

BRINY BREEZES, INC.

FOR SALE 10/10/2025

Welcome to Briny Breezes, Inc.

Our beautiful community is located on the barrier island just east of Boynton Beach. Our property includes homes on both the Atlantic Ocean side and the Intracoastal side of A1A. Membership in the Briny Breezes Cooperative is required per the Governing Documents of Briny Breezes, Inc.

Members are shareholders, own their homes and shares entitle member to their leased lot.

Dues are paid quarterly and based on the number of shares a member own.

All members must sign that they have read the By-Laws and Rules and attend an orientation within 60 days of membership.

Information on these listings below is provided by the shareholder and/or realtor.

Mortgages/liens cannot exceed 35% of the purchase price.

We offer you the opportunity to join a couple of long-time "Brinyites" for an in-person or zoom conversation about "Life in Briny" prior to signing a sales contract/completing the membership package in the Briny Breezes cooperative.

** We highly encourage this informative chat and would love to talk with you. **

** Please leave your name(s) and contact information with the office so that we can get in touch to find a convenient time for you. **

Congratulations on discovering Briny Breezes!

<u>DISTRICT 1</u>	<u>CONTACT</u>	<u>DESCRIPTION</u>	<u>PRICE</u>
District 1 A-20 Briny Breezes Blvd.	Michael A Coppola Real - ativity 3635 SE 2nd St Boynton Beach, FL 33435 603-365-6040 michael@real-ativity.com	27 Shares. The OG of the Briny Breezes streets. Briny Breezes Boulevard steps to the beach, Nomad surf shop, sandwich shop and more. Steps to the peaceful butterfly garden too. Parking right in front of your unit! This unit has updated spacious bathroom and wood flooring throughout. A nice size deck to enjoy outdoor living. AC Unit recently updated like new.	\$309,000
B-13 Bamboo	Contact Thomas Hickey 561-603-3188 text welcome tjhickster@aol.com	35 Shares. representing 14k per share Home Block of the beautiful Butterfly Garden and the greatest neighbors in South Florida! Driveway can fit two cars Pet friendly! One bedroom one bath combo kitchen office. New gutters and newer A/C, Center of block, steps away from Beach and Ocean Clubhouse. Nice side patio with BBQ grill with Furnishings available	\$490,000

<u>District</u> <u>1</u> CD-2 Cedar Dr.	Contact: Sue 978-376-0201 Photos available upon request BY APPOINTMENT ONLY	39 Shares. Listen to the crashing waves from this awesome beach house. Only steps to the ocean with beautiful sunrises and private sandy beaches. I B/1B with enclosed porch. Nicely furnished for that Great Beachy Vibe. Complete w/washer/dryer/dishwasher. Newly installed lawn and private driveway with beautiful artistic pavers Large silver buttonwood adds lovely shady space to enjoy your Piece of Paradise. MUST SEE!	\$749,000
E-7 Cedar Dr.	Contact Broker James M. Arena 561-572-8888 ATREBroker@Gmail.com www.GoBriny.com	35 Shares. This 1 bed/1 bath unit is only 7 units from the oceanfront clubhouse. Walk out your door and you're on the beach in less than 100 steps. Enjoy a one-of-a-kind lifestyle in this modern upgraded unit. The upgrades include the kitchen, bathroom and touch ups around the unit that makes it truly unique.	\$505,000
<u>District</u> <u>2</u> G-21 Ruthmary	Contact: Broker James Arena 561-572-8888 Arenastatellc@gmail.com www.GoBriny.com	48 Shares. Welcome to a very unique and sought-after offering in Briny Breezes! A double lot bursting with potential just steps from the Atlantic Ocean! Whether you're dreaming of building a spacious coastal retreat or creating the perfect seasonal getaway, this rare find offers unmatched flexibility and value in one of South Florida's most charming beachside communities. 48 shares of stock, parking right out your front door, a covered patio and a backyard on the east side of the community is RARE.	\$645,000

