

SUNSET HARBOR
RESIDENCES
AT HOLLYWOOD BEACH



THE DEVELOPERS

RICHARD LAMONDIN. Richard has been involved in real estate development for almost 40 years gaining experience in acquisition, design, construction, management, marketing and sales. Throughout his extensive career in Canada and the United States, he has been involved in residential developments producing more than 12,000 units with sales revenues exceeding \$5 billion dollars.

Richard is President of Lamondin Group, a full-service development management company. Previously, he was President of Cornerstone Premier Communities, Coscan Florida and William Island Associates.

Richard has been a member of the faculty at N.Y.U., has sat on several advisory boards and has been the subject of numerous feature articles. He has been recognized with many industry and community awards including “Developer of the Year” and “Deal Maker of the Year.”



JAMES BANNER. James is currently involved in the development of two South Florida residential projects. Prior to his involvement in residential development, James was the CEO and founder of Oracle Diagnostic Laboratories, Inc., one of the largest privately held clinical laboratories in the Southeast, providing clinical laboratory services to hospitals, CROs, SNFs, medical practices, drug treatment centers and other healthcare providers. Under James’ leadership and vision Oracle became one of the fastest growing companies in the US, earning inclusion on *Entrepreneur Magazine’s* “Hot 500” and *INC Magazine’s* 5000 fastest growing companies annual lists for several years. Oracle was sold to Solstas Lab Group in 2011.

James is a devoted father, real estate developer and philanthropist. Through their Banner Family Foundation, he and his wife Nicole are actively making a difference in the lives of single mothers when medical hardships arise.





RESIDENCE AMENITIES

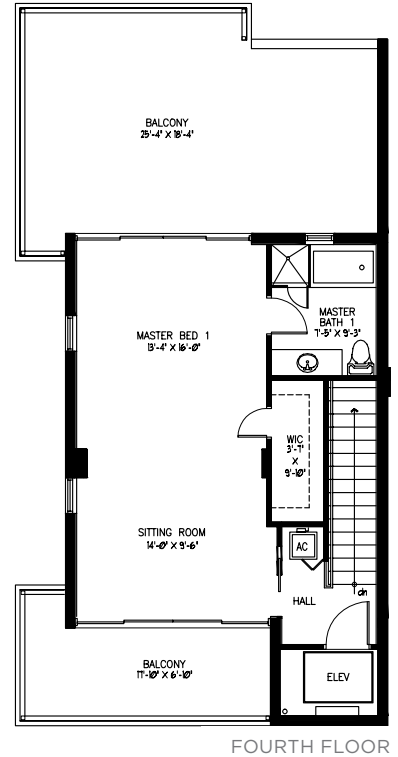
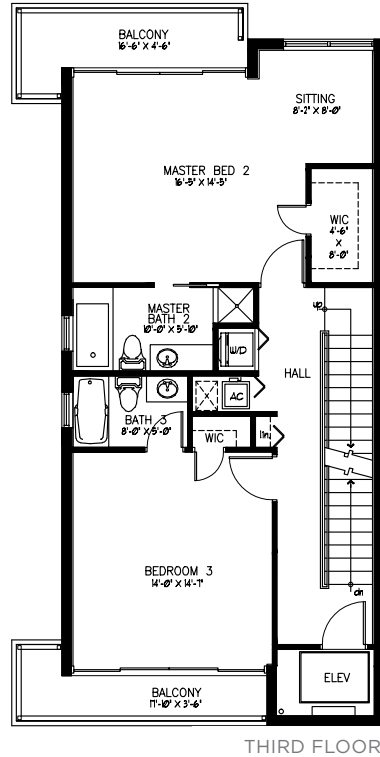
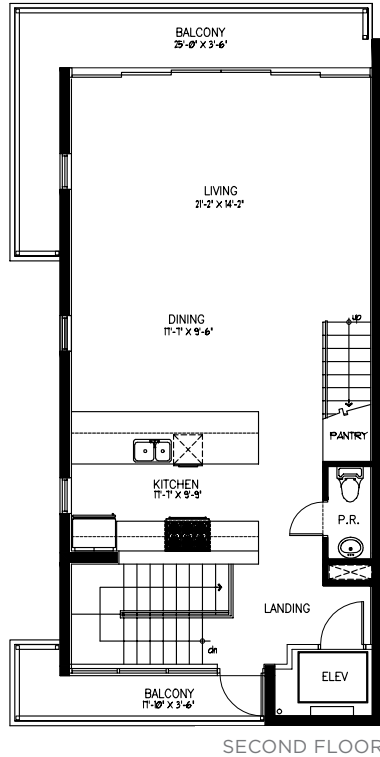
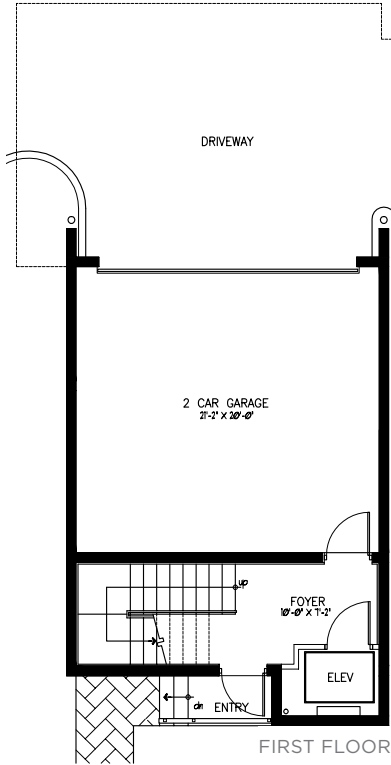
- Four spacious floors of luxury living area
- Move-in ready upon closing (flooring included)
- All units have an elevator for easy access
- Oversized deck and balcony areas with outstanding views
- All units have views to the ocean and Intracoastal
- Glass railings allow unobstructed views
- European-style kitchens open to views
- Granite counter tops in the kitchens
- Gas range and oven
- Quality stainless kitchen appliances
- Washer and dryer in every unit
- All bathrooms have marble floors, counter tops and shower
- Instant hot water in master baths
- Two-car garages with access directly to your boat slip
- Energy-efficient high-impact windows





