

COMMUNITY PROFILE

Community Name: Central Park II

General Location: US 41 across from Sarasota High

History & Composition: Condos built 1997-1998 by Allied American.

Type of Housing: Condos frame with siding

Description of Community and Amenities: 180 units – 1 & 2 bedrooms – uncovered parking – hot tub and heated pool – clubhouse with kitchen – tennis court – 8 community boat docks.

Association: Controlled by owners. Fees include: sewer, water, cable, and amenities.
Restrictions: no tenants and no pets

Number of Total Lots/Units: 180 units & 8 buildings.

Sale History: 2 active listings.

Schools: Elementary - Southside
Middle - Brookside
High School - Sarasota

Unique Features and "Desire" Factors: Inexpensive, 10 minutes from Lido, 15 minutes from Siesta, walk to movies, Selby Gardens and Marina Jacks.

Comparable Neighborhoods: Most inexpensive in Downtown.

Maintenance fees: Range from \$198 - \$358 per month.



Date: 12/3/01

LIDO KEY

ST. ARMANDS
CIRCLE

GULF OF MEXICO

LONGBOAT KEY

SARASOTA BAY

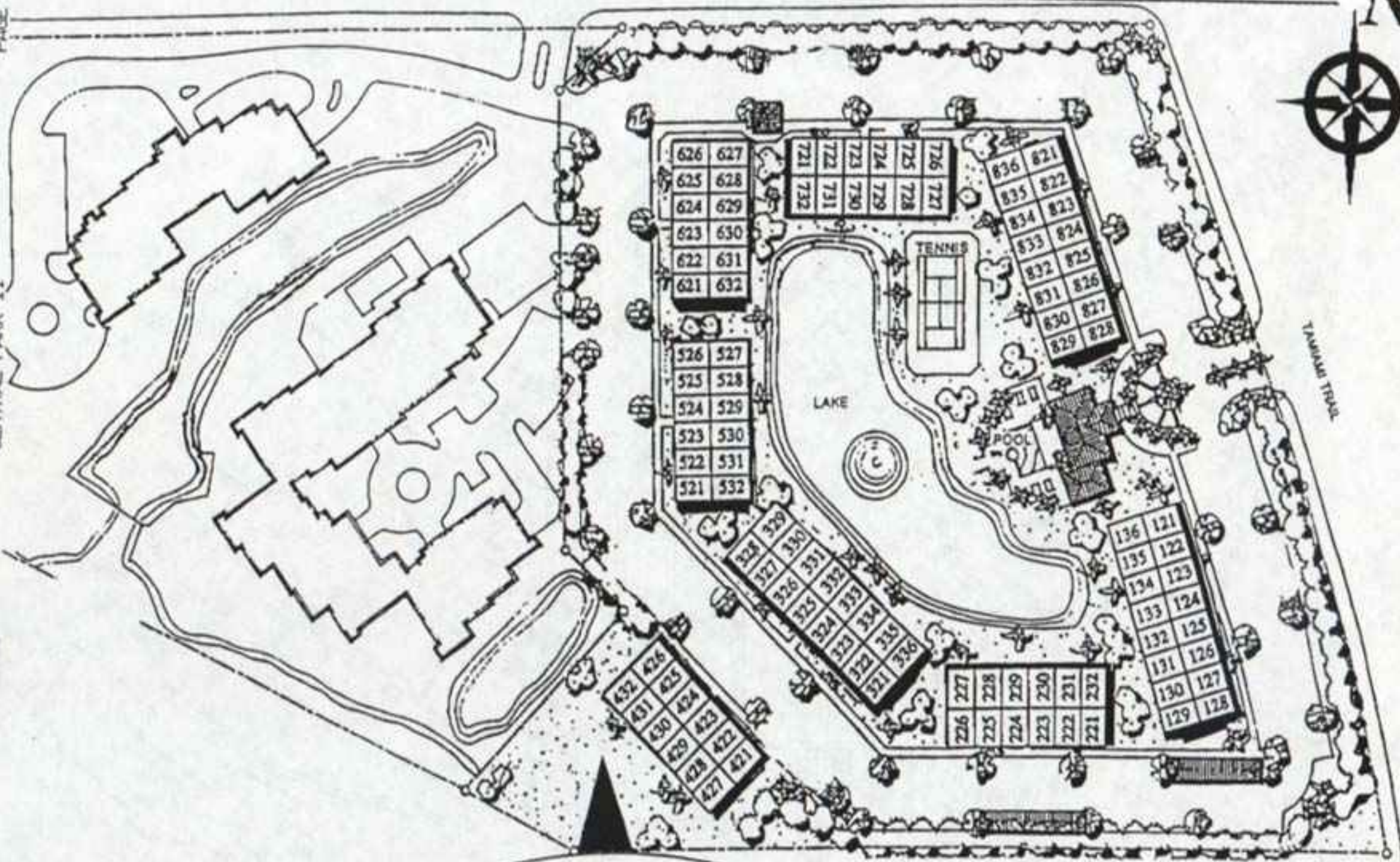


CENTRAL PARK I

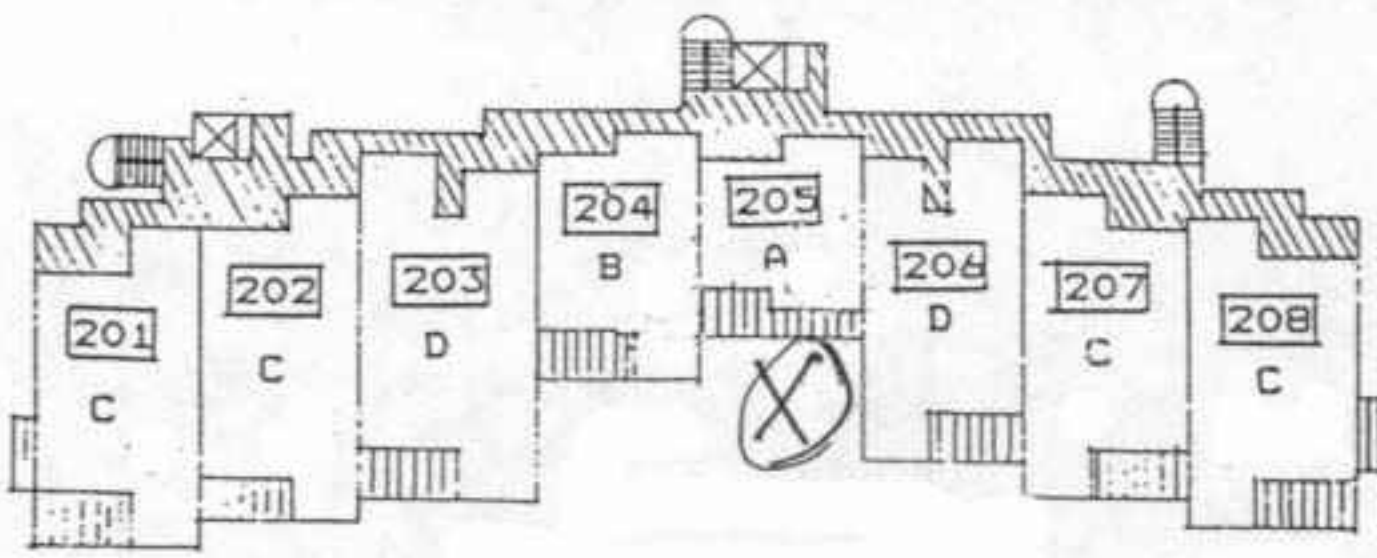
PHASE I

1984

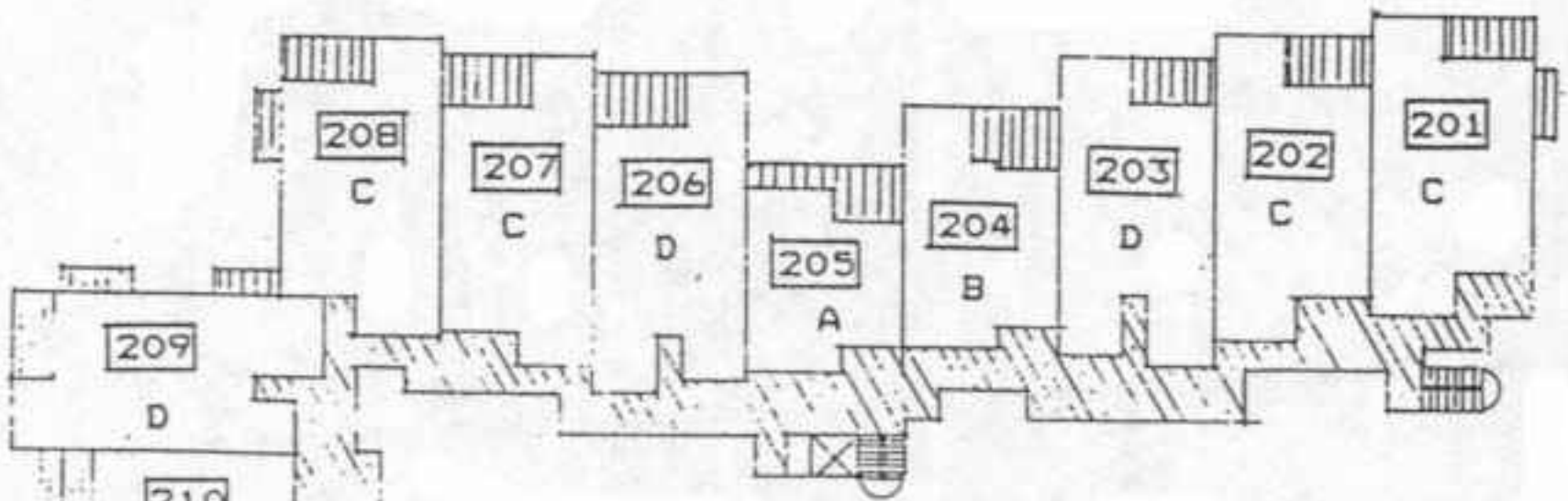
PARK AREA



**BALCONY LEVEL
SUITES**

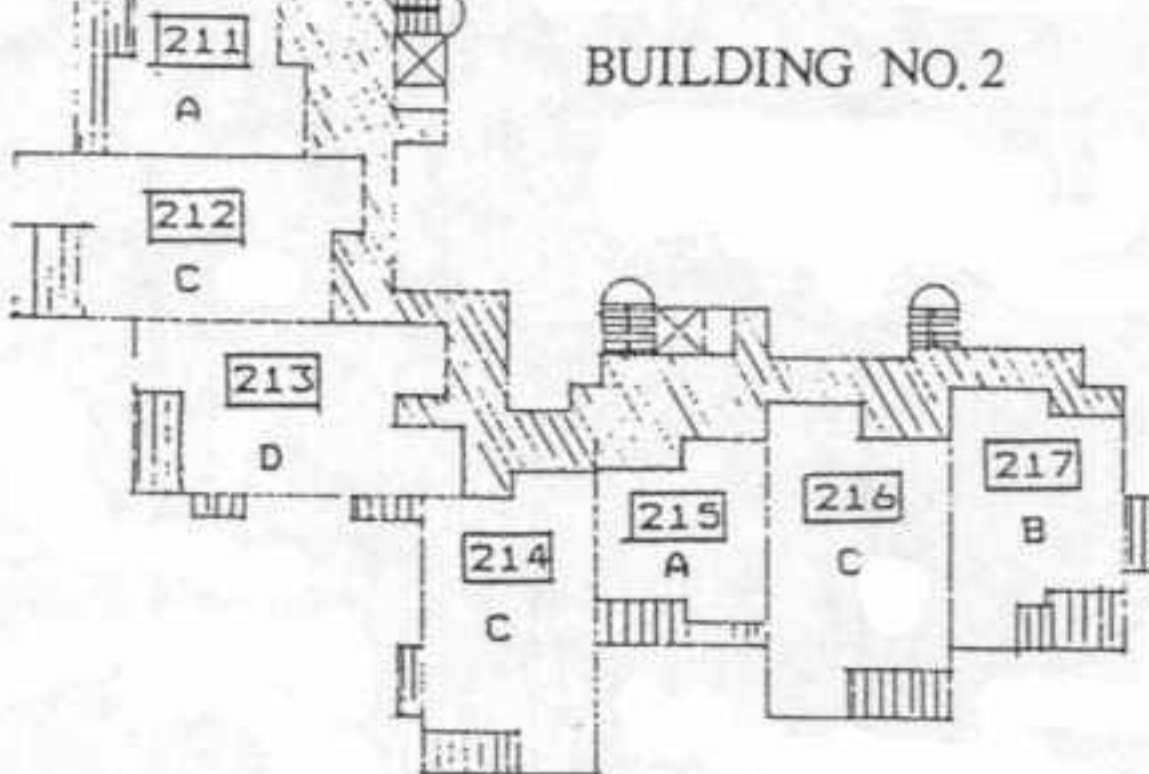


BUILDING NO. 1








BUILDING NO. 2

- A - Astor
- B - Boathouse
- C - Plaza
- D - Pavillion



KEY:

