

# PARAMOUNT RIVERFRONT

Luxury Residences Near Downtown Melbourne



## JACK JEFFCOAT

Jack C. Jeffcoat PA for Brevard County Real Estate



Jeffcoat & Co.

# PARAMOUNT RIVERFRONT

Luxury Residences Near Downtown Melbourne



## Enjoy Coastal Luxury Living and a World-Class Lifestyle!

Located a few blocks from downtown Melbourne, Paramount Riverfront Condominiums offers 68 direct, riverfront, luxury residences. This development features spectacular views of Indian River and includes amenities such as covered parking, private resident entry, and a heated swimming pool with a deck overlooking the river. This dynamic location offers riverfront views every day and an abundance of entertainment and outdoor activities, including wonderful restaurants and shopping, as well as ocean boating, world-class fishing opportunities, camping, surfing, and so much more! Welcome to your new home.



**Paramount Riverfront Condominiums** • 1435-1465 Harbor City Blvd, Melbourne FL 32901  
TheParamountRiverfront.com • (321) 473-5858 • Team@JackJeffcoat.com

## JACK JEFFCOAT

Jack C. Jeffcoat PA for Brevard County Real Estate



**Jeffcoat & Co.**

# PARAMOUNT RIVERFRONT

Luxury Residences Near Downtown Melbourne

**Tap Into The Melbourne Lifestyle**



*Whether you live in Melbourne now or are relocating to this coveted and dynamic area, you'll be delighted that the city offers plenty of activities, for every individual's pursuit.*

- The Atlantic Ocean, which is just over the causeway, offers magnificent surfing, boating, world-class fishing, seashell hunting, and relaxing walks on the beach.
- On the river, paddle boarding, net fishing, boating, riding jet skis, wading, and in the summer bioluminescent kayak tours are a way of life.
- The Eau Gallie Arts District is just minutes away by car where an eclectic mix of art galleries, restaurants, and shops come together for family-friendly events year-round.
- Dating back to the 1800s, the charming Historic Downtown Melbourne is just a few blocks away from where Main Street is lined with fabulous dining, authentic bars, delightful boutiques, and essential shopping.
- From the riverfront balcony, you can experience the rumble of frequent launches from the nearby Kennedy Space Center or watch jets fly overhead from the nearby Patrick Airforce Base.
- The biodiverse estuaries of the intercoastal waters are home to approximately 4,300 species of various plants and wildlife.
- Close by are conveniences including Melbourne International Airport, Health First's Holmes Regional Medical Center and multiple fitness opportunities
- Orlando parks, international airport, and shopping are a mere 45 minutes away



*Whether you are an art lover, foodie, sports enthusiast, nature observer, water fanatic, or fascinated with space, Paramount Riverfront Condos is an excellent place to live and pursue your interests and passions.*

**Paramount Riverfront Condominiums** • 1435-1465 Harbor City Blvd, Melbourne FL 32901  
TheParamountRiverfront.com • (321) 473-5858 • Team@JackJeffcoat.com

## JACK JEFFCOAT

Jack C. Jeffcoat PA for Brevard County Real Estate



**Jeffcoat & Co.**

# PARAMOUNT RIVERFRONT

Luxury Residences Near Downtown Melbourne

## Paramount Riverfront Feature List

### **FEATURES**

- Beautiful sophisticated architectural design
- Two, 10-story buildings with separate recreation building featuring an activity room, kitchen, bathrooms, and riverfront heated swimming pool for relaxing and entertaining
- Street level, under-building parking with direct access to lobby
- Emergency generator power to elevators, as well as emergency lighting and fire suppression system.
- Two exterior parking garages
- Concrete block superstructure built to current building codes.
- Secure lobby entrance with tele-entry system.
- Lobby with 2 elevators in each building.
- Private resident entry and perimeter wall.
- Tropical landscaping.

### **DESIGNER KITCHEN**

- Granite or Quartz countertops
- Upgraded cabinets with a pantry for extra storage
- Bright designer kitchen that opens to dining and living room
- Breakfast bar with seating
- Nook area in select units
- Island cabinet with wine and beverage center
- Upgraded appliances include a French door refrigerator, ceramic glass cooking combination double convection oven, dishwasher, and garbage disposal.
- Under-mount double-bowl stainless steel sink with a convenient, single lever pull-down faucet.