<u>District 2</u> H-12 Hibiscus Dr.	Contact: Kristen Reilly Corcoran Realty 561.706.9733 kristen.reilly@corcoran.com	23 Shares. H12 is freshly painted, clean, and ready for season. This unit is just a short walk to the beach and steps from the community pool, clubhouse, shuffleboard, library & more. Live the coastal lifestyle with endless amenities and clubs to join!	\$275,000
H-20 Hibiscus Dr.	Please call or text Erika Corso 561-445-3109	Shares 20. 20 shares of beautiful H20 totaling 336 under air. 1 bed/1 bath/1 covered patio Patio fully furnished with Polywood chairs/tables. Home has been upgraded with new hurricane impact windows, plantation shutters, kitchen, bathroom, floors and entrance doors. Located beside the bath house for added convenience, and quick showers from the beach that is only about 200 feet away. All furniture included in the price. Ready to move in!	\$329,000
I-23 Hibiscus Dr.	Michael A Coppola Real - ativity 3635 SE 2nd St Boynton Beach, FL 33435 603-365-6040 michael@real-ativity.com	23 Shares. You can be the proud owner of 23 shares in Briny Breezes, Inc. The town that everyone is talking about. This unit is being remodeled - new kitchen cabinetry, new insulation, new sheetrock, new wiring, new roof, and some work still to be done but being sold AS IS. Steps to your private beach, clubhouse, shuffleboard, swimming pool, auditorium, and all of the other amenities that Briny Breezes has to offer. Don't let this one get away.	\$299,000
J-7 Juniper Dr.	Contact: Line Lafrance 1-819-383-9447 llafrance@sogetel.net Pictures available upon request	23 Shares. This wonderful unit can be yours for the best price in town! Just a few steps from the ocean and the magnificent private beach. New flooring, AC, doors and windows, pavers on the patio. All furniture included in the price and patio fully furnished. Some work needs to be done but being sold as is. Don't miss it!	\$305,000

District 2 K-8 Juniper Dr.	Contact: Diane Butler PH: (513)-571-6330 Email: cascadelakesbb@yahoo.com	23 Shares. Only 6 Lovely Units from the Beach! Newly Renovated Tastefully Decorated, New Drywall, Luxury Vinyl Floors, New Air-conditioner. Porcelain and Granite Tile Bath Upgraded Kitchen with Island Quarts Counter Tops, New Appliances including Stackable Washer/Dryer, Dishwasher, Air-fry Stove. Enjoy your Morning Coffee with your Friendly Neighbors nestled in a Cozy Landscaped Patio.	\$350,000
K-21 Juniper Dr.	Contact Broker James M. Arena 561-572-8888 ATREBroker@Gmail.com www.GoBriny.com	46 Shares. Now this is a spectacular double lot on the east side of A1A. 1 bed/1 bath space is just so unique for Briny Breezes and offers tremendous potential. The interior is in great shape, and the entire property has been well maintained. This unit is priced to sell and worth every penny	\$510,000
L-29 Cordova Ave.	Contact Thomas Hickey 561-603-3188 text welcome tjhickster@aol.com	25 Shares. Representing 12k per share Needs tender loving care 1 bath, 1 bedroom, living room and kitchen. This is the home of my son, long term resident of Briny, Ryan's rent \$2000 per month is paid by myself and his mother. Home location is convenient to everything, easy access to beach with additional guest parking for friends and relatives for any day at the beach. Great neighbors - great investment property Parking space 69 No Pets	\$300,000