-  - walkways
-  - balconies
-  - stairways
-  - elevators
-  - suite number
- A - suite style

SECOND FLOOR PLAN

The Astor

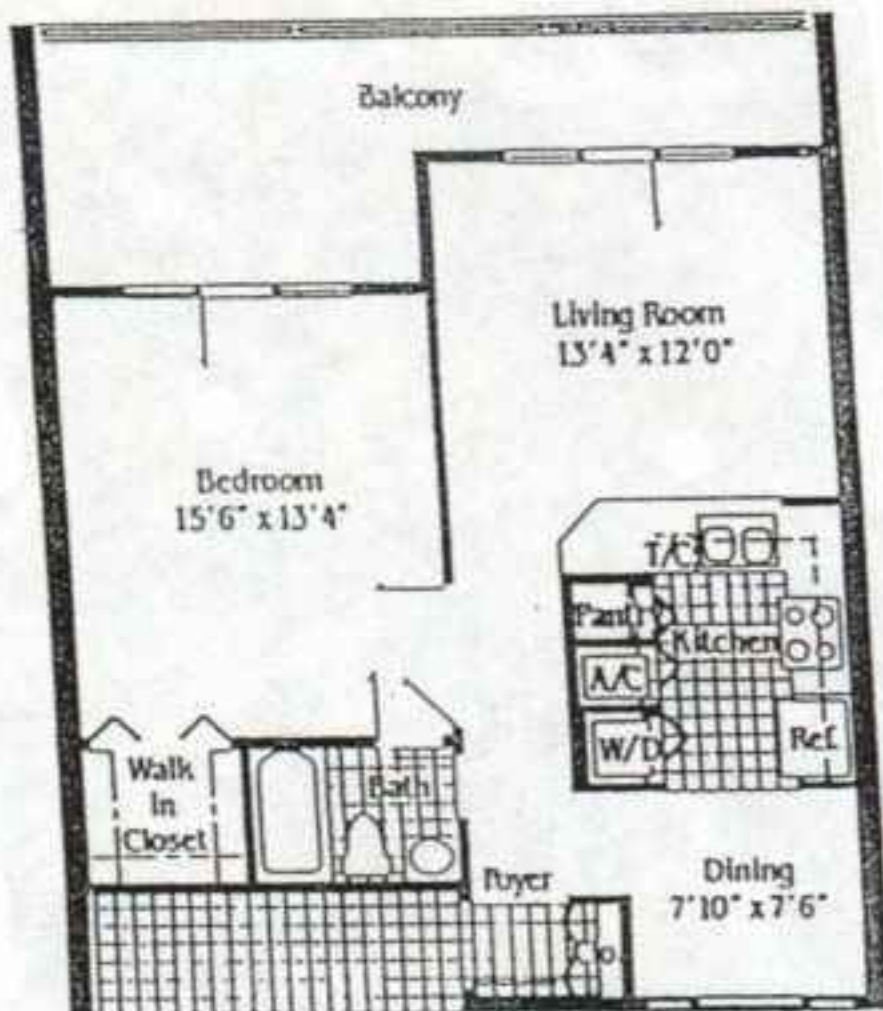
ONE BEDROOM
ONE BATH



MASTER BEDROOM SUITE
DELUXE BATH
DINING AREA

721 So. Ft.

\$ _____



The Boathouse

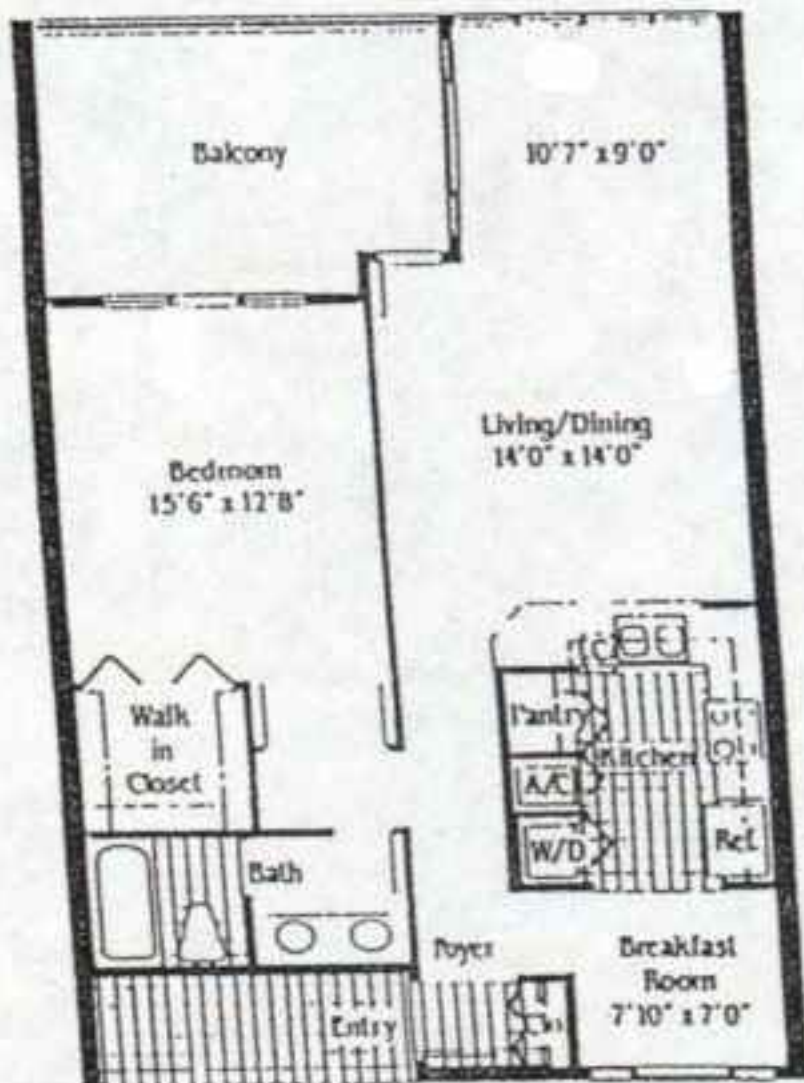
ONE BEDROOM
ONE BATH



MASTER BEDROOM SUITE
DELUXE BATH
DINING AREA
BREAKFAST ROOM

940 So. Ft.

\$ _____



CENTRAL PARK (II)

QUALITY FEATURES
PROJECT SITE PLAN
SUITE LAYOUTS
AVAILABILITY LIST

INTERIOR FEATURES

High tempered glass sliding doors to the lanai
Central Air Conditioning
Centrally monitored fire alarm
All suites fully fire sprinklered
Ample storage
Network accessible

INTERIOR FINISHING FEATURES

25 oz. carpeting with 1/2 inch underpad
3 1/4 inch decorative wood baseboard
2 1/4 inch casings around all swing doors
6 panel 3 hinge interior doors
Antique brass orbital locksets
Ventilated vinyl coated steel shelving
Wolverine vinyl exterior cladding

KITCHENS

Built in dishwasher
Range with hood vent
15 cubic foot frost free refrigerator
Built in garbage disposal unit
European style cabinetry
Fully adjustable shelving on upper units
Breakfast bar in all suites
Double stainless steel sinks
Moen faucets and valves or similar make
Vinyl cushion flooring

BATHROOMS

European style cabinetry
Vinyl cushion flooring
Ceramic tile tub surround
Wall to wall vanity mirrors
Fat Albert strip lighting
Elongated toilet
Chrome towel bars and paper holders
Stackable extra large capacity washer/dryer

ENERGY FEATURES

Energy efficient central air for heating/cooling
Ceiling fan outlets in living room, bedrooms and
R 19 insulation value in the roof
Caulked and sealed windows and doors
Tinted glass windows

ELECTRICAL

Individually metered electric service
125 amp. service with breaker panel
Copper wiring thruout
220 volt dryer outlet with vent
4 telephone prewires for 2 bedroom suites
3 telephone prewires for one bedroom suites
4 cable television outlets
Lighted laundry/ utility rooms
Front and rear security lighting

PLUMBING

Copper plumbing thruout
P.V.C. drain lines thruout
40 gallon hot water heaters
Acrylic one piece shower base with ceramic tile surround
Washer hook ups with drain

STRUCTURAL DESIGN

Professionally engineered for hurricane resistance
Guaranteed soil treatments
Vapor barrier under entire slab
Wood frame construction
Pre- cast concrete slabs
Professionally engineered roof trusses