RESIDENCE A | 3 BDRM | 3 BATH

INTRACOASTAL VIEW

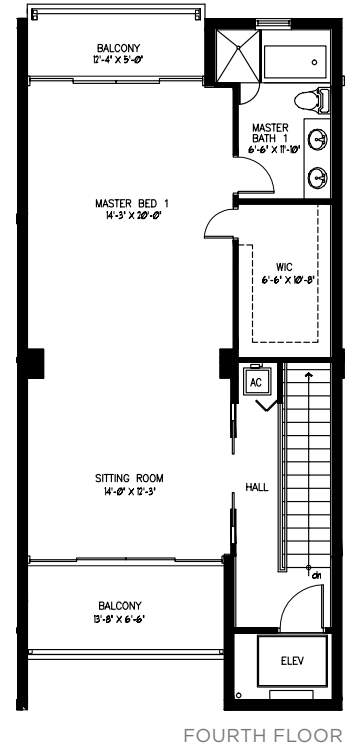
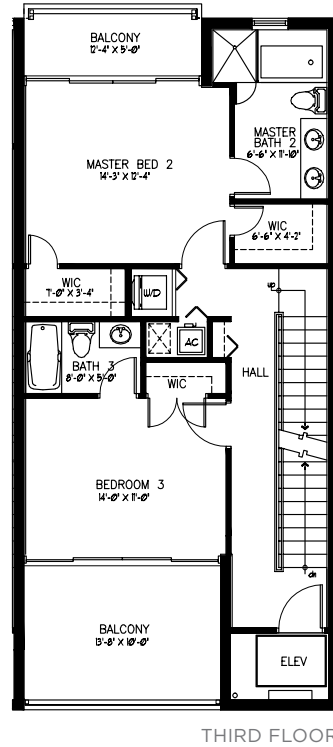
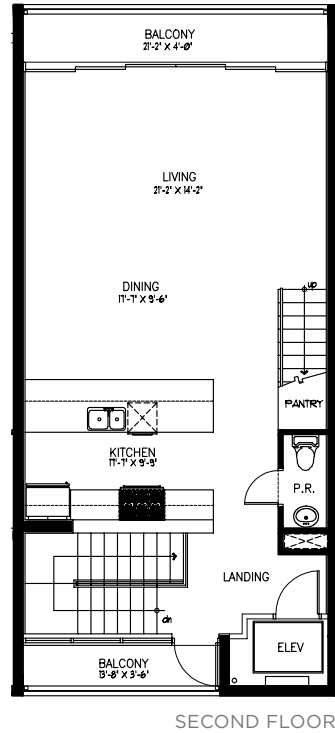
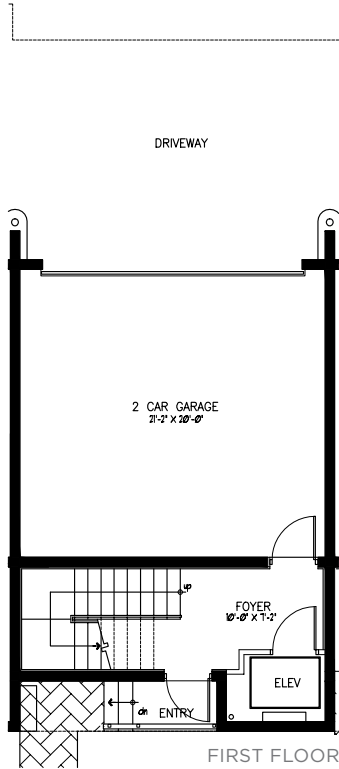


