



**ocean
breeze**
MARATHON



BAYVIEW

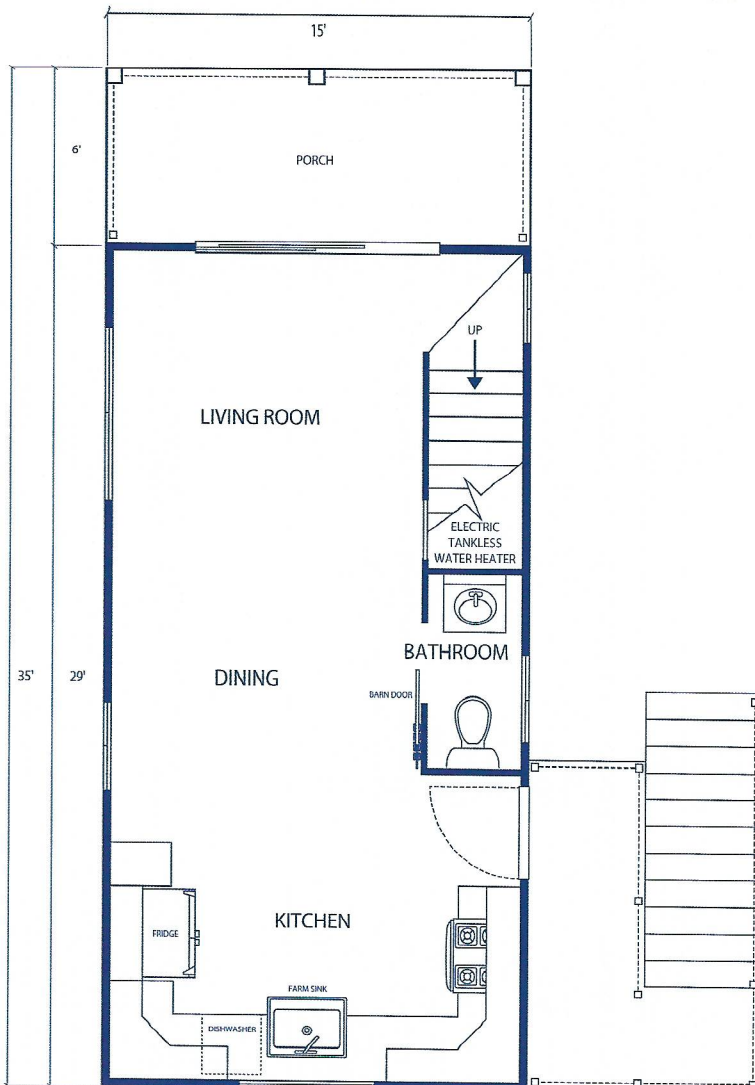
660 sq ft | 2 BR | 1 BA | 1500 sq ft



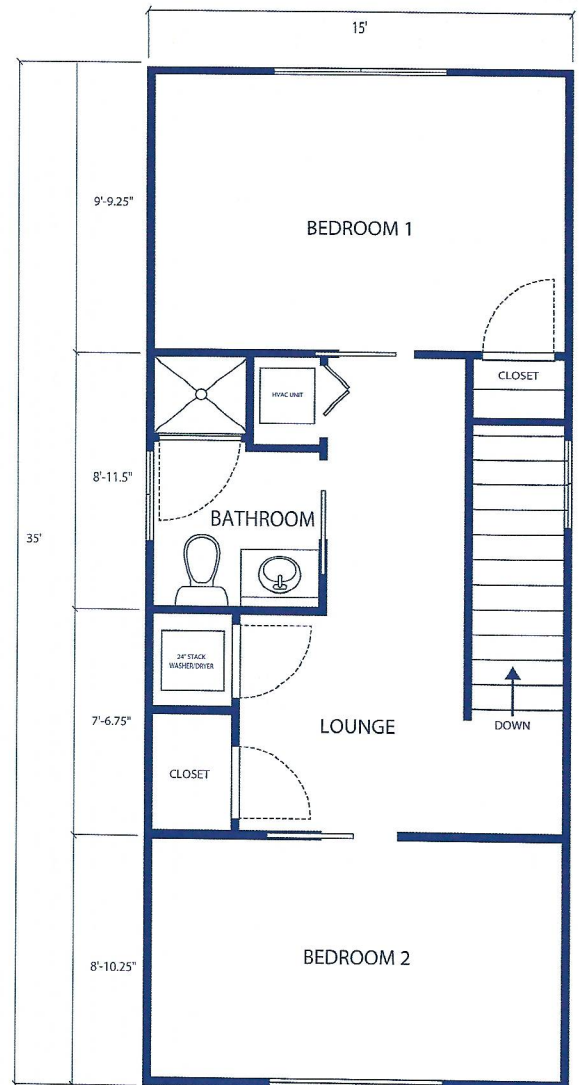
BAYVIEW

960 sq. ft. | 2 Bedrooms | 1.5 Bathrooms

FIRST FLOOR



SECOND FLOOR



- 2 Bedrooms, 1.5 Bathrooms, Plus Lounge
- Attached Sun Porch (with shade)
- 150/180 High Wind Package
- Corrugated Metal Accent Siding
- Impact Vinyl Windows
- Factory Installed Window Blinds
- Trex Decking
- Bahama/Plantation Shutters
- Stainless Steel Farmhouse Kitchen Sink

- Granite Countertops
- Smooth Top Stainless Steel Range
- Stainless Steel Ventless Microwave Hood
- Stainless Steel Refrigerator
- Stainless Steel Dishwasher
- Optional Wet Bar
- Premium Upgraded Fixtures Throughout the Home
- Attached, Outdoor Storage Locker





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ISLA VISTA

960 sq ft. | 2 Bedrooms | 2 Bathrooms

ISLA VISTA

960 sq ft. | 2 Bedrooms | 2 Bathrooms

SECOND FLOOR

FIRST FLOOR



- 2 Bedrooms, 2 Bathrooms, Plus Lounge
- Attached Sky Deck (with shade)
- 150/180 High Wind Package
- Corrugated Metal Accent Siding
- Impact Vinyl Windows
- Factory Installed Window Blinds
- Trex Decking
- Bahama/Plantation Shutters
