



## OCEAN PARK OF VERO BEACH

*Introducing Vero Beach's Newest and Most Coveted Address*

A quaint and unique lifestyle awaits you at Ocean Park, Vero Beach Florida's newest and most coveted address. Ocean Park combines luxury living with a seaside lifestyle right in the heart of Vero Beach. Ocean Park consists of twelve (12) residential units, three (3) retail stores, and a public restaurant. Situated prominently on Vero's beautiful beach with panoramic views of the aquamarine waters of the Atlantic, Ocean Park offers the lifestyle many desire, but with a limited offering, only a few will have the opportunity to enjoy.

Step outside the door for a casual stroll down the beach, walk to scores of Vero Beach's boutiques and shopping establishments, enjoy dinner on the ocean at Ocean Park's very own restaurant with indoor and outdoor dining, or enjoy your choice of fine dining or casual open air cuisine at one of the many restaurants on Ocean Drive's promenade. Be a part of all that Vero Beach has to offer in an exclusive setting that will never be offered again.

### Residences Include:

- Saturnia Marble or IPE Brazilian hardwood floors
- Handcrafted ceramic tiles
- One-of-a-kind custom kitchens with granite countertops and professional-grade appliances throughout
- Walnut island countertop, self-closing cabinet drawers, and Ogee edge granite countertops in kitchens
- Extensive, exquisite millwork
- Inverted hip & coffered ceilings
- Private, wainscoted elevators and private two-car garages for each residence
- Oil-rubbed bronze finish handle sets
- Hot water circulation system
- Outdoor and indoor fireplaces in some residences
- Elegant, free-flowing design
- Wired for security system. Security camera available through television to view guests in lobby.

### Noteworthy Construction Standards:

- Concrete block construction
- Concrete tile roof
- All townhome structures are constructed atop concrete pilings, grade beams and slabwork with sidewalls consisting of concrete block and roofs composed of concrete tile and accent metal
- Exterior finish composed of stucco and concrete-impregnated lap siding placed over concrete block
- All exterior walls, interior partitions and floor systems are insulated for optimal energy efficiency and sound suppression
- Anderson full-impact doors and windows
- Full shutter protection system on all exterior windows and doors
- Backup commercial generator guarantees continuous power in the event of a power outage
- Full security and fire sprinkler systems
- Energy-efficient central air conditioning by Trane
- Unique applications of state-of-the-art green resin products for exterior applications
- Peace of mind with Ten-Year Structural Warranty

### Community of Ocean Park:

- Elegant and exclusive rooftop pool
- Salt-tolerant lush landscaping throughout community
- Oceanfront restaurant on premises featuring indoor and outdoor dining
- In-town living within walking distance of boutiques
- Nearby cultural attractions include the Riverside Theatre and Vero Beach Museum of Art
- Minutes from pristine golf courses and marinas
- Easy beach access

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

**DALE SORENSEN REAL ESTATE, INC.**

OFFICE: 772.231.4712 | FAX: 772.231.3726

INFO@SORENSENREALESTATE.COM

*The Pinnacle of Luxury, Quality and Exclusivity*  
**OCEAN PARK OF VERO BEACH**



**OCEAN PARK INFORMATION**

Model	Unit #	Sq Ft +/-	List Price	Qtr Condo Maintenance
<i>Easter Lily Townhome</i>	101	3,568	\$2,500,000	\$3,010.24
<i>Easter Lily Townhome</i>	102	3,568	\$2,400,000	\$2,913.84
<i>Easter Lily Townhome</i>	103	3,568	\$2,400,000	\$2,973.30
<i>Easter Lily Townhome</i>	104	5,684	\$4,500,000	\$4,684.75
<i>Oceanfront Townhome</i>	105	3,666	\$3,200,000	\$3,807.63
<i>Oceanfront Townhome</i>	106	3,666	\$2,900,000	\$3,804.02
<i>Oceanfront Townhome</i>	107	3,666	\$2,900,000	\$3,804.47
<i>Oceanfront Townhome</i>	108	3,666	\$2,900,000	\$3,804.02
<i>Oceanfront Townhome</i>	109	3,666	\$3,300,000	\$3,912.14
<i>Flamevine Townhome</i>	110	2,848	\$1,700,000	\$2,924.64
<i>Flamevine Townhome</i>	111	2,848	\$1,600,000	\$2,886.35
<i>Flamevine Townhome</i>	112	2,848	\$1,500,000	\$2,930.05
<i>Retail A</i>	<i>Dale Sorensen Real Estate, Inc. Office</i>			
<i>Retail B (SOLD)</i>	1,139	<i>Available for Lease</i>		
<i>Retail C (SOLD)</i>	1,153	<i>Available for Lease</i>		



To view a virtual tour and download floorplans for any of the Ocean Park residences, visit:

[www.OceanParkofVeroBeach.com](http://www.OceanParkofVeroBeach.com)

**For more information please call 772.231.4712**

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