OCEAN VIEW

A/C LIVING AREA 2849 SQ FT | OUTDOOR LIVING 938 SQ FT | GARAGE 458 SQ FT

RESIDENCE B | 3 BDRM | 3 BATH

INTRACOASTAL VIEW

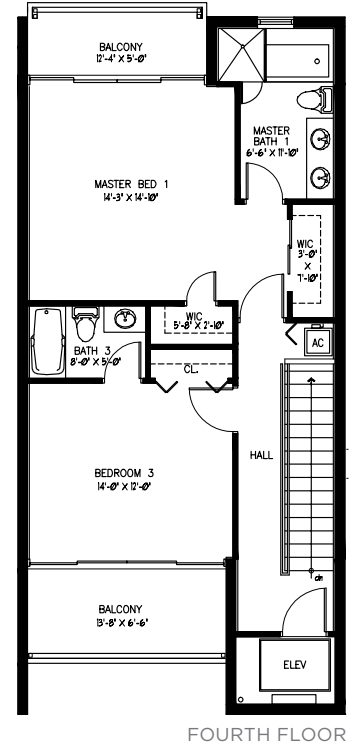
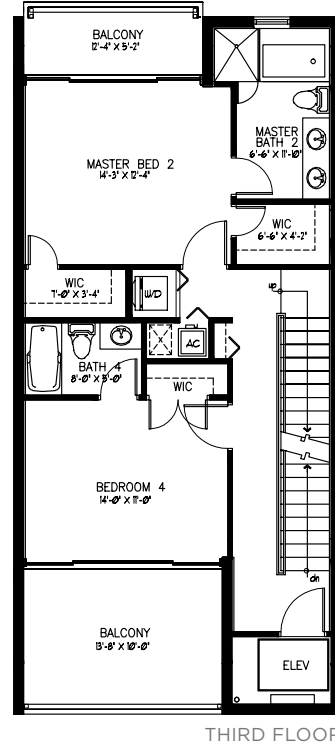
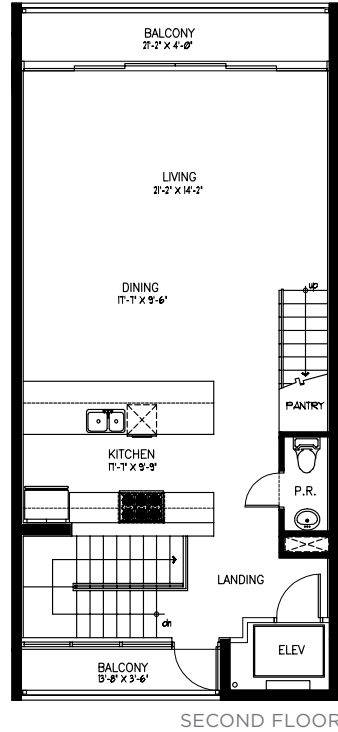
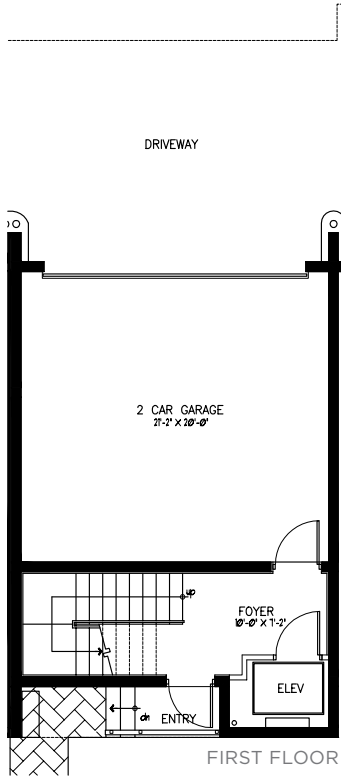