### **LAUNDRY ROOM**

- Full-sized energy-efficient washer and dryer
- Laundry sink cabinet

### **RESIDENTIAL FEATURES**

- Private balcony with panoramic river views and breathtaking sunrises.
- 9-foot ceilings in second through eighth-floor residences. 10-foot ceilings in ninth and tenth-floor residences.
- Two distinct floor plans for levels 2-9 and one Penthouse design on the tenth floor.
- Units are 3 bedrooms, 3 baths
- Penthouse is 3 bedroom, 3/5 baths + study
- Upgraded cabinets and granite countertops
- Impact-glass windows and sliding glass doors
- Full-sized guest baths
- 36-inch high vanities in all bathrooms
- Porcelain or ceramic tile floors in the foyer, hallway, kitchen, living/dining, laundry room, and baths.
- Sound shield underlayment in tiled areas
- Pre-wired for ceiling fans, lighting, cable TV, and 4 pair CAT 6 telephone wiring.
- Digital programmable thermostat
- State-of-the-art fire sprinklers, fire alarm, and smoke detectors.
- 5 1/2-inch baseboards throughout each residence.
- Décor-style light switches
- Knockdown ceilings
- All bedroom closets have shelving

### **MASTER SUITE**

- Direct balcony access
- His and Her air-conditioned walk-in closets with a separate jetted tub
- Dual 35-inch vanities

**JACK JEFFCOAT**

Jack C. Jeffcoat PA for Brevard County Real Estate

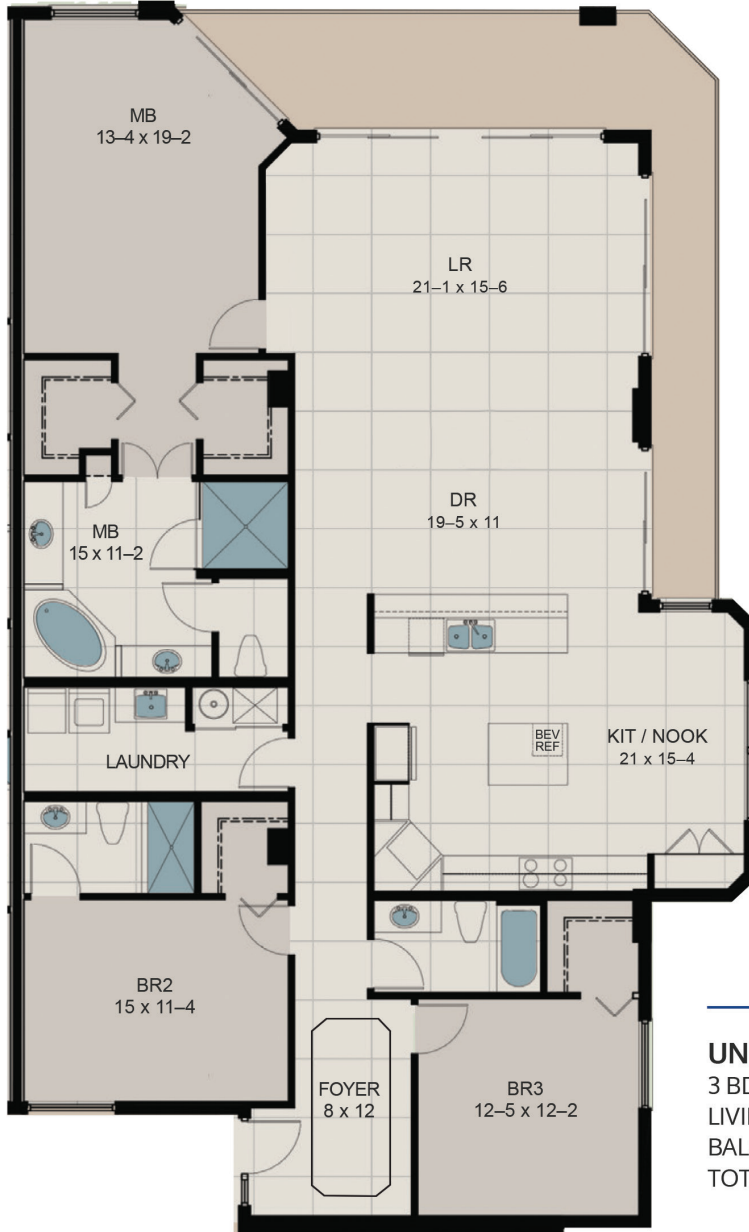


**Jeffcoat & Co.**

# PARAMOUNT RIVERFRONT

Luxury Residences Near Downtown Melbourne

## Paramount Riverfront Unit A Floor Plan



### UNIT "A"

3 BDRM, 3 BATH

LIVING SQUARE FOOTAGE: 2,345 SF

BALCONY SQUARE FOOTAGE: 292 SF

TOTAL AREA: 2,637 SF

Oral representations cannot be relied upon as correctly stating 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 Developer to a Buyer or Lessee.

