

FROM THE
LOW 400s



KITCHEN
LIVING/DINING
2-3 BEDROOMS
2 BATHROOM

BEACH CONDO DETAILS

This new construction 26-unit beach condo building is located in Ocean View Beach Club South. This three-story building offers five different floorplan layouts, including 3-bedroom and 2-bedroom options. Each unit includes two bathrooms, an owner's suite with a private bathroom and walk-in shower, a spacious living area, and a washer and dryer. Benefit from all the elements of new construction in an established and flourishing coastal community!

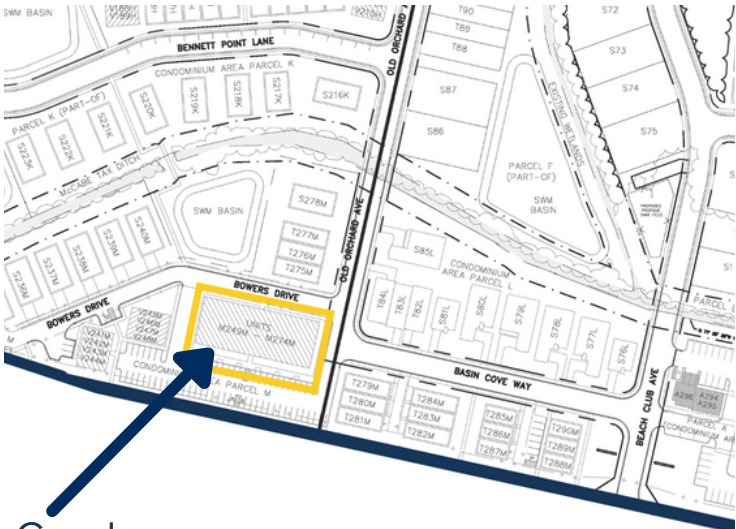
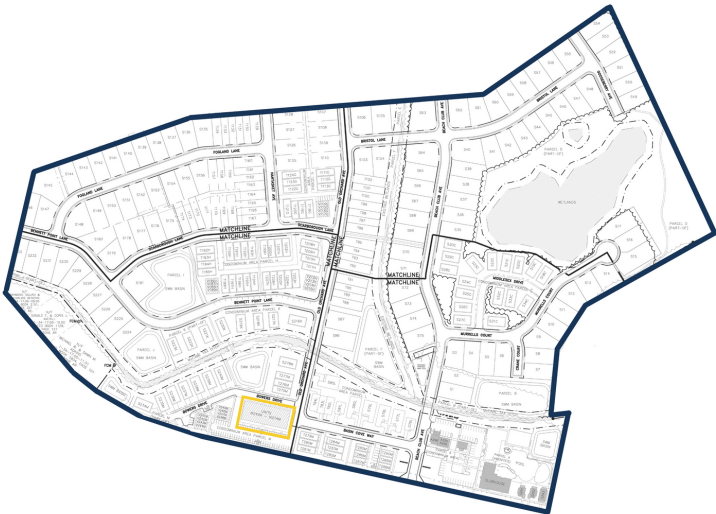
SALES CENTER

25 Beach Club Ave.
Ocean View, DE 19970
livewelloceanview.com
beachclub@nallyventures.com
302-316-4956

LISTING AGENT

Conor Nally
Nally Group at
Keller Williams Realty
Conor.Nally@thenallygroup.com
Cell: 302-841-8331
Office: 302-360-0300

BEACH CONDO BUILDING LOCATION



Beach Condos

INCLUDED FEATURES

New homeowners are able to customize their new home, choosing from a variety of finishes! These units come with a standard package of Moen hardware in the kitchen and bathrooms and GE appliances in the kitchen and laundry room. Additionally, homeowners are able to choose from an array of colors for cabinetry, bathroom tile, countertops, and paint colors. Homeowners also have the opportunity to upgrade their selections and finishes. For more information, please ask your Ocean View Beach Club Sales Associate for the full selections packet.

Catch™, a glazed ceramic wall tile that will capture your imagination and inspire truly one-of-a-kind designs. Available in multiple sizes and both a matte and glossy finish, this is no ordinary subway tile. The cool color tones are reminiscent of ocean waves and bring a sense of serenity to any room.

CATCH™
Glazed Ceramic

Dishwasher
Manufacturer: GE

Stove
Manufacturer: GE

Microwave
Manufacturer: GE

GENSTOCK TENACITY

Aged History Vinyl Balboa's Choice

Where Luxury Looks Meet Commercial Strength

This exclusive luxury vinyl collection delivers the same high standards of any Call Vinyl Floor for a better value. Offered only to Builders, designers, and architects, it's the LVP for high-traffic spaces across for stand-up-level traffic. Made in our most popular colors, the special Series flooring is made for outstanding strength, better maintenance, and 100% water-tightness. Support is the best, each plank is fortified by GenCure™, a fortifying backbone of limestone composite for superior structural stability.