OCEAN VIEW

A/C LIVING AREA 3089 SQ FT | OUTDOOR LIVING 510 SQ FT | GARAGE 451 SQ FT

RESIDENCE C | 4 BDRM | 4.5 BATH

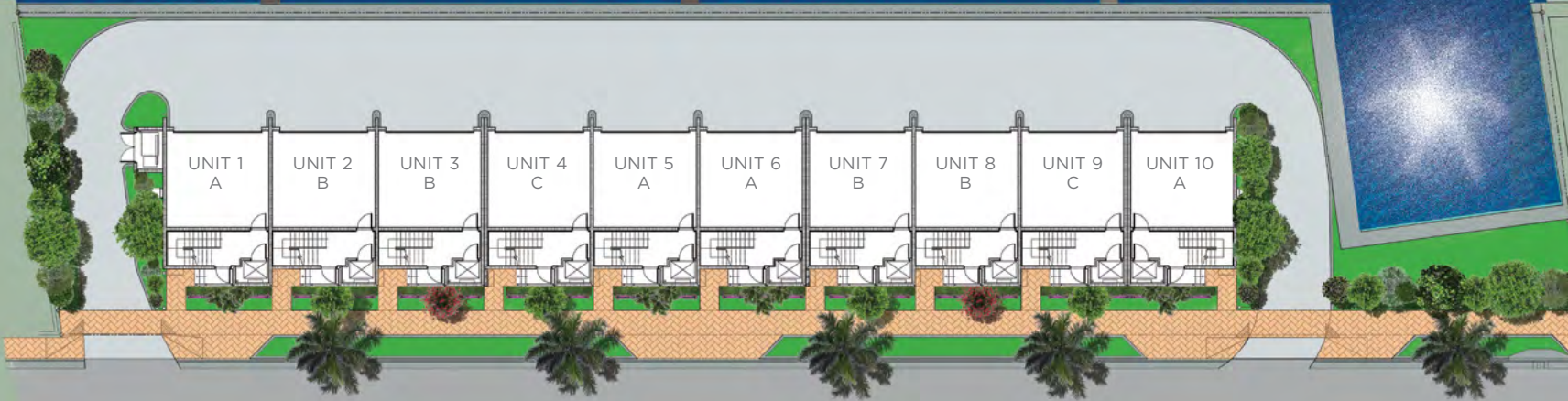
INTRACOASTAL VIEW



OCEAN VIEW

A/C LIVING AREA 3129 SQ FT | OUTDOOR LIVING 529 SQ FT | GARAGE 458 SQ FT

SITE PLAN



2800 N OCEAN DRIVE, HOLLYWOOD, FL 33020



HOLLYWOOD LOCATION AMENITIES

Only one block from the Hollywood Boardwalk with its dining, shopping and entertainment—one of Florida's finest wide sandy beaches.

- Directly on the Intracoastal
- Every unit has a boat slip included in the price
- Just minutes by boat to ocean access in Fort Lauderdale
- One block from Hollywood Beach Boardwalk
- One block from restaurant, shops and the beach
- Directly across from a state park
(unobstructed park views to the west).
- Ocean views from upper floor
- Just minutes from downtown Hollywood shopping and entertainment
- Five minutes to Fort Lauderdale International Airport



SUNSET HARBOR
RESIDENCES
AT HOLLYWOOD BEACH

2800 N OCEAN DRIVE, HOLLYWOOD, FL 33020

Prices subject to change without notice. Renderings are artist's concept.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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.