## JACK JEFFCOAT

Jack C. Jeffcoat PA for Brevard County Real Estate

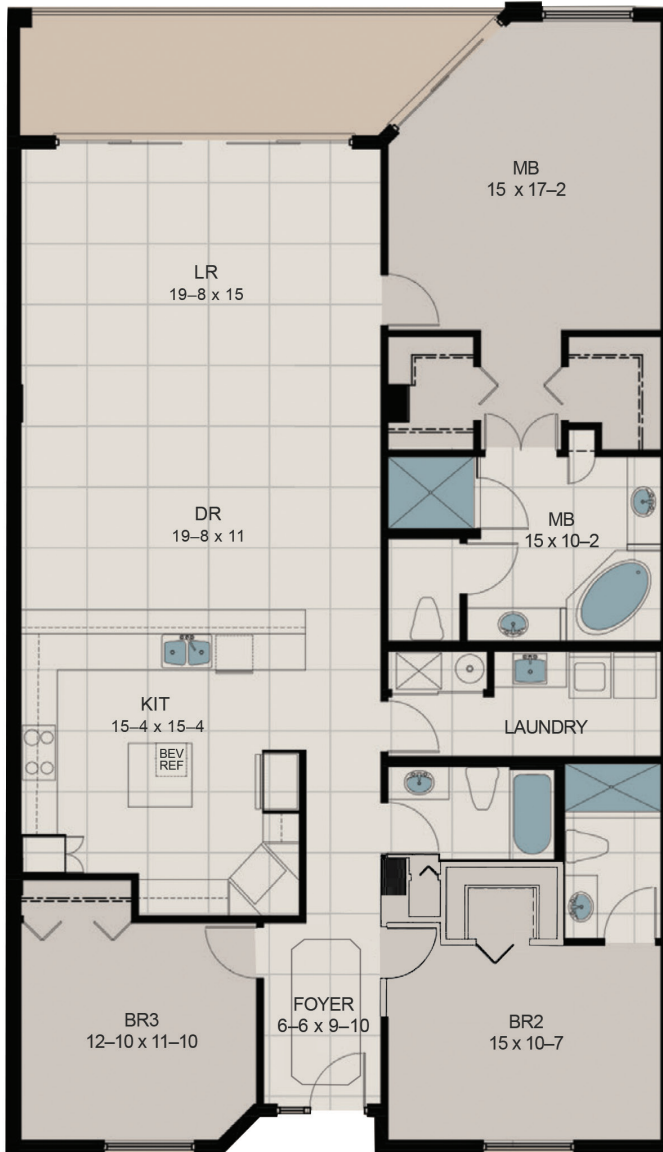


Jeffcoat & Co.

# PARAMOUNT RIVERFRONT

Luxury Residences Near Downtown Melbourne

## Paramount Riverfront Unit B Floor Plan



### UNIT "B"

3 BDRM, 3 BATH

LIVING SQUARE FOOTAGE: 2,082 SF

BALCONY SQUARE FOOTAGE: 165 SF

TOTAL AREA: 2,247 SF

Oral representations cannot be relied upon as correctly stating 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 Developer to a Buyer or Lessee.

