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## HARRY E. RUOCCO LORI WEINSTOCK

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# Century 21

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## BRENDA & RICHARD FRANK



QUADOMAIN OFFICE

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DON'T WAIT IT MAY BE TOO LATE!

"Classic Condos on the Beach"

**NEW** exclusive home for sale, close to Young Circle. Breath taking 6 Bd 5 Ba + 3 car garage. Over 3,000 sq.ft. with separate in-law quarters. Minutes away from downtown & Hollywood Beach. \$999,000. Call for Private showing.

### \*QUADOMAIN\* VALENCIA

**FANTASTIC!** 1bd 2ba Totally renovated, tile throughout. It's out-standing!

**WATCH THE SUNRISE** on the ocean from this 2/2 east & south corner winner. New open kitchen with granite. A winner! \$545,000.

**NEW!** Just painted and wonderful. Convertible winner \$450,000.

**GREAT LIFESTYLE** Ocean & unobstructed views from 220th floor. Completely furnished. Winner takes all! \$406,000.

**CONVERTIBLE 2 FULL BATHS** OUTTA sight views \$475,000.

New owner must sell! Large "7" line with great ocean & intracoastal views. JUST RIGHT FOR YOU \$359,000.

### \*CATANIA\*

**NEW LISTING!** See it all from the 21st floor "4" line with complete ocean & intracoastal & city views. Outasight! \$469,000.

**BUY IT! S'WONDERFUL!** 1 Br. 2 Ba. convertible, fabulous ocean & north views. Move right in. Can be rented out immediately. \$410,000.

**LARGE 2 Br. 2 BA** Why rent move, move right in! Direct ocean & south corner. Windows in both baths, voice in cond. \$525,000.

### \*BRITANNIA\*

2/2 beautifully furnished too. Great ocean & intra views. \$449,000.

5" line. Tiled throughout 2/2 perfect North & West exposure to sea & city & intracoastal \$399,000.

**LET'S MAKE A DEAL!** "7" line convertible, super great city views, high floor, \$399,000.

**BRITANNIA "7"** Line now 2 Br. 2 Ba, tiled, beautifully, furnished and ready to go. \*GRENABLE SE & W views. \$449,000.

### \*GRENABLE\*

**FREE MAINTENANCE FOR 6 MONTHS.** Exciting see the sea and so much more from the 23rd floor. conv. made into 2 Bdrm 2 full baths. Updated & ready to go. Only \$470,000.

### \*PARKER DORADO\*

**"THE PLACE WE CALL HOME"**  
**NEW! UNBELIEVABLE** 3 Br. 3 Ba. all directly on the ocean. See north, east, totally south & west unobstructed. \$780,000.

### PARKER DORADO

**DIRECT OCEAN! oceanfront,** double balcony, completely redone. A perfect pad! Convertible 1 Bd/2 Ba, eat-in-kitchen A/C and H/W included in maint. \$499,000.

**STUDIO WITH SLEEP COVE** Furnished & wonderful. The best ocean views, too! \$259,000.

**NEW** 1 Bd/1.5 Ba direct ocean outasight views! \$360,000.

**NEW LISTING! - PARKER DORADO - DON'T RENT** Studio w/fab ocean views! Outstanding \$265,000.

**DIRECT OCEANFRONT!** 1 Bd 1.5 Ba, tiled throughout immaculate! \$315,000.

**NEW MOVE RIGHT IN!** 1/1 beautifully remodeled. A/C & H/W included in maint. \$315,000.

**DIRECT OCEAN WHY MISS THIS!** 2 Br. 2 Ba. on high floor. Move-in condition. Asking \$430,000. **Owner will pay maintenance and mortgage for 6 months.**

**DIRECT OCEAN!** 2/2 convertible with double curved balcony, tiled throughout. exceptional view of ocean & golden beach. \$545,000. Also for rent @ \$2,250.

**THIS IS HOT!** 1 Bd 1.5 BA low floor w/fabulous ocean view. Asking \$298,000. Let's make a deal!

**NEW OCEANFRONT TREASURE!** 1 Bd. plus den, 1.5 bath, tiled, updated. \$365,000.

### \*SUMMIT\*

**STAY IN SHAPE!** Live at the start of the new Hollywood Broadway on the ocean. Lage 2 Br + Den, 2 Ba incredible ocean & intracoastal views. 2 heated pools, tennis, restaurant, 2 fitness centers & more! \$515,000.

### \*HEMISPHERES\*

**WHAT A DEAL!** Studio w/stunning intracoastal views. A/C, H/W included in maint. Owner financing available. Tenant occupied. \$229,000.