Available Colors

Reverend Pine	Thornwood	Edenwood	Gray Ash
Sandy Dunes	Signature Pine	Aged History	Warrior Elm

CATCH™ 6 Colors | 7 Sizes

WALL RESIDENTIAL COMMERCIAL INDOOR

Ivory

Fawn

Silicon

All Colors Available in Matte & Gloss Finish
6"x6" Available in Ice, Gray and Ivory Gloss Only

Thickness	3/8"	1/2"	5/8"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"
Great Joint Recommendation	1/8"	1/8"	1/8"	1/8"	1/8"	1/8"	1/8"	1/8"	1/8"	1/8"
Grout	1/8"	1/8"	1/8"	1/8"	1/8"	1/8"	1/8"	1/8"	1/8"	1/8"
Breaking Strength	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
Chemical Resistance	Resistant	Resistant	Resistant	Resistant	Resistant	Resistant	Resistant	Resistant	Resistant	Resistant
Water Absorption	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%
Soak-Up Absorbency	0	0	0	0	0	0	0	0	0	0
Stain-Resistant Rating	5	5	5	5	5	5	5	5	5	5
Slip-Resistance	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42





FLOOR PLAN OVERVIEW

COASTAL HAVEN

3 bedroom
2 bathrooms
1,379 s.f.
First, Second & Third Floors



OCEAN DREAMS

3 bedroom
2 bathrooms
1,183 s.f.
First, Second & Third Floors



PARADISE POINT

2 bedroom unit
2 bathrooms
1,002 s.f.
First, Second & Third Floors



BEACH BLISS

2 bedroom
2 bathrooms
1,042 s.f.
First, Second & Third Floors



SEASHORE GETAWAY

2 bedroom
2 bathrooms
1,215 s.f.
Second & Third Floors



RENDERINGS & FLOOR PLANS SUBJECT TO CHANGE

BEACH CONDO BUILDING OVERVIEW

FRONT VIEW



BACK VIEW



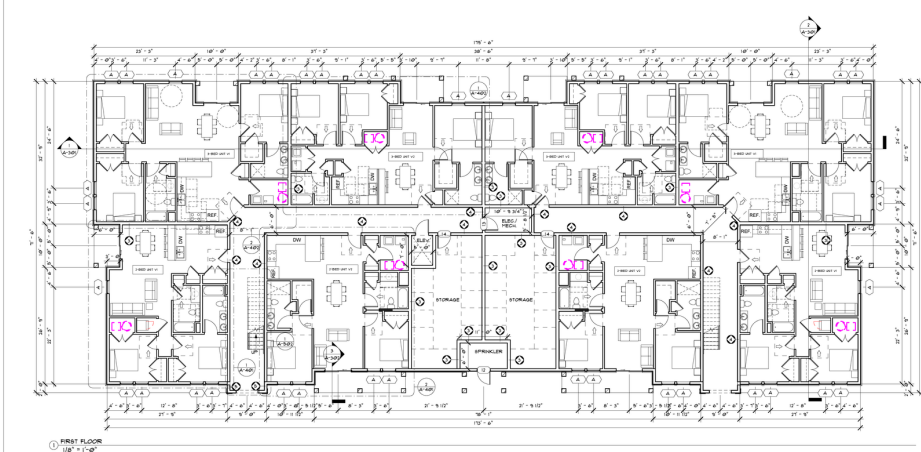
SIDE VIEWS



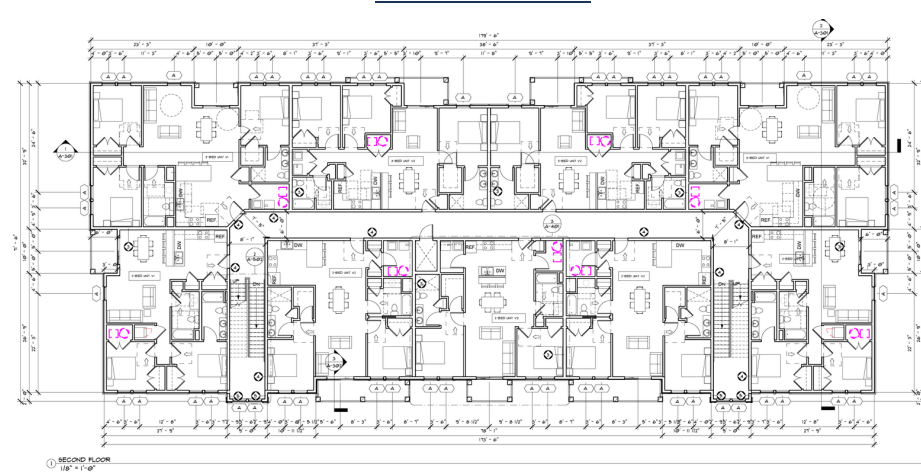
RENDERINGS & FLOOR PLANS SUBJECT TO CHANGE