District 3 E-209 Eagle Dr.	Contact Broker James M. Arena 561-572-8888 ATREBroker@Gmail.com www.GoBriny.com	27 Shares. This 1 bed/1 bath unit is in proximity to Pelican Point and offers an indoor- outdoor living space with tons of opportunities for upgrades. The unit features a great driveway, an upgraded bathroom with a walk-in shower and wood plank ceilings. The A/C has been replaced with a mini split system and the unit also has a washer/dryer in the bedroom. Start living the Briny Life in this Great unit today.	\$349,000
I-202 Palm Dr.	Contact Nancy Yocum 772-341-2623 Schedule your private tour today! Nyocum2@gmail.com Photos available upon request	27 Shares. 712 Sq Ft 1 Bath Charming move-in ready beach cottage in the sought-after oceanfront community of Briny Breezes! This home offers relaxed coastal living just steps from both the Atlantic Ocean and Intracoastal Waterway. Enjoy a private deck, newer AC, washer/dryer, and partial furnishings — all in a bright, breezy interior designed for low-maintenance living. Perfect as a seasonal getaway, full-time residence, or investment opportunity. Community amenities include Private beach access - Boat dockage available - Clubhouse, social events & more. Tucked into one of the most unique coastal communities in Florida	\$375,000
I-204 Palm Dr	Michael A Coppola Real - ativity 3635 SE 2nd St Boynton Beach, FL 33435 603-365-6040 michael@real-ativity.com	Shares 27 This is a nice price for a 27-share unit at Briny on the West side of A1A. 1 and 1/2 baths with laundry. Great units sit high and dry. Come bring your touches to make this your Briny escape. Briny offers a private beach, intracoastal access, clubhouse, game rooms, world class shuffleboard courts, indoor pickle ball, art rooms, library, workshop. Many clubs and activities throughout the year.	\$299,000

<u>District</u> 3 K-209 Java Dr.	Contact: Roy (516) 659-9505 Pictures available upon request	Shares 27. Enjoy stunning Intracoastal waterway views from your front porch in this meticulously renovated 1bd/1bth co-op unit. Fully furnished with New electric, plumbing, water filtration, windows, siding, hot water heater, AC, led lighting. Bright, modern white kitchen, sleek quartz countertops, stackable washer/dryer, contemporary fixtures and finishes. Located on coveted A1A and just steps from Pelican Point, this turnkey property offers the ultimate in Florida coastal living. Vibrant community with endless clubs and activities. Move right into everything you need!	\$450,000
L-209 Lark Dr.	Michael A Coppola Real - ativity 3635 SE 2nd St Boynton Beach, FL 33435 603-365-6040 michael@real-ativity.com	Shares 27 Truly vintage Briny Breezes unit. On the Intracoastal side of the community where happy hours and sunsets are prevalent :) Your 1 bed / 1 bath fully furnished get a way. Wall oven, flat top stove, dining area and outdoor space. 27 Shares can be yours at this unbeatable price.	\$295,000
N-204 Flamingo Dr.	Contact: Glen-Luke Middendorf 631-617-4180 glenlukem@gmail.com	Shares 31. This beautiful unit has views of the Intracoastal and canal from the front porch and many windows. 2 bedrooms, 1 bath, front and back porch. Brand new appliances, floors, cabinets, countertops, new hurricane impact windows and doors.	\$485,000