**OCEAN SOUTH NEW!** Fabulous intracoastal & ocean views from the 22nd flr facing south. Tiled, clean & perfect \$275,000

**NEW!** 1 Br with incredible intracoastal views

**SEASONAL RENTALS QUADOMAIN**

**QUADOMAIN**

GRENABLE #2607 1/1, \$2,000

BRITANNIA #307, 2/2 \$2,400

BRITANNIA #704 \$2,000

CATANIA #706 1/1.5 \$4,800

**PARKER DORADO**

PARKER DORADO #304 \$1,500

HEMISPHERES B.N. 17 F \$2,900  
2/2 high floor w/ocean views. Updated furn. or unfurn.  
YEARLY \$1,875

**TIDES** 1 Br. 1 Ba \$2,000  
**2080** 3 Br 2 Ba \$4,500 2 car-garage spectacular oceanfront view.

### YEARLY RENTALS

PARKER DORADO Furn 1 Bd 1.5 oceanfront \$1,500

### QUADOMAIN

CATANIA #1201, 2/1 \$1,700

GRENABLE #505 convert \$1,500

IN 2005 WITH OVER \$23 MILLION DOLLARS

AND 61 SALES

WE MUST BE DOING SOMETHING RIGHT!

## BRENDA & RICHARD FRANK

Office

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### HARBOR ISLANDS

3 Br + Den 3 Ba + 2 car garage. Everything top of the line, 2300 sq.ft. bright & clean as whistle. Prestigious community w/tennis, gym, landscaping, pools, club house, marina, onl \$719,000. Must See!

**BUYERS!!!!!! NOW IT'SSS THE TIME!** Yes, the market in Florida has changed, and this could be the best time BUYERS have seen in a few years. Luxury condos, houses or investment properties. Call me, I have a huge inventory 954-455-6765.

**HALLANDALE - NEW LISTING - PARKING PLAZA** 2bed 2bath convertible, open and clean, ocean intracoastal views, \$454,900

**\*BEACH GARDENS -** 1/1 remodeled, for \$172,000. Others available

**\*LAKE POINT TOWERS - \$199k** for this open and huge 1bed 1.5bath, clean as a whistle. Also for rent.

**\*AVENTURA\*\* - Uptown Marina Lofts,** Models A, C, D on the marina, owners must sell!

**Commodore Plaza - AVENTURA - FAST! BEFORE IT'S GONE - Reduced, reduced, reduced \$60,000 for fast sell**

Beautiful 2bed/2baths, Lake and Ocean views, RENOVATED. **ONLY \$239,900**

**Davie -** Beautiful townhouse next to Nova University 3bed/1.5bath \$257,900

**HOLLYWOOD\*\* - HANDYMAN SPECIAL!** DON'T WALK! BEFORE IT'S GONE, 70K BELOW MARKET - HOUSE ON 5,000 SQFT LOT, ONLY \$120,000

5bed + den 3baths, upgraded to perfection, \$559,000

Investor dream! 3bed/2.5baths home, hurry! \$459,000

**Miami Commercial -** warehouses, next to Miami Airport, 5123 sqft \$526,000

**MIAMI - Cannongate!** Large 2bed/2baths, golf and pool view \$238,900

Call me, I have a huge inventory

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## KIMBERLY SCHLOM

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"I Have The Buyers! List With Me Today!"

**MYSTIC POINTE 300** 2/2 SOLD \$340K. I have others avail.

**MYSTIC POINTE TOWER 300 -** Stunning, panoramic water views from this wonderful 2/2 + Den/family room corner unit with huge wrap around terrace! This is a must see! Will sell fast! Only \$490K

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**AVENTURA**  
**MYSTIC POINTE - TOWER 200 -** 2/2 den - ocean - cu owner says "Bring All Offers"  
TOWER 500 - Magnificent 29th floor corner. Ocean view rent annual or seasonal. Available Now!!

### SOUTHVIEW

3/2 - Best buy in Aventura.

2/2 direct water - vu.

**ELAINE WREN**

305-331-1681

**IRMA RODRIGUEZ**

954-682-3793

**MYSTIC POINT - SEASONAL RENTAL**  
**REDUCED!** Spectacular views - 2 bedrooms - 2 baths overlooking bay - with new furniture. Redone baths & kitchen. Asking \$2,500 a month.

call

**SHIRLEY ZEBEDE**

954.456.2571

**EVERY LISTING IN FLORIDA**  
**PICK YOUR CITY!**  
**AT**  
**Century21DynastyOcean.com**  
**and see it in your language**

**SILVER LAKES** 4/2 beautiful single family house on lake \$414,900.

**EASTERN SHORES** 1/1 1/2 condo with magnificent direct intracoastal view. \$225,000 It won't last.

**MARISOL PULIDO**

(954) 881-0729

**AVENTURA SOUTHVIEW CONDO - REDUCED \$4900 TO \$285,000 UNIT 2Q**

Like new lg 2/2 all tile floors kitchen and bath like original cond. view gard & pool. (New A/C & water HT storm SHT). Lo, maint & taxes LO Buyer incentives. Seller will pay closing cost and up to \$4000 for upcoming assessment for roof repair of Don't let this bargain slip away.

