

INFO SHEET FOR 130 Warsteiner Way, Unit 203

2,007 sq ft

891 sf ft on the balconies

This model unit has the largest amount of outdoor living space in Ocean Dunes

1 under building assigned garage space with opener

Secure access: Aquarina gated entry

Ocean Dunes coded Lobby Entrance

Elevators with in-unit direct private access

Trash chute in unit storage area

Improvements to Unit 203:

Oct. 2024 – Refrigerator, Samsung with transferrable service contract thru 10/20/27

Apr. 2022 – Hunter Douglas window shade in Guest Room (\$3,900)

All sliders in the unit have the same upgraded window shades except the Guest Room that are newer.

There are a total of 6 of the full size shades and 1 small shade.

Hunter Douglas Alustra Silhouette (highest-end line of HD)

Oct. 2021 – Dishwasher, KitchenAid with transferrable service contract thru 10/28/26

Sept. 2021 – HVAC Condenser & Air Handler

Sept. 2021 – Washer & Dryer, GE with transferrable service contract thru 9/3/2026

Sept. 2021 – East Patio Ceiling Fans/Lights, remote controlled

Classic Heritage engineered oak wood floors

Hurricane shutters rollers replaced in May 2022 and east side shimmed and maintained Jan. 2025

Rental rules: no less than 90 days, once in a 12-month period

Pet rules: 2 pets not to exceed 25 pounds

Management: Ocean Dunes – Bayside Management Services, Sara LaPoint

321-676-6446 sara.bayside@gmail.com

Aquarina – First Service Residential, On-site office – Jeff Blackman
321.952.6919 jeff.blackman@fsresidential.com

HOA Dues (2025):

Ocean Dunes - \$1,091 / **month**

Aquarina - \$1,447.66 / **quarter**

Amenities:

Ocean Dunes: heated Pool w/poolside bathrooms; gas Fire Pit; 2 large, built-in, gas grills. (all behind bldg. 130)

Aquarina: on-site Restaurant (Aqua Bar & Grill), Golf Course (public w/reduced membership rates for residents), Tennis Club, Beach clubhouse with private beach access and a crossover ramp, huge fishing boardwalk with cleaning station and a boat launch (boat storage is available to rent), Fitness Center, Community Center.