



# Sunrise Landing

7430A Unit 202  
Port St John, Florida

**SITUATED** along the Intracoastal Waterway (Indian River), is just 6 miles south of Titusville, directly west of Kennedy Space Center, less than an hour from Orlando's entertainment capital of the world, as well as the least expensive airport to fly from in the country.

**SUNRISE LANDING** is a two-story complex of buildings on over 20 acres, with 234 units. Some of the buildings are 8-plex, or 12-plex. The 3 bedroom units are at opposite ends of each complex, both upstairs and downstairs, with the 2 bedrooms in the middle. It is not a 55+ community, but rather a mix of people. It boasts gorgeous riverfront views with the Space Shuttle take offs, and other rockets right from your front balcony.

## **INTERIOR FEATURES AND UPGRADES**

- Second floor unit -- 14-foot vaulted ceilings in the Living room, Dining Room and Kitchen
- Upgraded and remodeled: master bedroom, guest bath, new Murphy bed in guest room
- Floor to ceiling mirror in living room
- New blinds throughout the home
- New antiqued interior door
- New textured walls living and dining rooms
- New dining area chandelier
- New carpeting in living, dining room and hall
- New Frigidaire combo washer and dryer
- New Frigidaire stainless steel electric range, refrigerator, dishwasher, microwave, splatter shield and pantry shelving
- New Air handler 2.5 tons, PVC no-rust outside unit

## **EXTERIOR FEATURES AND AMENITIES**

- East-facing screened patio, giving a 180-degree viewing area, of glorious sunrises
- Two swimming pools, replete with spas, saunas, and a clubhouse
- Two-court tennis court, and a shuffleboard court
- Two docks extend into the river for, fishing, watching jumping mullet, dolphins, manatee, seagulls, pelicans, osprey, strutting sand hill cranes, herons and white egrets. Few areas can match what Sunrise Landing offers
- Assigned and open adequate parking, even if you own two automobiles

For more information, please contact:  
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