BEACH CONDO BUILDING OVERVIEW

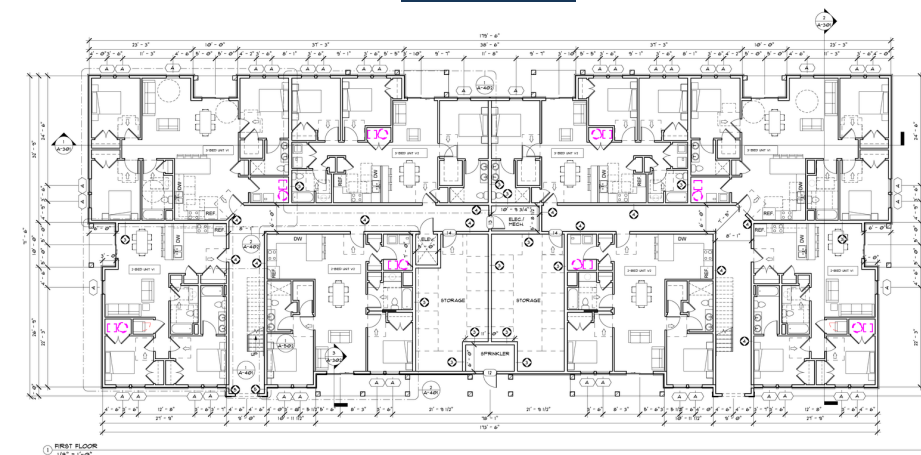
THIRD FLOOR



SECOND FLOOR



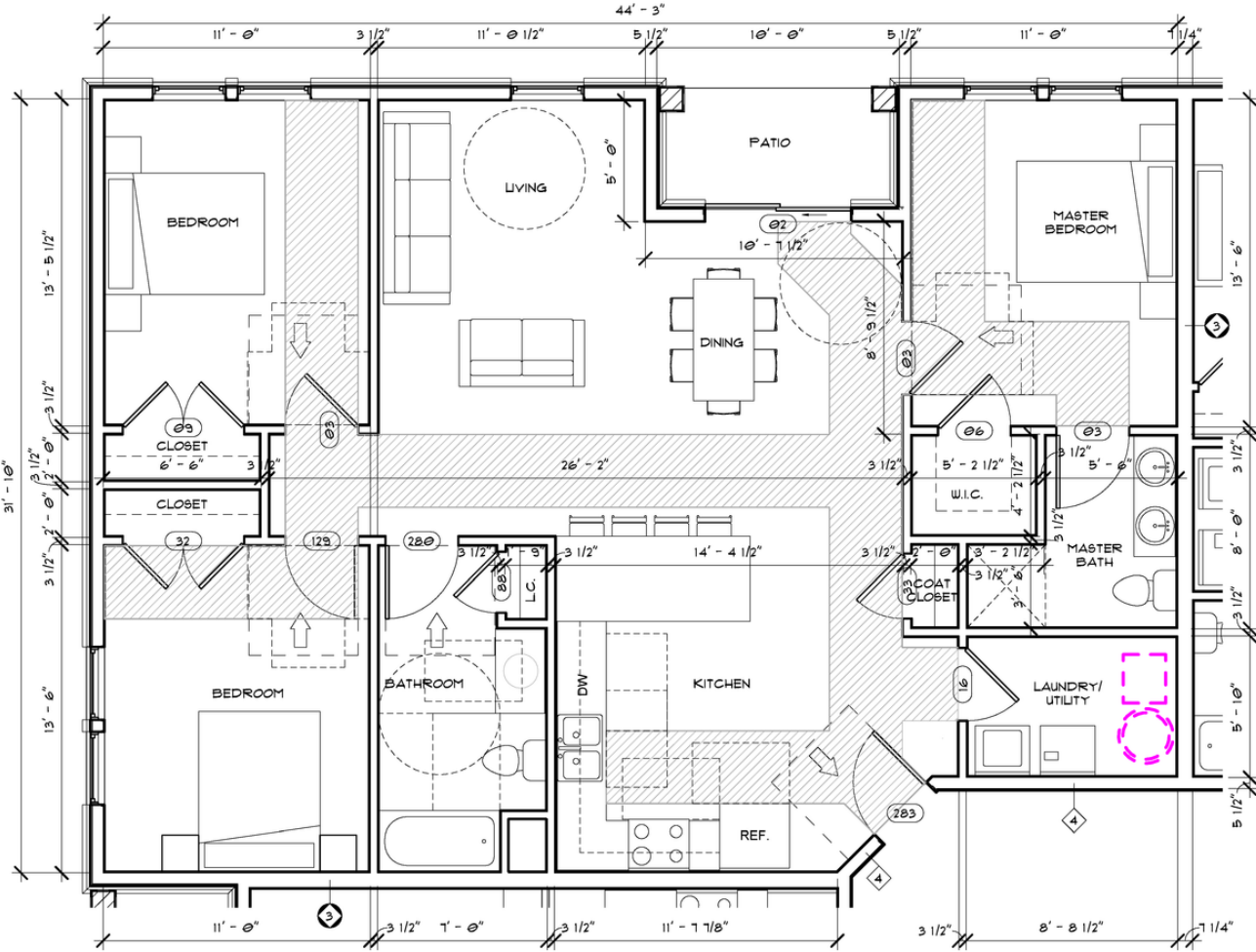
FIRST FLOOR



RENDERINGS & FLOOR PLANS SUBJECT TO CHANGE

COASTAL HAVEN

- 3 bedroom unit
- 2 bathrooms
- 1,379 s.f.
- First, Second & Third Floors
- 6 condo units of this type total



② THREE BEDROOM UNIT VI - TYPE A
1/4" = 1'-0"