<u>District</u> <u>3</u> N-208 Flamingo Dr.	Michael A Coppola Real - ativity 3635 SE 2nd St Boynton Beach, FL 33435 603-365-6040 michael@real-ativity.com	Shares 31. This nicely maintained Briny Breezes unit has wonderful views of the Intracoastal and the canal. This large 1 bedroom, 1 bath with additional outdoor living space. The Briny lifestyle includes a private beach along with a beachfront clubhouse, multiple clubs and organizations, shuffleboard, swimming pool, marina, workshops and more.	\$425,000
<u>District</u> <u>4</u> O-201A Banyan Dr.	Contact Broker James M. Arena 561-572-8888 ATREBroker@Gmail.com www.GoBriny.com	38 Shares. This is a great lot in Briny Breezes with spectacular views and sunsets that are truly amazing. The unit is large with 2 bed 2 bath and offers a nice sized driveway, a great backyard featuring a screened in deck to enjoy the outdoors year-round.	\$699,000
O-203 S Heron Dr.	Michael A Coppola Real - ativity 3635 SE 2nd St Boynton Beach, FL 33435 603-365-6040 michael@real-ativity.com	46 Shares. Don't miss out on this exceptional double wide unit on an oversized lot with 46 shares that has been extensively renovated. This spacious unit has a great porch off the back overlooking a patio on the canal, where you can put a dock if you want to have your boat nearby. The large open living room extends into the dining area and to the nicely appointed kitchen. The spacious primary bedroom with ensuite bath allows complete privacy while your guests can enjoy the 2nd bedroom and their own full bath. Briny offers a lifestyle that is complete with private beach, pool, clubhouse, game rooms, A class shuffleboard courts, workshops, art studio and clubs galore. Come see what everyone is raving about-Briny Breezes!	\$689,000

<u>District</u> <u>4</u> O-210 S. Heron Dr.	Contact: Tobin Cultrera 561.324.0411 Or Tobincultrera@att.net	46 Shares. This is it! One of the very best Briny Homes is now for sale. A top-tier community residence boasting 1,200 sq ft directly on the Intracoastal Waterway. Just 2 miles from vibrant Downtown Delray. Are you ready to put a boat in your backyard? This unique residence was built by a lumber executive with superior 2x6 beam construction. It features a new metal roof, an upgraded kitchen, hurricane windows, 2 full baths, and a recently serviced AC. It's being offered fully furnished, including appliances, a washer/dryer, and a golf cart! A Waterfront Dream Home Don't miss out – call for a private showing!	\$690,000
O-211 S. Heron Dr.	Contact: Anne Bernet RE/MAX DIRECT 561-815-8119 Apbernet14@gmail.com	Shares 46. Wonderful Canal front home with views of the intracoastal, magical sunsets, expansive deck and dock. Spacious 2bed/2bath w/vaulted ceilings, expansive open floor plan, lots of windows, tastefully decorated and move in ready. Newer AC, tankless hot water heater and hall bath recently re-done. Marble pavers and artificial turf, electric roll out awning for shaded dining and so much more. 3 units from the intracoastal, minutes to inlet by boat. 46 shares in Co-Op.	\$750,000

<u>District</u> <u>4</u> O-215 S. Heron Dr.	Broker James M. Arena 561-572-8888 ATREBroker@Gmail.com	54 Shares. Unparalleled Waterfront Living In Briny Breezes! Experience the ultimate coastal lifestyle in this prime barrier island location, where you can watch the boats drift by and own a slice of paradise. This property includes 54 shares of stock in Briny Breezes Inc., offering spectacular water views and endless possibilities. Situated on a spacious, oversized lot, this home is in excellent condition and offers the potential to upgrade with a new unit or modular home. Whether you're looking to enjoy it as-is or create your dream retreat, this is an incredible opportunity in one of South Florida's most coveted communities. Don't miss your chance to own a rare gem in Briny Breezes—where every day feels like a vacation!	\$599,000
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District
4

P-207
N. Heron

Contact:
Broker James Arena
561-572-8888
ArenastateLLC@Gmail.com

36 Shares.
This is a spectacular 2/2 unit
located in District 4.
Newer construction, high ceilings and
open floor plan. \$489,000
This is one that you do not want to
miss out on.
Call me directly for a private showing.

Q-204
N. Heron

Contact:
Broker James Arena
561-572-8888
ArenastateLLC@Gmail.com

46 Shares.
This fully renovated, one-of-a-kind waterfront
townhome is a true masterpiece, offering a
perfect blend of luxury, style, and
convenience. Move-in ready and designed \$725,000
with a sleek modern-contemporary aesthetic,
every detail of this home has been
meticulously updated to create an inviting
and sophisticated living space.
The open floor plan allows for seamless flow
between the kitchen, dining, and living areas,
maximizing space and natural light.
Spacious bedrooms provide comfort and
privacy, while the breathtaking views elevate
the entire home's ambiance. Step outside to
an entertainer's dream backyard, fully
decked out for relaxation and gatherings.
For boating enthusiasts, the private dock
accommodates vessels up to 36 feet, making
it effortless to embark on a scenic cruise.

