

Classic Oceanfront Destination

The Property

Bermuda High South is a very private enclave of 29 apartments located in Delray Beach Florida. Seven buildings are arranged in a “u” on nearly 5 acres of property with 300 feet of beachfront. Delray Beach has a maximum height requirement on the beach so there are no high rises for an almost private beach experience.

This community was built in the late 60’s with high quality materials and workmanship. New tile roofing was installed on all the buildings in 2006 and extensive (over 1 million \$ worth) concrete restoration has been completed. The pool was refurbished in 2008.

This unique property is beautifully maintained with two full time people on call and on premise. Bermuda High South combines the quality of old construction, low density with “old Florida” ambiance and quality maintenance.

Bermuda High South is “on the sand” which means there are no roads between you and the beach, just a large grassy yard beautifully landscaped with palm trees. A private entrance to the beach leads to the sparsely populated beach with outdoor shower.

The Apartment

Apartment 3D is a 2 bedroom, 2 bath apartment completely updated and renovated for the 2009 season. The renovation was done with an emphasis on high quality appointments, fixtures and furnishings. Low maintenance materials were used with an eye to clean, energy efficient and, most importantly, comfortable design. There is absolutely nothing to do but move in and enjoy for many years – toothbrushes included!

This apartment is perfectly positioned, facing southeast for coffee in the morning sun and cocktails in afternoon shade on a large covered lanai.

All furnishings as presented are included in the price, with the exception of a very few personal items.

Very special new features include:

Kitchen

- Silestone countertops – Dupont, lifetime warranty, non-porous surface
- Kraftmaid cherry slab door all wood cabinets with many organizing features and soft close drawers – large stainless steel handles
- Liebherr stainless steel dual compressor energy efficient (Energy Star) built-in type refrigerator with ice-maker (take a look at small cubes!)
- GE stainless steel Advantium/microwave for fast and efficient cooking – bake a potato in 10 minutes! Combines with exterior vent

Kitchenaid stainless steel slide in super easy clean glass top electric range with self-clean oven
Bosche stainless steel dishwasher – Energy Star
Grohe single handle pull out stainless steel faucet
Reverse osmosis water filter in sink and to ice maker – no need for bottled water
Glass and marble tiled backsplash and wall
Large lighted pantry with custom laminated shelves and reeded glass door
Lighted reeded glass cabinet
Hurricane rated exterior French door to rear stairway with enclosed blinds
Phantom screen at exterior French door to catch ocean breezes
Porcelain 24x24” tile floor on the diagonal in “Linen”
Recessed lights overhead with Lutron dimmer
Under cabinet fluorescent lights on one switch
Fully equipped for cooking or carry-in meals and entertaining
New electric circuits with Decora plugs and switches
Insinkerator ¾ HP stainless steel garbage disposal

Living/Dining Room

Large lounge area with ample seating including two swivel chairs for ocean views and large sofa with chaise – all seats with ocean view!
Corner media center includes 42” flat screen LCD HDTV with DVR, DVD player, speakers and high-speed wireless Internet access
Dining room includes island inspired glass top table with four comfortable armchairs. Table is large enough for eight – dinner party tested
Masland Carpet – Very high quality nylon for easy care as well as soft on your bare feet
Lighted wall sconces in dining room
Sideboard in dining room for storage and serving
20 foot sliding doors with custom ceiling to floor draperies in cotton/linen and Phantom Screens

Lanai

South facing large covered patio overlooking the ocean
Furnished with glass top table and four chairs and two very comfortable chaise lounges with custom cushions covered in Sunbrella fabric

Laundry

Porcelain Tile 12x24 tiles on floor
Laundry tub for rinsing bathing suits and shells from the beach
Shelves for storage
Washer and Dryer with independent water cut off for washer
Dryer newly vented to exterior
Easily accessible HVAC system for maintenance and filter changing

Master Bedroom

Corner room with two windows – fantastic cross breezes

King size bed with quality mattress and bedding – matching dresser
Custom Silhouette blinds at windows
Restoration Hardware draperies and bedding – cotton/linen
Full wall of closets (12 ft) with shelves and shoe ledge
Masland Carpet – high quality, easy care nylon

Master Bath

Pocket door from master bedroom
Cherry cabinets with two sets of soft close drawers and comfort height
Dual American Standard porcelain square sinks
Grohe one-handle chrome faucets
Corian countertop
Shower/Tub with reglazed cast iron tub and high showerhead
Frameless glass shower doors with water spot proof finish
Toto Toilet with comfort height elongated bowl and easy close lid
Porcelenosa Brand porcelain tile floor
Mirror to ceiling with custom cherry frame
Custom Silhouette blind at window
Fan vented to exterior

Hall Bath

Porcelain tile floor and shower
Frameless glass shower door
Shower tiled to ceiling with shampoo niche
Grohe faucet and handheld adjustable showerhead
Wood stained vanity at comfort height with American Standard bowl
Grohe one handle chrome faucet
Toto Toilet with comfort height elongated bowl and easy close lid
Space saving pocket doors to guest room and hall

Hall

Porcelain tile floor with custom Masland runner
Linen closet with shelves equipped with keyed knob – perfect for use as owners closet if you choose to rent

Guest Room

Large walk in closet
6 foot sliding glass door with custom Hunter Douglas Luminette window treatment
Private balcony
Twin beds with high quality bedding, dresser and custom upholstered chair
Masland Carpet – high quality easy care nylon

General Features

Impact/hurricane windows rated for Miami/Dade hurricane codes – installed 9/08
Accordion Hurricane shutters on both sliding glass doors – installed 9/08

Nine foot ceilings in bedrooms, living room and dining room with crown molding
All new 5 ¼ " baseboards
All new paint - Benjamin Moore – best quality latex walls with oil-base trim
All new door hardware – Schlage brushed nickel, oval knobs with Lifetime Finish
Price includes all furniture, accessories and supplies as shown with the exception of a few personal items – inventory list with pictures available to include with agreement
Common hallway remodeled in 2007
All new marble sills at windows

Other important information

Condo fees - \$2400 per quarter, includes water and basic cable
New air conditioning/heating system installed in 2003/4 – water tower air-conditioning – tower new in 2004/5

Parking

One dedicated covered garage parking spot – ample guest parking available for second car or multiple visitors.

Storage

Three storage areas included in purchase – largest is 250 square feet (25 square meters) which is equipped with a dehumidifier, second refrigerator and ample power. Ideal for workshop, exercise studio and storing bikes and golf clubs.

Location

Apartment faces southeast for sunrises and breakfast, morning to mid-day sun and afternoon shade for cocktails.
Property is ½ mile south of Linton – walking path and bike lanes located on A1A

Children and Pets

Children are welcome – Pets with permission of Board. Small dogs have been allowed.

Rentals

Apartment has been rented for as much as \$6,000 per month in season and \$40,000 for entire year, prior to remodel – rules allow one rental per year.

Full set of Condominium Documents available upon request.

All information deemed reliable but not guaranteed.

Owner is Real Estate Broker in Maryland and New Jersey.

Floor Plan available upon request.