- Stainless Steel Farmhouse Kitchen Sink

- Granite Countertops
- Smooth Top Stainless Steel Range
- Stainless Steel Ventless Microwave Hood
- Stainless Steel Refrigerator
- Stainless Steel Dishwasher
- Optional Wet Bar
- Premium Upgraded Fixtures Throughout the Home
- Attached, Outdoor Storage Locker



New Model

Ocean Breeze Site #0013

101 11th Street, Ocean, Lot #0013 Marathon, FL 33050

2 Bed / 2 Bath 960 Square Feet

Year: 2019, Nationwide , Serial

#PHH350VA1850520AB

- Blinds Cable Ready Ceiling Fan Dishwasher
- Garbage Disposal Granite Counters High ceilings Microwave
- Quality construction Range/oven Refrigerator Shower
- Stainless appliances Storage shed Washer

PURCHASE PRICE

\$299,995*

*Purchase price and any rental price shown are subject to change at any time, without notice. Restrictions and conditions apply. Price shown does not include home prep fee, applicable taxes and title fee. 3rd party financing is available to qualified customers based on approved credit. Inquire with sales office.

Printed on date: 03/10/20

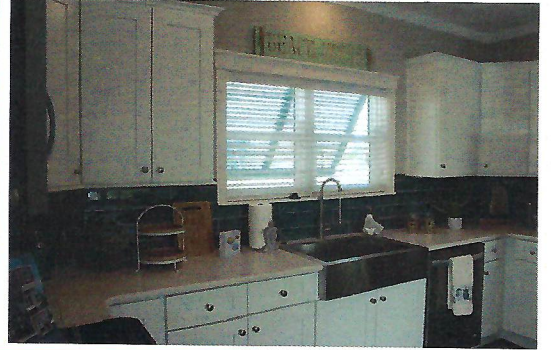
Pricing can expire at anytime, without notice but in no event will pricing be honored past 30 days of printed on date.