GROSS AREA: 1,379 SF

RENDERINGS & FLOOR PLANS SUBJECT TO CHANGE

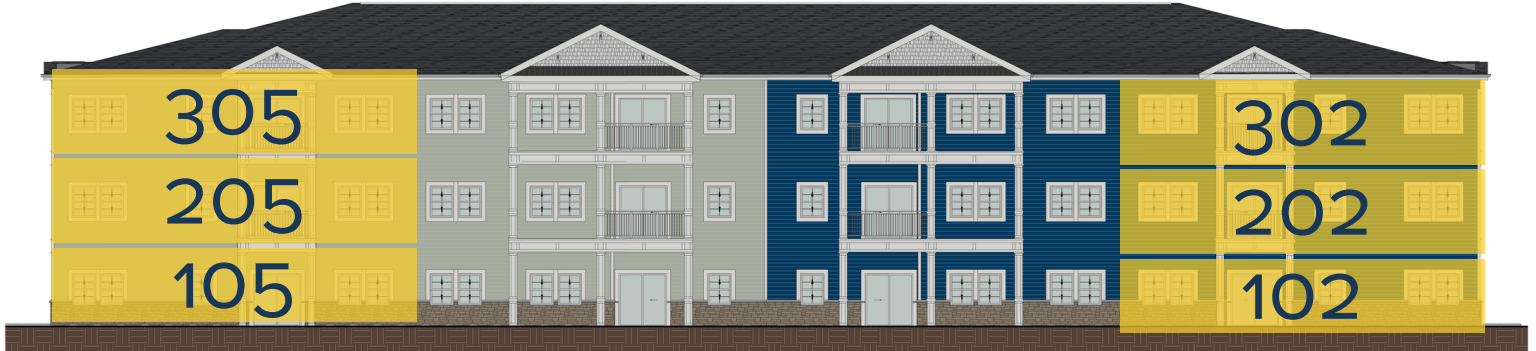
COASTAL HAVEN

- Available units:
 - 102 ◦ 105
 - 202 ◦ 205
 - 302 ◦ 305

FRONT VIEW



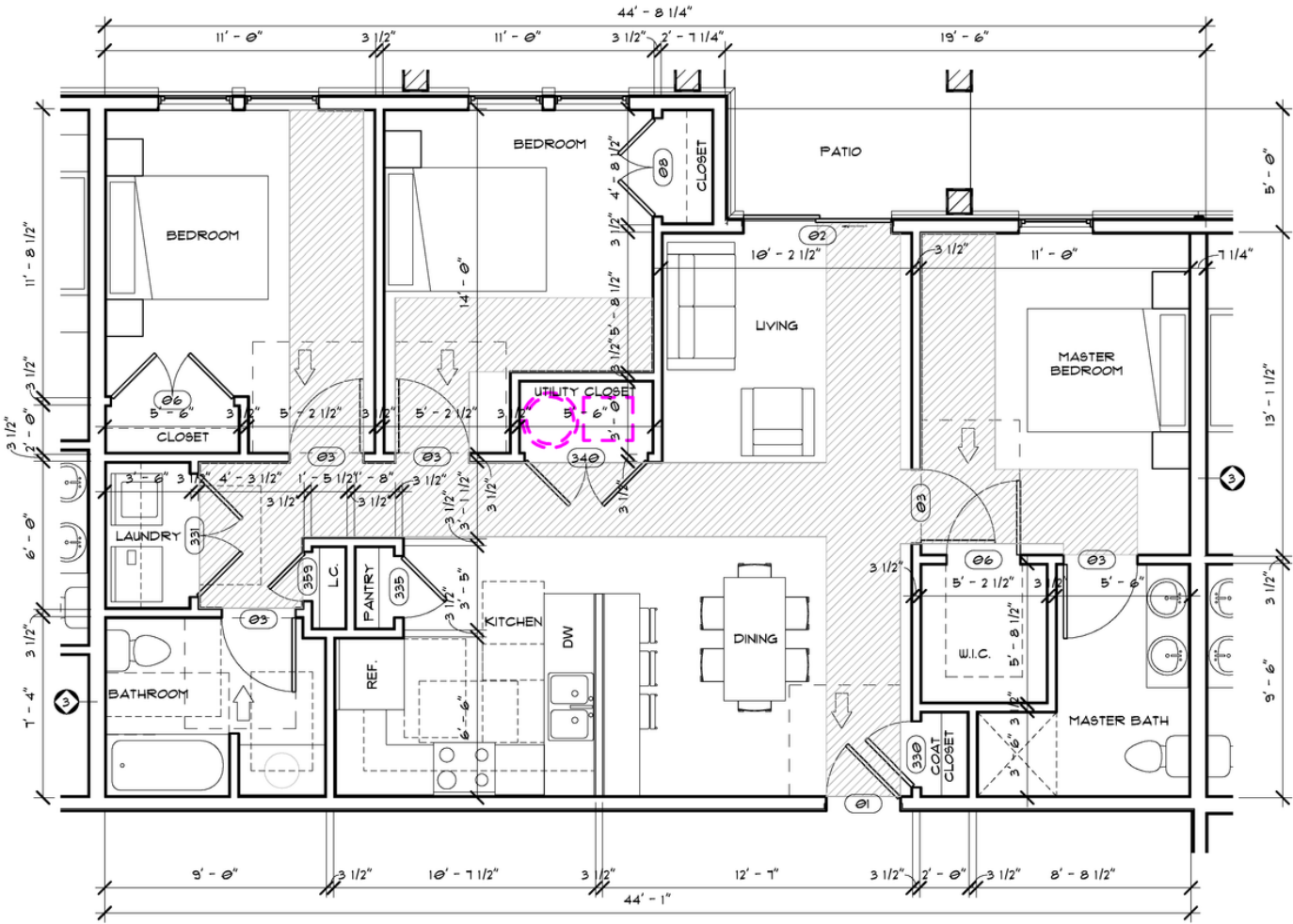
BACK VIEW



RENDERINGS & FLOOR PLANS SUBJECT TO CHANGE

OCEAN DREAMS

- 3 bedrooms
- 2 bathrooms
- 1,183 s.f.
- First, Second & Third Floors
- 6 condo units of this type total



① THREE BEDROOM UNIT V2 - TYPE B
1/4" = 1'-0"