**AVENTURA SOUTHVIEW CONDO \$320,000 UNIT 4G**

Read below buyer incentives, Great dir. water vu, completely remodeled. INCL kitchen & bath's - Marble and tile in all rm's. Seller will pay up to \$4000 toward maint. and next years taxes and up to \$4000 for buyers closing cost.WOW WHAT A BARGAIN - NO AGE RESTR.

**HOLLYWOOD INVESTMENT -** Five plex fully rented. This five plex consists of one 2 bd and four 1 bd, all have one bath. Many upgrades and present owner has up to date permits and off street parking for each unit. Just buy and start collecting the rents. Asking \$535,000. Owner is motivated, bring all offers.

**ARTHUR W. HANSON**

(305) 213-4317

**Alain & Dorene**

Salvati

(954) 444-4141

TheSunshineTeamRealtors.com

TheBeachClubRealtors.com

### BEACH CLUB III

**URGENT SALE!** Lwr PH 3/3.5 "B" Mod. Corner wrap terrace. Sweeping vu ocean-city-coastline. Lwr flrs have sold 4 more. Don't let this one pass you by. Call Alain to make offer. Let's Make a Deal! Asking \$1,075,000.

### BEACH CLUB II

**SELLER WANTS OUT!** Popular mid flr "D" Model 3/3 unobstructed E-SE views. Awesome unit-awesome deal. Call Alain. Reduced \$750,000.

## ALAIN & DORENE SALVATI

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#1 Oceanfront Specialists.



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**60 Listings & Sales In The Beach**  
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### BEACH CLUB I

**NEW LISTING! EXQUISITE!** In Every Detail! Decorator Designed "E" Model, 3, Custom Kitchen. Truly Awesome! See Our Web Site For Pictures. \$695K Unfurnished or \$750K Furnished.

**New Listing!** 39th Flr "D" Model 1/1+Den, Marble floors, furnished. Make this your beach front escape! \$580K.

### BEACH CLUB II

**"B" Model,** Direct Ocean 3/3 4501 \$1,100,000. **SOLD**

**"C" Model,** 29th flr 2+Den/3, \$790K. **SOLD**

**"C" Model,** 47th flr 2 + Den/3 \$849,000.

**"C" Model,** 41st flr 2 + Den/3. Price reduced to \$750K. **SOLD**

**"D" Model,** 33rd flr 2 + Den/3, Super \$g Only \$750K. **SOLD**

**"D" Model,** 47th flr 2/3 + Den SE ocean-coastline view \$875,000.

**"D" Model,** 50th flr SE ocean-coastline views \$970K. **PENDING**

**"E" Model,** Intracoastal views 2/2, 28th flr \$795,000.

**"G-M" Model,** 35th flr NW View Studio + Den \$455,000

**"G-MR" Model,** 34th flr NE ocean view Studio + Den \$479,000

### BEACH CLUB III

**HIFLR "A" Model** 3/3 Direct Ocean \$1,080,000. **PENDING**

**40th flr REDUCED "A" Model** Direct Ocean 3/3 \$900K.

**HIFLR "B" Model** 3/3.5 cmm Direct Ocean \$1,190,000. **PENDING**

**42nd flr "B" Model** Direct Ocean 3/3.5 \$1,075,000.

**40th flr "C" Model** Intra-City-Ocean view x-lg 2/2 \$859K

**24th flr "E" Model** 3/3 intra view \$630,000 **URGENT SALE**

**20th flr "C" Model** NE-NW VU CRNR 2/2 \$860K

**36th flr "D" Model** 1+den/1 intra vu \$540K.

**9th flr "A" Model** Awesome ocean/pool vu \$785K

### TRUMP TOWERS II

**Pre-Closing Special** Lwr Flr Unit, NE ocean-coastline view, 2 Bed + Den 3 bath interior area 1,938 sq.ft. Super price of \$1,225,000 w/assignable contract from developer.

### BEACH CLUB III

**Best buy in building! No Kidding!** Your opportunity to take advantage of a buyer's market. Seller wants out. Will sell at his cost! Ocean & intra units. Call for details.

### BAL HARBOUR OCEAN CONDO

2/2 1,361 sq.ft. Awesome Lwr Flr Unit. Expansive beach front & ocean views. Call for details \$899,000.

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