EXTERIOR FEATURES/ AMMENTIES

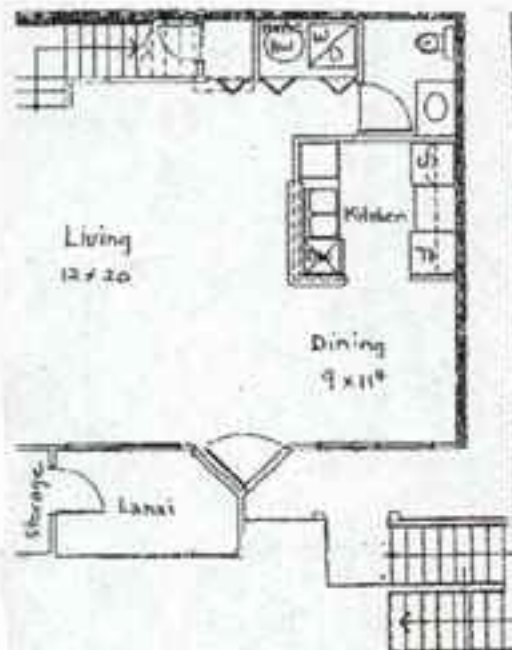
Open assigned parking
Front entrance doors with knocker
Steel clad front entrance door, painted with deadbolt
Vented vinyl soffits and vinyl facias
Community boat dock
All common areas landscaped and sodded
Jogging/walking trails
Traffic light controlled access to Tamiami Trail
Lighted hard surface Tennis court plus exercise room
Heated swimming pool with hot tub & change rooms
3000 sq. ft. Recreational Center with social meeting room
Lighted private roadways
All common areas treed
Site is an environmental conscious design

EACH SUITE INCLUDES:

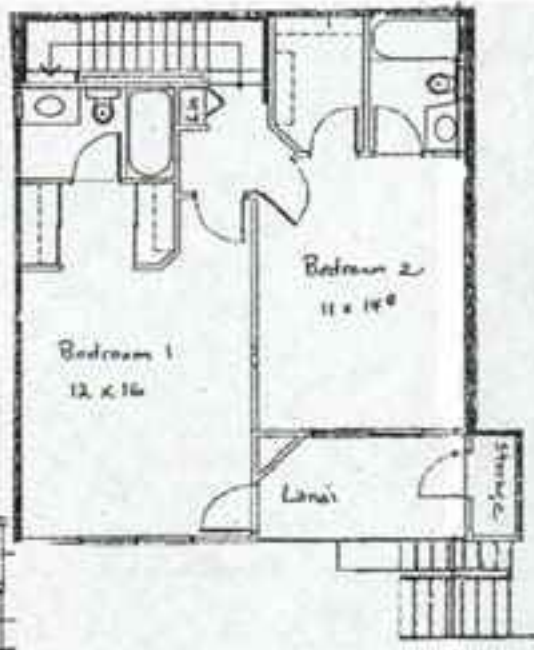
Range/Oven
Refrigerator
Garbage disposal in kitchen sink
Dishwasher
Stackable extra large capacity washer/dryer
Wall to wall luxury carpeting
Armstrong vinyl flooring
Individually controlled central heating/cooling