GROSS AREA: 1,183 SF

RENDERINGS & FLOOR PLANS SUBJECT TO CHANGE

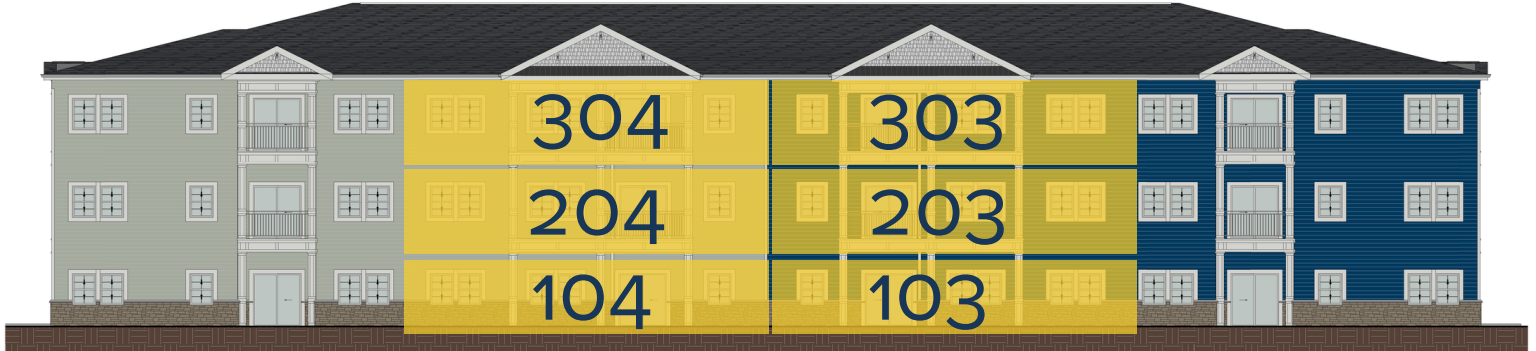
OCEAN DREAMS

- Available units:
 - 103 ◦ 104
 - 203 ◦ 204
 - 303 ◦ 304

FRONT VIEW



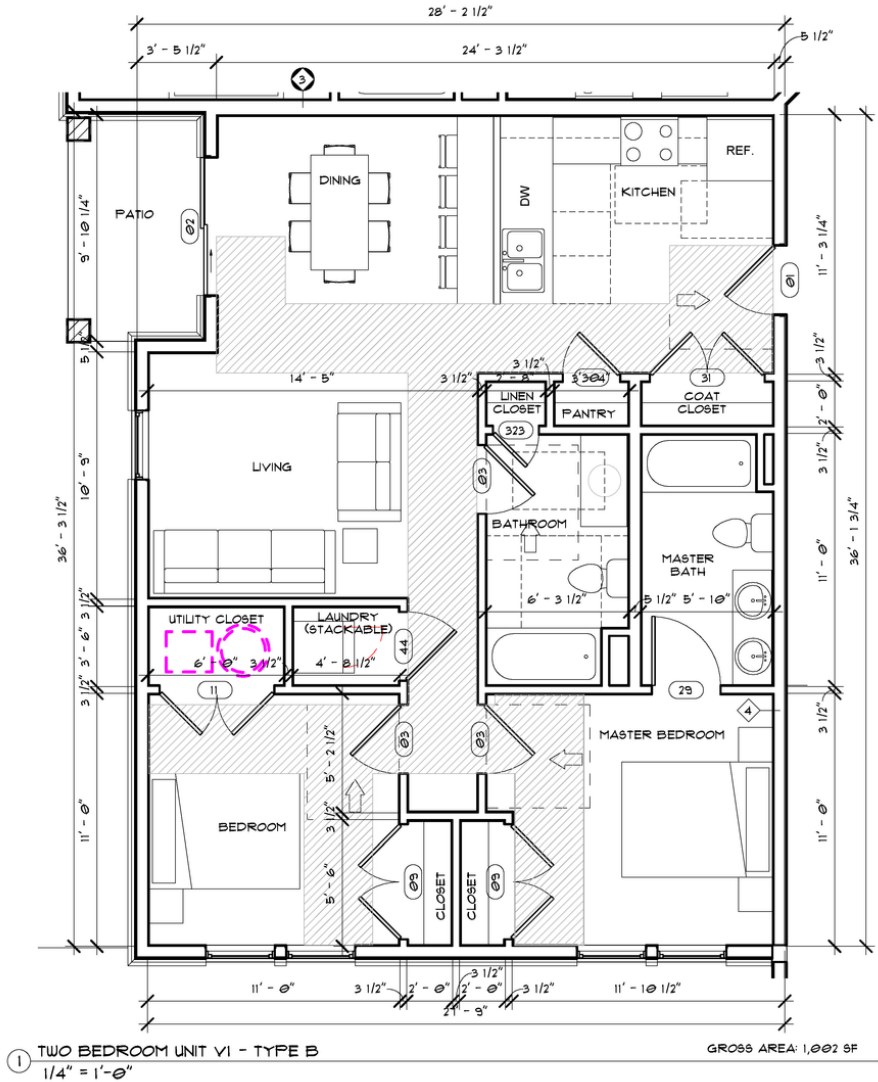
BACK VIEW



RENDERINGS & FLOOR PLANS SUBJECT TO CHANGE

PARADISE POINT

- 2 bedrooms
- 2 bathrooms
- 1,002 s.f.
- First, Second & Third Floors
- 6 condo units of this type total