## JACK JEFFCOAT

Jack C. Jeffcoat PA for Brevard County Real Estate

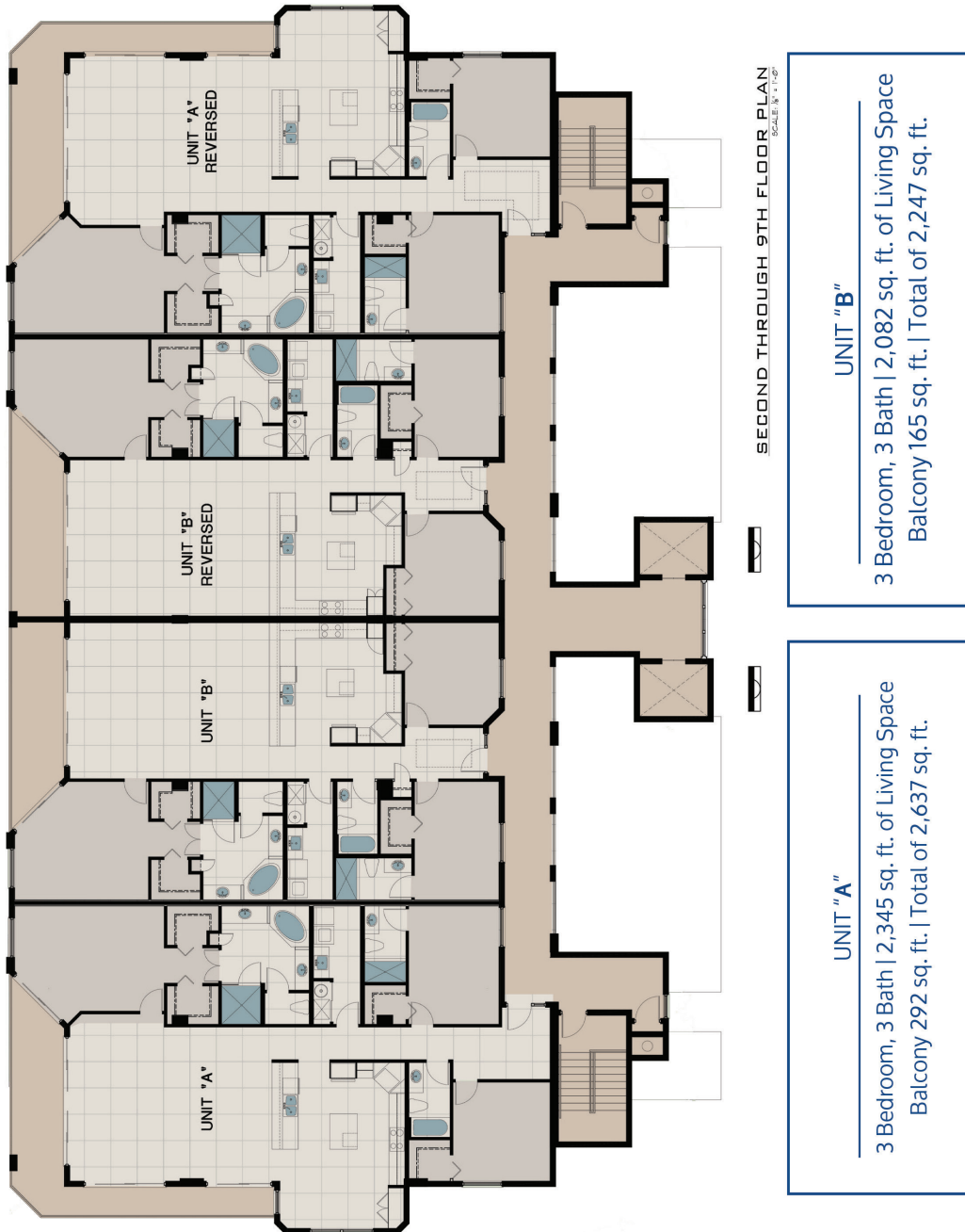


Jeffcoat & Co.

# PARAMOUNT RIVERFRONT

Luxury Residences Near Downtown Melbourne

## Paramount Riverfront Full Floor Plan



**Paramount Riverfront Condominiums** • 1435-1465 Harbor City Blvd, Melbourne FL 32901  
[TheParamountRiverfront.com](http://TheParamountRiverfront.com) • (321) 473-5858 • [Team@JackJeffcoat.com](mailto:Team@JackJeffcoat.com)

