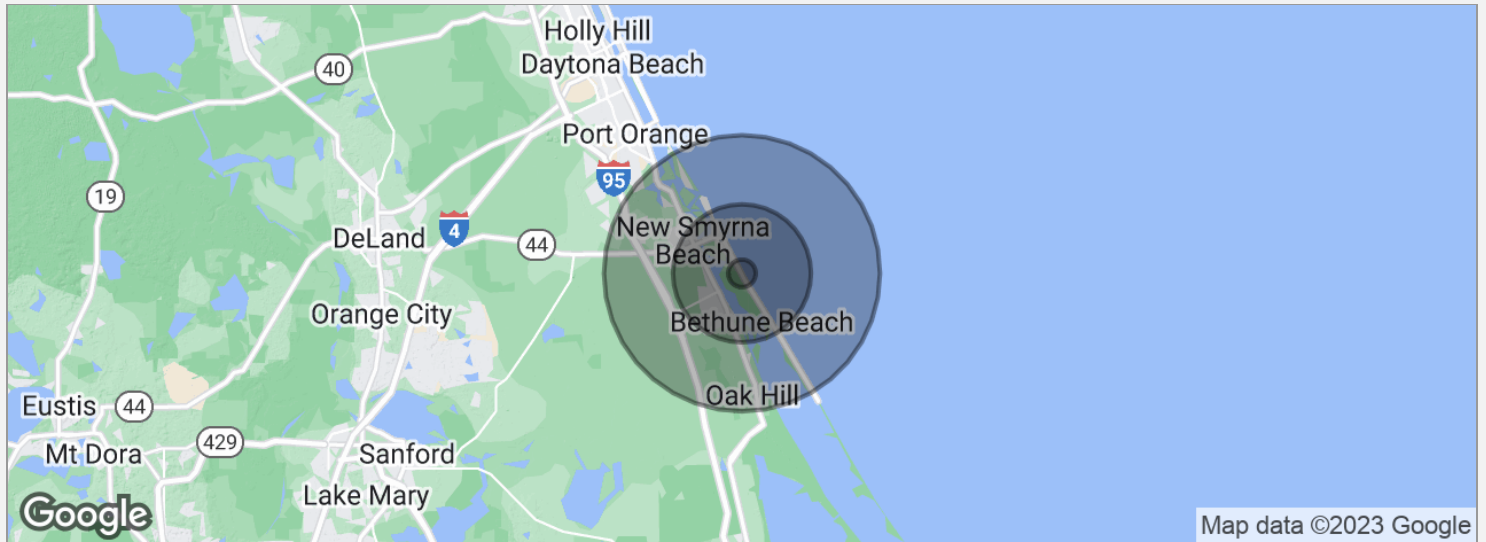
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,374	36,823	68,161
Median age	58.0	53.8	54.8
Median age (male)	55.7	52.3	53.7
Median age (Female)	58.8	54.8	54.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,532	23,110	40,869
# of persons per HH	0.9	1.6	1.7
Average HH income	\$45,556	\$53,109	\$59,842
Average house value	\$340,306	\$236,154	\$258,372

* Demographic data derived from 2020 ACS - US Census

ID#: 1171993

JOHN DONLEY

Land Specialist

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PROFESSIONAL BACKGROUND

After John graduated from Florida State, he acquired extensive first-hand knowledge in the blueberry industry with 5-D Blueberry Farms as well as experience in the citrus industry with Donley Citrus/Lester Donley & Sons. John comes with a wealth of knowledge in agricultural caretaking in addition to experience in the horticulture side. While in those two industries John acquired experience in real estate investments, in both commercial and agriculture properties. John was born and raised in Winter Haven, FL and is a 3rd generation farmer. John's work ethic is based on meeting his client's needs and goals every time. When you and John come together to discuss what your primary goal is in your investment, he'll let that guide him and will deliver on his promises. He is the type of person that will work relentlessly toward his client's goals until the result is obtained.

When he is not working you can find John on the Chain of Lakes in Winter Haven wakeboarding or water skiing. He enjoys hunting in Highlands County, FL and in Pine Ridge, NE. John also loves to give back to charity; one he's fond of is the Lewis Family Cancer Fund which he actively participates in every year.

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