2 Bedroom / 2 Bathroom Isla Vista Model with Water Views

This new modular home sits in the newly developed Ocean Breeze community in Marathon. The 2 bedroom/2 bathroom + lounge has 960 spacious square feet. Enjoy sunsets and morning coffee from the Sky Deck which is accessible off of the second story lounge. This home has been built specifically to hurricane standards mandated by Monroe County including; 150/180 high wind package and high impact vinyl windows. The modern look is enhanced by corrugated metal accents, factory installed window blinds, Trex Decking and Bahama shutters. Furniture/decor shown available at additional cost.

CONTACT US TODAY & SCHEDULE A TOUR!





New Model

Ocean Breeze Site #0041

101 11th Street, Ocean, Lot #0041 Marathon, FL 33050

2 Bed / 1.5 Bath 960 Square Feet

Year: 2019, Nationwide Homes , Serial

#PH350VA1850526AB

- Cable Ready Ceiling Fan Dryer Garbage Disposal
- Granite Counters High ceilings Microwave Open floorplan
- Quality construction Refrigerator Shower Stainless appliances
- Storage shed Washer Waterfront site

PURCHASE PRICE

\$349,995*

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Printed on date: 03/09/20

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Waterfront Move In Ready Modular Home with Endless Atlantic Ocean Views

Fantastic Waterfront 2 bedroom move-in ready modular home with endless views of the Atlantic Ocean and Boot Key Harbor. Relax in a home that exceeds Florida hurricane standards with a 150/180 high wind package, impact windows and doors, Bahama shutters, James Hardie siding, and metal roof. This low maintenance coastal cottage beach home includes window blinds, upgraded stainless Whirlpool appliances, quartz counter tops, ceiling fans and a washer and dryer. 3rd party financing is available. Furniture and decor package shown is available at an additional cost.

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What are the Benefits of a Land Lease Over Purchasing Land?

Many people ponder the buy or lease decision when choosing where to live. In an effort to help our customers make this decision we have outlined the advantages of a land lease below:

- **“Nest Egg” Retention** – Retirees desiring to preserve capital appreciate the safety net that the land lease provides. The resident is free to invest his/her capital in other ventures and is able to have a more flexible savings program.
- **Transaction Costs** – The Lessee’s time horizon for living in a particular community is often unpredictable, making leasing advisable. The cost of buying and selling a piece of land (commissions, closing costs, title searches, surveys, etc.) can take a significant time period to recoup. When buying your own land, the costs of necessary site preparation needs to be factored into your decision making process.
- **Additional Costs/Exposure to Market Volatility** – Land ownership brings exposure to real estate taxes and volatility in the land market.
- **Ease of Sale** – Owning a home in a community owned by a national company with a professional management team can also increase the liquidity of your home. In many communities Sun Homes offers a sales office & onsite expertise in sales and marketing.
- **Pride of ownership** – The partnership between the landowner and the lessee ensures that the interests of both the lessor and lessee will be met. The community owner has a vested interest in maintaining the grounds and the desirability of the community. This provides built in protection for the lessee for their investment in the home.
- **Sense of Security** – You may also have future travel plans that take you away from your primary residence for extended periods of time and you may welcome the sense of security that exists in a land lease community.
- **Lifestyle Preferences** – Community living offers individuals an opportunity to share common interests among those living in their own neighborhood. Our Resort-style amenities offer residents a relaxing lifestyle.



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101 11TH STREET OCEAN MARATHON, FL 33050

*FUTURE AMENITIES ON THE MAP
Sites, landscaping and amenities may vary from what is shown and are subject to change without notice.