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Contact: Tiffany Melanson, (904) 224-4890
marketingmaven@deaneagency.com

**SUNSET INLET CONDOMINIUM OFFERING UNPRECEDENTED
INCENTIVES TO THOSE WHO PURCHASE NOW!**

FLAGLER BEACH, FL (December, 2006) – For homebuyers who seek convenience, luxury and the finest in community-wide amenities, Sunset Inlet Condominiums offers an incredible lifestyle opportunity. Project developers Shelter Cove Investment Group, LLC, are pleased to announce the opening of the community's new on-site model preview center which is open to the public seven days a week and located at 2622 North Oceanshore Boulevard in beautiful Beverly Beach, Florida.

In addition to being an exciting lifestyle opportunity in its own right, Sunset Inlet is offering amazing incentives to those who purchase now. This is a limited time offer with only the next ten homes sold featuring up to \$20,000 toward one of four luxury incentives including a luxury car lease, boat, furnished interior or up to five years of condominium association dues paid.

Sunset Inlet Condominiums provides buyers with a lifestyle that is both low-maintenance and ripe with amenities. With the recent opening of the on-site model preview center buyers have the unique opportunity to experience the community vision first-hand. The surrounding beauty provided is illustrated at the model preview center where you can view the plans for 73 luxury homes in three villa styles, designed to take full advantage of the stunning ocean and Intracoastal views. Three distinct lifestyle opportunities are offered with an emphasis on the peaceful and serene surroundings of the beautiful Beverly Beach landscape. The Ocean Villas offer easy access to the beach and local bicycle and jogging paths. For those with a love for boating, the Mariners Villas is

the ideal choice. These elegant villas overlook the Intracoastal and have direct access to the planned state of the art docking facilities. The Estuary Villas are situated immediately east of the wildlife conservation area offering grand open Intracoastal vistas with access to the conservation walkway, which leads to the observation deck and fishing pier on the Intracoastal Waterway.

A sanctuary for those who desire the best a coastal lifestyle has to offer, Beverly Beach is a small seaside town tucked into a small stretch of the ever-expanding Flagler county area. Just outside of Palm Coast and Daytona Beach, Sunset Inlet Condominiums is minutes from many of Florida's major cities and just south of America's oldest city, St. Augustine. With miles of stunning beachfront to its credit, this tranquil stretch of Flagler County offers the opportunity to experience the charm of a small town life with equal convenience to the many adventures available in the thriving state of Florida.

The development team for Sunset Inlet Condominiums has employed the highest level of quality in home construction offering an exceptional opportunity for those seeking the ultimate in luxury and relaxation. Construction has begun on the planned docking facilities with the installation of a 9" concrete steel reinforced bulkhead that will eventually support 31 planned 30' boat slips. The facilities will also feature easy access to the high-end community amenities including the resort-style pool and clubhouse area. In addition, varied recreational opportunities will be available to those who value a one-of-a kind waterfront lifestyle including fishing, bicycle, walking and jogging paths and deeded beach access.

An unparalleled commitment to detail and the best in quality is also evident in the construction of these luxury condominiums. All homes feature concrete construction

including the party walls, floors and roofs with high impact wind resistant windows with a distinct Mediterranean exterior style.

The interiors of each residence echo a commitment to quality, craftsmanship and fine detail, setting the standard for the best newly constructed luxury homes in the surrounding area. All homes have three bedrooms and two baths and a covered balcony and range in size from 1582 to 1934 square feet. Standard features of the condominium homes include granite countertops in the kitchen, top-of-the-line GE Profile appliances, breakfast bar, large walk in shower in the master bath, cultured marble vanity countertops, 9' 4" ceilings accented with crown molding in the formal areas and the master bedroom, recessed lighting and covered balconies. All units also feature pre-wiring for high-speed transport/cable and pre-wiring for security systems. Other outstanding features include raised panel doors and large, solid tile flooring in the foyer, kitchen and bath, elevators in every building, vinyl high impact windows, fiberglass doors and utility rooms.

Don't miss an extraordinary opportunity to participate in the ultimate water lover's lifestyle at Sunset Inlet Condominiums. Pre-construction pricing begins at \$499,900. For more information, please call Edgewater Companies at (904) 564-5082 or visit online at www.SunsetInlet.com.

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