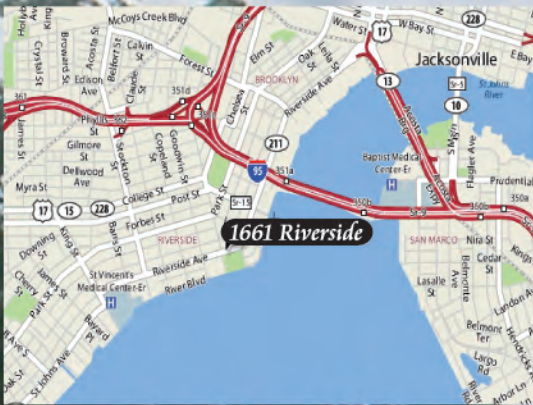


*1661 Riverside
It may well be
the most desirable
living site
in Jacksonville*

*And now, you may
lease or buy 408...
one of 1661 Riverside's
most desirable lofts...*

*For modern living, and
playing,
in the heart of history.*



Whatever you make of it...

*a beautifully designed modern home...
or an elegant town house...*

*1661 Riverside may well be the most desirable
living site in Jacksonville*

*And now, you may lease or buy 408...
one of 1661 Riverside's most desirable lofts...
and make whatever you want of it.*

Tom Purdie

Office: 904-384-4580

Cell: 904-610-8793

408...leaves nothing to be desired

A brand new 4th-floor (elevator) condo, with 2 bedrooms, 2 full baths, and 1071 sq ft of air conditioned living space, opening up to 371 sq ft of terrace, with a view of the river and downtown Jacksonville plus these modern amenities:



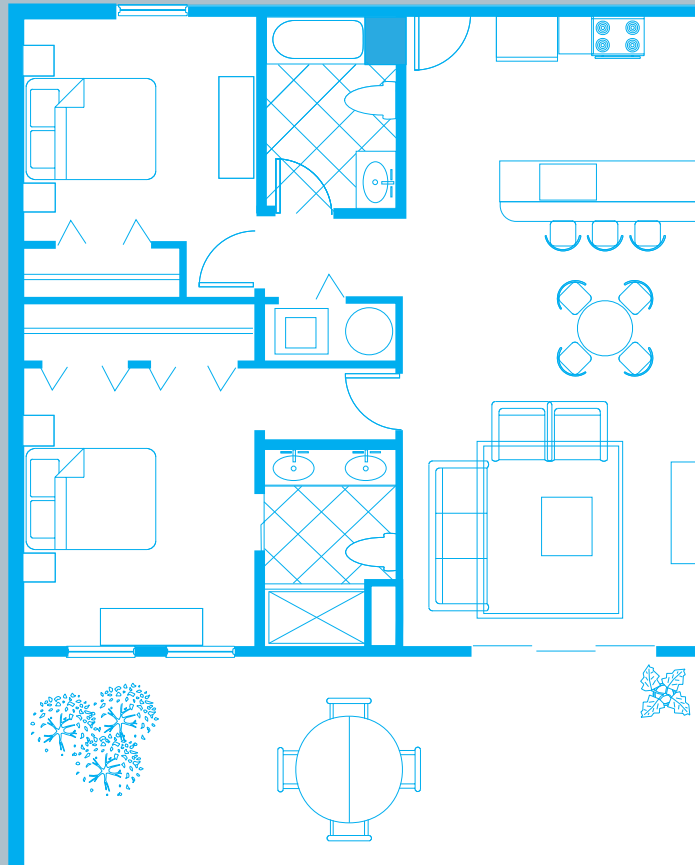
Beautiful...and very affordable!

- 11' exposed ceilings
- Upgraded stained hardwood floors
- An open kitchen, with an upgraded Profile GE stainless steel appliance package
- Under-cabinet lighting in the kitchen
- Upgraded granite countertops in the kitchen
- Flat panel cherry wood kitchen cabinets
- Upgraded solid wood bathroom cabinets and upgraded solid surface countertops in the bathrooms
- Framed and beveled custom made bathroom mirrors
- Tile floors in bathrooms
- Upgraded fullsize stackable washer/dryer installed
- Custom made drapes over the French doors
- Custom woven wood blinds on all remaining windows
- Custom made ceiling fans
- Upgraded designer light fixtures
- High speed internet access
- 2 assigned parking spaces
- 1 keyed storage unit

Available:

- For long term lease
 - Furnished
 - Unfurnished
- For sale
 - Furnished
 - Unfurnished

Furnishings include top of the line curtains, furniture, cutlery, and dishes, right down to a 40 inch LCD Television and 800 thread count sheets.



For the business-minded professional...

If you work in or around downtown Jacksonville, but commute several times daily or weekly, consider the convenience of an in-town condo as either your primary or secondary residence...

1661 Riverside is within minutes of your clients, corporate offices and medical facilities, and the many entertainment venues of Jacksonville...

1661 Riverside...

Modern living in the heart of history

1661 Riverside is modern living at the heart of one of Jacksonville's most unique, livable and walkable historic neighborhoods. Overlooking the beautiful century oaks and riverfront promenades of Memorial Park, 1661 Riverside is ideally situated within the most charming urban village in Jacksonville.

Live, work, and play right at home

Ground-floor retail shops are virtually at your feet. Pampering you with in-town conveniences, and concierge services, Riverside 1661 is the beginning of an exciting new cosmopolitan lifestyle for you.

Minutes away from all your needs

Located just one block from the St. Johns River, 1661 Riverside is but minutes from Jacksonville's newly-revitalized Downtown, the airport, and lovely beaches. And only a short walk from restaurants, parks, entertainment and unique specialty shops, 1661 Riverside puts you in the heart of one of Jacksonville's oldest and most charming neighborhoods.

From dog walks to Jaguars, it's all there!

Take your dog for a stroll in the riverfront park. Relax at a nearby coffeehouse. Hop on your bike and investigate what's new at the Cummer Museum of Art, or spend the day exploring the trendy boutiques of the "Five-Points" area. It's all in the neighborhood, and only minutes from all of downtown Jacksonville's major thoroughfares and businesses; the NFL Jaguars and Triple-A Suns; new entertainment arena, public library and courthouse; and its numerous performing arts centers, galleries, museums, shops, restaurants and services.



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