Fiji

- ⇒ 1312 Square Feet
- ⇒ 2 Bedroom + 2 1/2 Bath
- ⇒ 2 Storey Balcony Level Unit

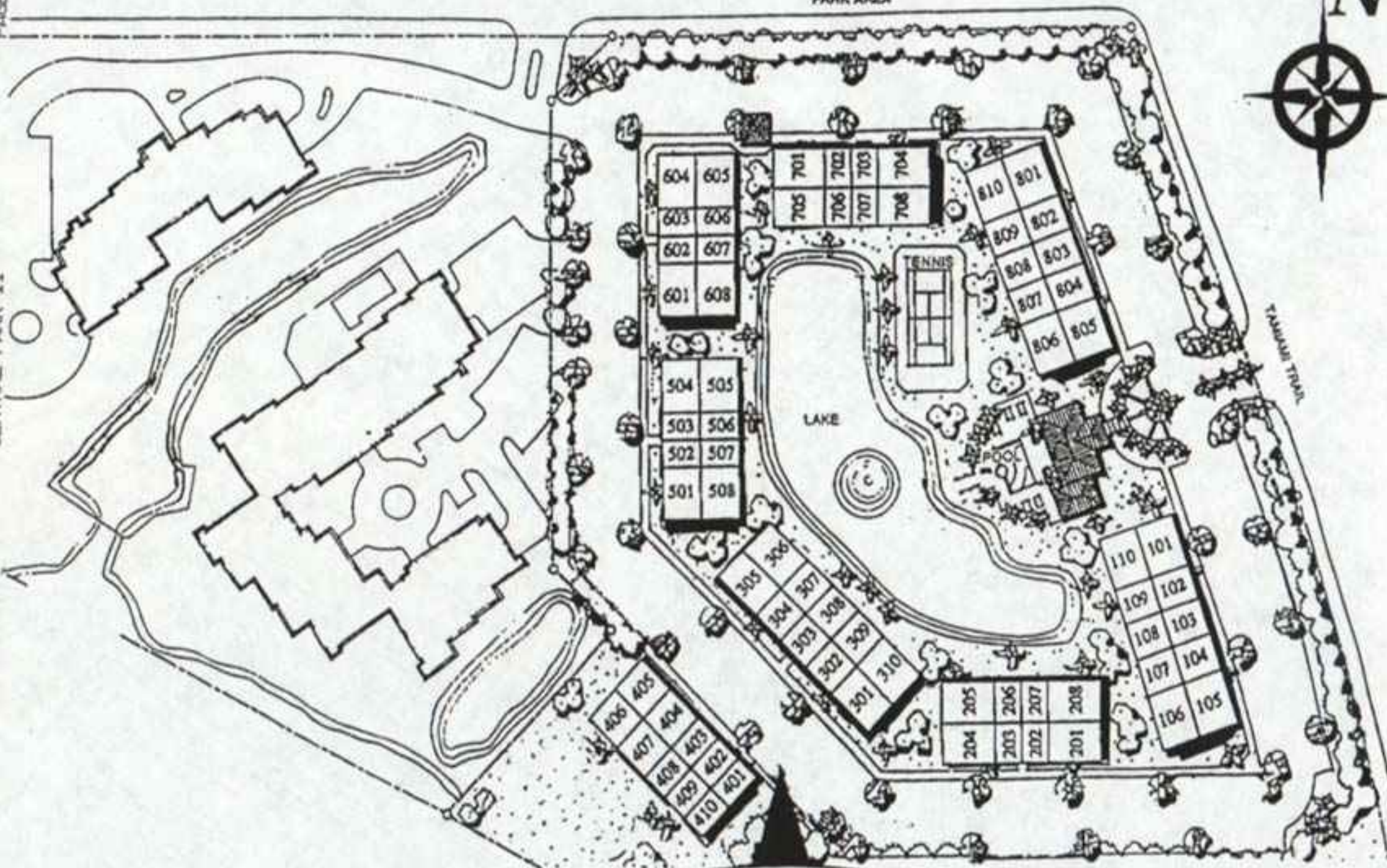


Level 1



Level 2

PARK AREA



**GARDEN LEVEL
SUITES**

604	605
603	606
602	607
601	608

701	702	703	704
705	706	707	708

810	801
809	802
808	803
807	804
806	805

504	505
503	506
502	507
501	508

305	306
304	307
303	308
302	309
301	310

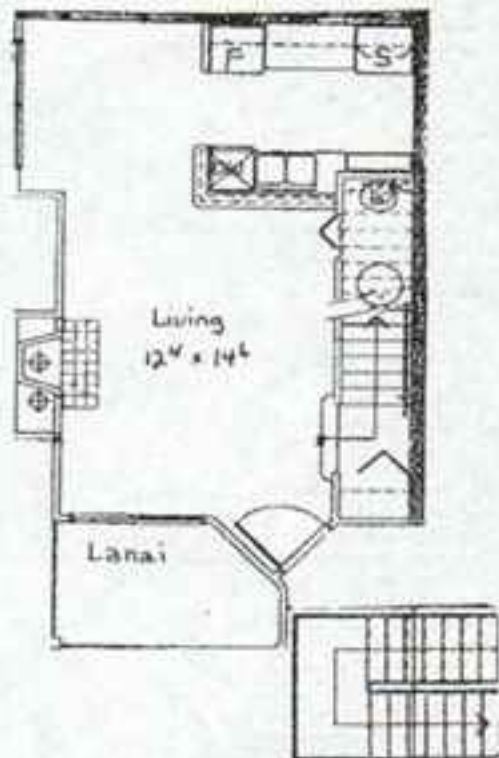
205	206	207	208
204	203	202	201

110	101
109	102
108	103
107	104
106	105

406	405
407	404
408	403
409	402
410	401

La Costa

- ⇒ 872 Square Feet
- ⇒ 1 Bedroom + 1 Bath
- ⇒ 2 Storey Balcony Level Unit
- ⇒ Fireplace