R-203
S. Ibis
Dr.

Contact: Eric Wolffbrandt
Ph: 248-622-1005

46 Shares.
Prime lot for sale on a Briny canal with a
dock of three pylons constructed of durable, \$490,000
maintenance free PVC planking.
The one-bedroom residence, which is one of
the oldest in section 4, is not intended to be
upgraded for sale as a residence and will
need to be removed by buyer. The seller
includes a completed and approved custom
blueprint of a 24' by 50', three-bedroom,
double wide, manufactured home originally
intended to be built for this lot by "Jacobsen
Homes" of Safety Harbor, Florida.

District
4

R-205
S. Ibis
Dr.

Michael A Coppola
Real - ativity
3635 SE 2nd St
Boynton Beach, FL 33435
603-365-6040
michael@real-ativity.com

46 Shares.
Nice double wide unit
ON THE CANAL WITH A DOCK
and a 400SF+/- deck
Retractable electric awning. 2 bedrooms
1-1/2 baths. Large living area with expansive
windows and wonderful views.
Large open kitchen with lots of storage
cabinets and a pantry closet.
Complete with breakfast bar and a
designated dining area. 12x16 Primary
bedroom with private bath and laundry area.
Second bedroom has a walk-in closet,
1/2 bath access and private entry door.
This unit has a full driveway for parking.
This is truly a great unit offering you
46 shares of paradise.

\$625.000

R-207
S. Ibis
Dr.

Contact:
Barry 561-441-3690

46 Shares.
This unit has a new refrigerator and spacious
kitchen and living area as well ample
closet space!!!
Enjoy intracoastal views from
this 2-bedroom 2-bathroom unit
with dock for a boat and no neighbors on
east side as lot is vacant and no neighbors
on west side the lowest priced unit in all of
district 4 with lots of space for parking.

\$650,000

U-201 Mallard Dr.	Contact: Tobin Cultrera 561.324.0411 Or Tobincultrera@att.net	46 Shares. Unique Corner Lot beautifully positioned with Canal Views- Priced to sell!! Ideally located on a large corner lot, this 1 bedroom, 1 bath canal view property boasts a full length covered porch. Oversized two car driveway on your own private oasis with no neighbors on three sides. Offered well below the average per-share price. Freshly painted and move-in ready.	\$509,000
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U-204 Mallard Dr.	Michael A Coppola Real - ativity 3635 SE 2nd St Boynton Beach, FL 33435 603-365-6040 michael@real-ativity.com	Shares 46 This is an exceptional property. A 1994 double wide unit in pristine condition along the canal with 46 shares. There is no existing dock but there are pylons in place for one. Large open living spaces with magnificent views. 1032+/- square feet of living space, two bathrooms and laundry in the unit. Mallard Drive is the northernmost street in Briny and is a dead end. A/C is new. Enjoy your private beach, heated pool, and all the clubs.	\$735,000
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District
4

U-207
Mallard
Drive

Contact:
Kristen Reilly
Corcoran Reality
561.706.9733
kristen.reilly@corcoran.com

46 Shares.

Offered for sale with 46 shares in the Briny Breezes Cooperative, this spacious 2-bedroom, 2-bath home offers panoramic water views from nearly every angle. Nestled in one of the most coveted locations in the community, this unit combines comfort and coastal charm with generous interior living space, perfect for year-round living or a seasonal retreat. Don't miss your chance to experience the Briny lifestyle--complete with private beach access and resort-style amenities.

\$625,000

Schedule your private showing today!