RENDERINGS & FLOOR PLANS SUBJECT TO CHANGE

PARADISE POINT

- Available units:
 - 101 ◦ 106
 - 201 ◦ 206
 - 301 ◦ 306

FRONT VIEW



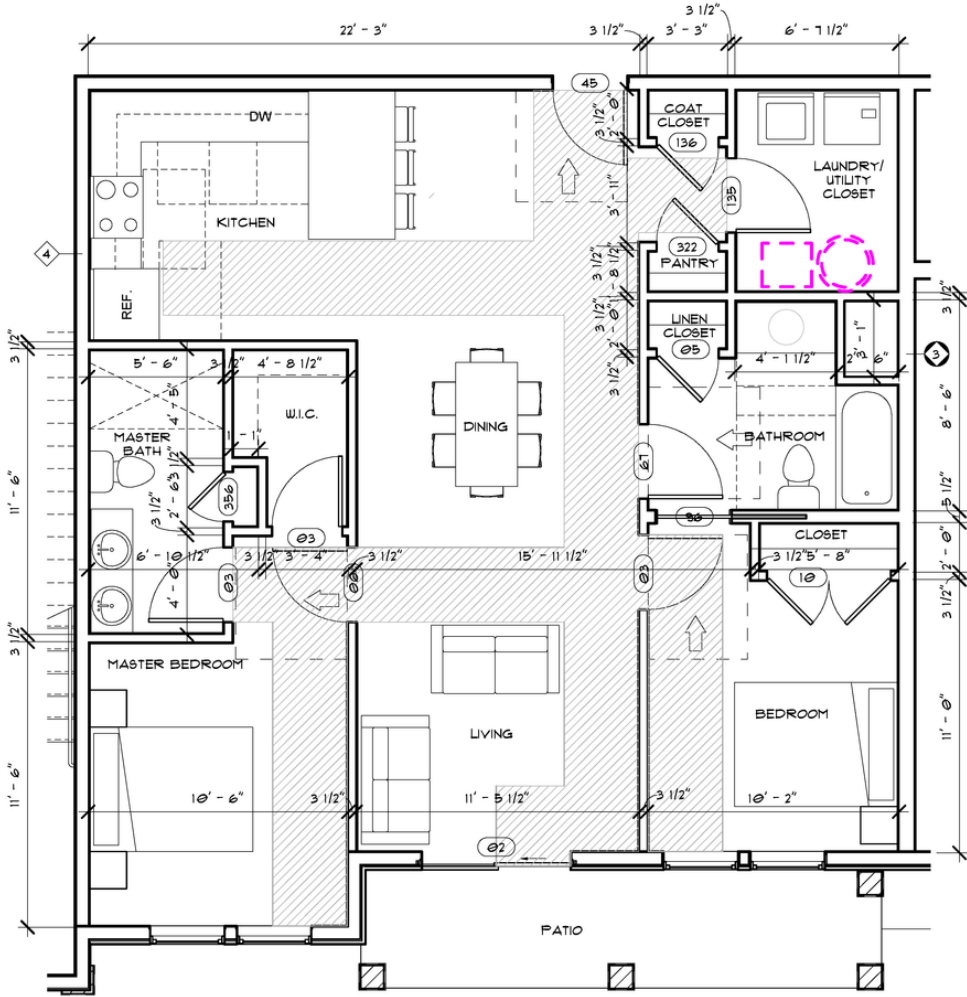
BACK VIEW



RENDERINGS & FLOOR PLANS SUBJECT TO CHANGE

BEACH BLISS

- 2 bedrooms
- 2 bathrooms
- 1,042 s.f.
- First, Second & Third Floors
- 6 condo units of this type total



② TWO BEDROOM UNIT V2 - TYPE B
1/4" = 1'-0"