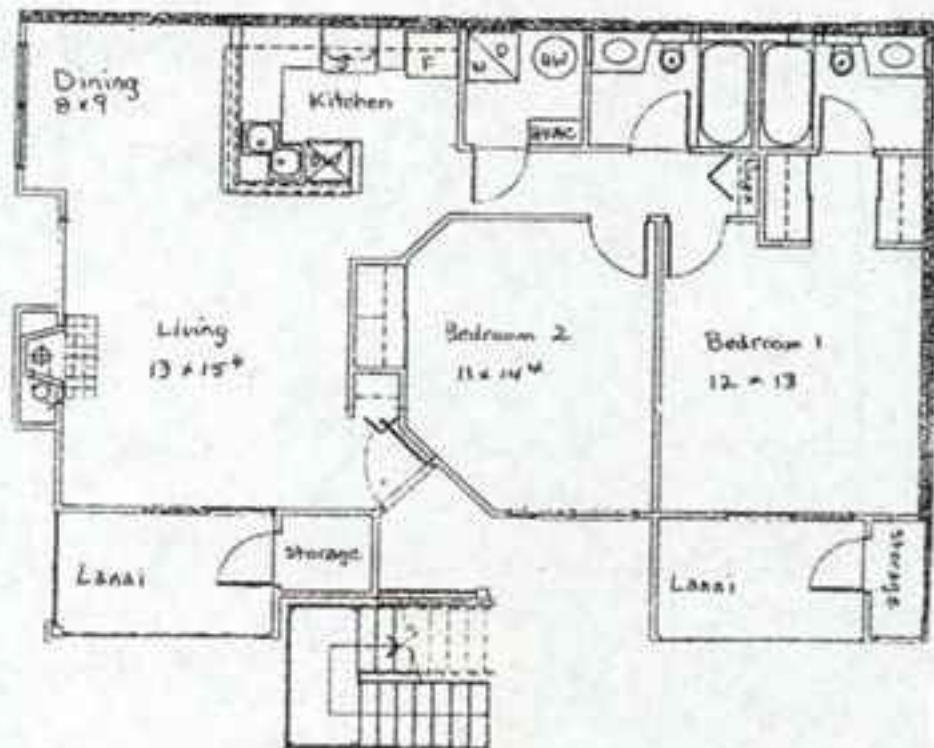
Level 1



Level 2

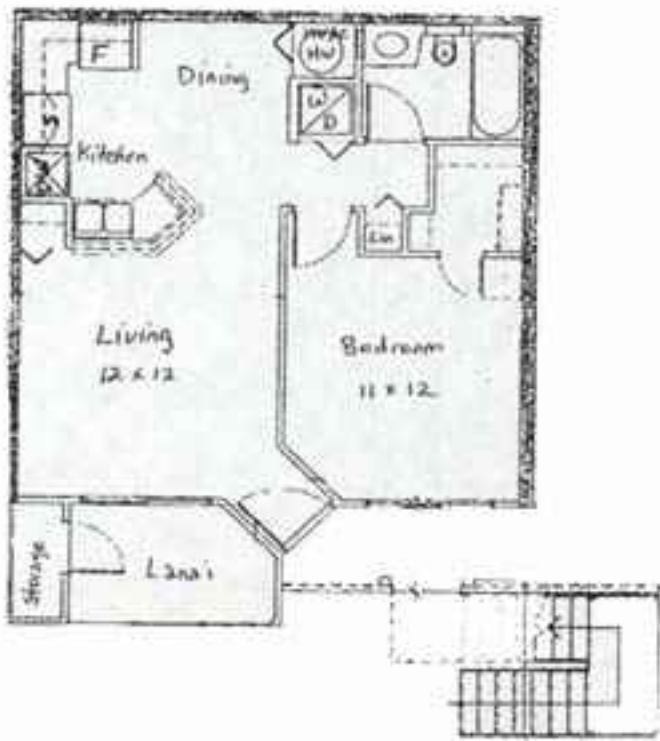
Monaco

- ⇒ 1,032 Square Feet
- ⇒ 2 Bedroom + 2 Bath
- ⇒ One Storey Garden Level Unit
- ⇒ Fireplace



Royal Palm

- ⇒ 620 Square Feet
- ⇒ 1 Bedroom + 1 Bath
- ⇒ One Storey Garden Level Unit



St. Tropez

- ⇒ 1026 Square Feet
- ⇒ 2 Bedroom + 2 Bath
- ⇒ One Storey Garden Level Unit