## JACK JEFFCOAT

Jack C. Jeffcoat PA for Brevard County Real Estate

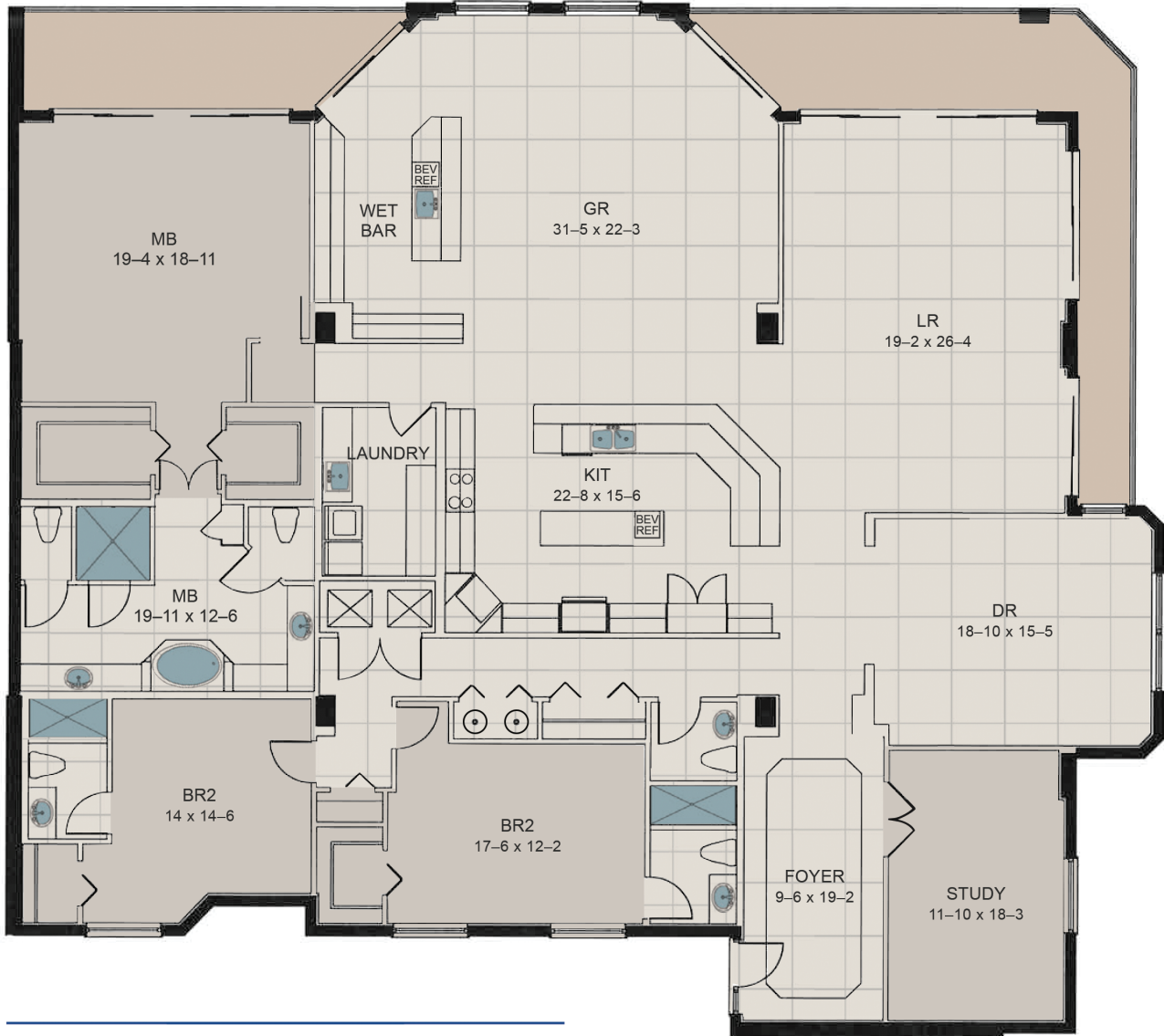


**Jeffcoat & Co.**

# PARAMOUNT RIVERFRONT

Luxury Residences Near Downtown Melbourne

## Paramount Riverfront Penthouse Floor Plan



### UNIT "C" PENTHOUSE

LIVING SQUARE FOOTAGE: 4,428 SF  
BALCONY SQUARE FOOTAGE: 457 SF  
TOTAL AREA: 4,885 SF

Oral representations cannot be relied upon as correctly stating 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 Developer to a Buyer or Lessee.

## JACK JEFFCOAT

Jack C. Jeffcoat PA for Brevard County Real Estate



Jeffcoat & Co.



# PARAMOUNT RIVERFRONT

Luxury Residences Near Downtown Melbourne



**Paramount Riverfront Condominiums** • 1435-1465 Harbor City Blvd, Melbourne FL 32901  
TheParamountRiverfront.com • (321) 473-5858 • Team@JackJeffcoat.com

**JACK JEFFCOAT**

Jack C. Jeffcoat PA for Brevard County Real Estate



**Jeffcoat & Co.**