GROSS AREA: 1,042 SF

RENDERINGS & FLOOR PLANS SUBJECT TO CHANGE

BEACH BLISS

- Available units:
 - 107
 - 108
 - 207
 - 209
 - 307
 - 309

FRONT VIEW



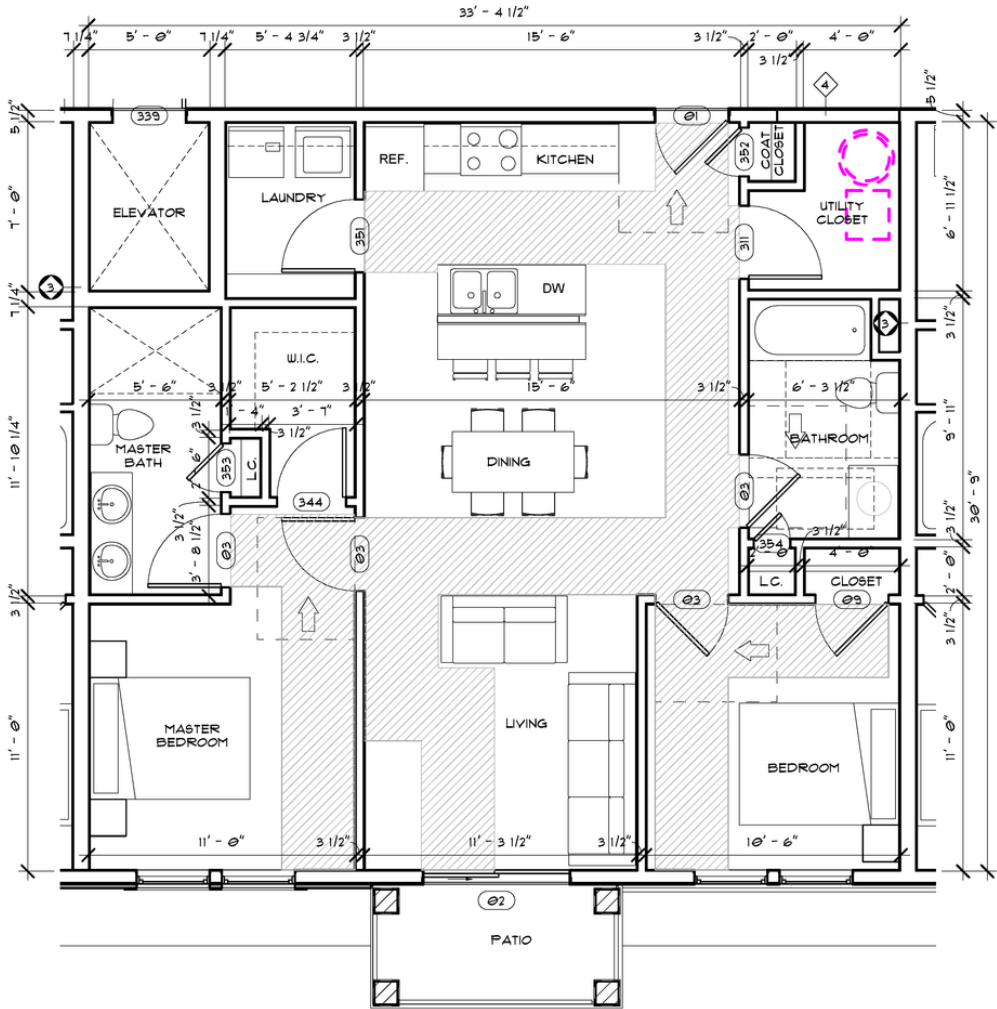
BACK VIEW



RENDERINGS & FLOOR PLANS SUBJECT TO CHANGE

SEASHORE GETAWAY

- 2 bedrooms
- 2 bathrooms
- 1,215 s.f.
- Second & Third Floors
- 2 condo units of this type total



③ TWO BEDROOM UNIT V3 - TYPE B
1/4" = 1'-0"

GROSS AREA: 1,215 SF

RENDERINGS & FLOOR PLANS SUBJECT TO CHANGE

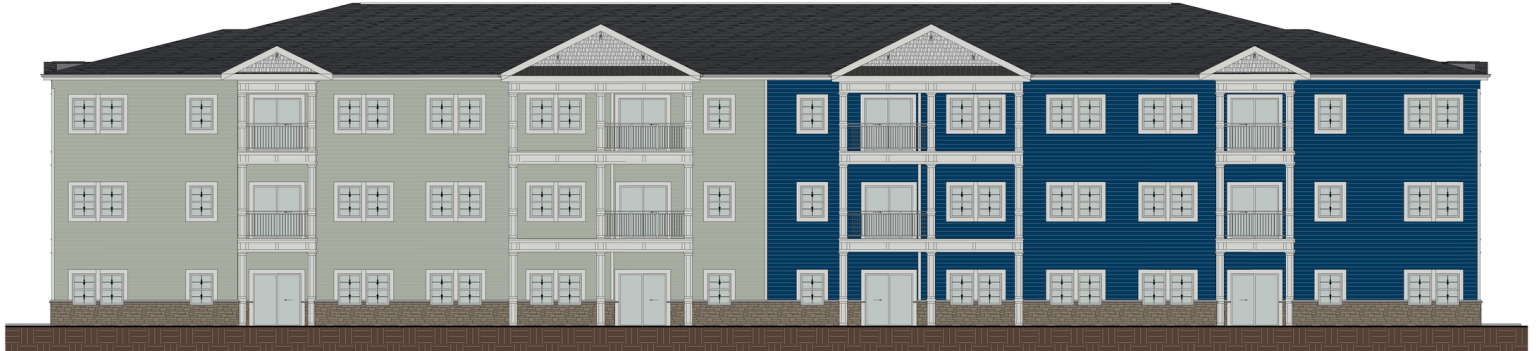
SEASHORE GETAWAY

- Available units:
 - 208
 - 308

FRONT VIEW



BACK VIEW



RENDERINGS & FLOOR PLANS SUBJECT TO CHANGE