

# 1 WINDRUSH BOULEVARD INDIAN ROCKS BEACH FL 33785

<https://candiscarmichael.com>



Step outside to the soothing vibes of this lovely beach community where one may enjoy affordable island living capturing gorgeous views in a perfect, very private location. This charming condo with desirable corner location has been completely remodeled with a sleek modern kitchen with beautiful quartz counter tops attractive cabinetry, newer appliances, NEW HVAC, water [...]

- 1 bed
- 1 bath
- Residential
- Condominium
- Active
- 770 sq ft



## Courtesy of

**Listing Office:** COASTAL PROPERTIES GROUP INTERNATIONAL

**Status:** Active

**Office ID:** MFR260031031

**MLS ID:** MFRTB8457226



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://floridavisualmarketing.com/1-Windrush-Blvd-45/idx>

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## Basics

**Unit Number:** 45

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 1 bath

**Floors:** 1 floor

**Lot size, sq ft:** 327406 sq ft

**UnitNumber:** 45

**SubdivisionName:** WINDRUSH COVE PH 1 CONDO

**ListAOR:** mfrmls

**Bathrooms Full:** 1

**Category:** Condominium

**Bedrooms:** 1 bed

**Half baths:** 0 half baths

**Area, sq ft:** 770 sq ft

**Year built:** 1976

**View:** Water

**ListOfficeName:** COASTAL PROPERTIES GROUP INTERNATIONAL

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## Location Details

**Township:** 30

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s),  
Kitchen/Family Room Combo

**Flooring:** Luxury Vinyl, Other

**Patio And Porch Features:** Enclosed, Front  
Porch, Patio

**Pool Features:** Gunite, Lighting, Other

**Carport YN:** Yes

**Pets Allowed:** No

**Fencing:** Other

**Window Features:** Double Pane Windows

**Utilities:** Cable Available, Electricity Available,  
Public, Sewer Connected, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Cul-De-Sac, City Limits,  
Landscaped

**Appliances:** Dishwasher, Dryer, Electric  
Water Heater, Microwave, Range,  
Refrigerator, Washer

**Laundry Features:** Inside, Laundry Closet

**Pool Private YN:** Yes

**Parking Features:** Assigned, Covered,  
Ground Level, Guest

**Carport Spaces:** 1

**Exterior Features:** Rain Gutters, Sidewalk

**Roof:** Shingle

**Architectural Style:** Coastal, Traditional

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** WINDRUSH COVE PH 1  
CONDO

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 12-30-14-98252-024-0450

**Direction Faces:** West

**Construction Materials:** Concrete

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee  
Frequency:** Monthly

**Association Fee Includes:** Cable TV, Pool, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Sewer, Trash, Water

**Association Amenities:** Clubhouse, Pool

**Community Features:** Golf Carts OK, Playground, Sidewalks, Tennis Court(s), Street Lights

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$4,381

**Tax Legal Description:** WINDRUSH COVE PHASE 1 CONDO "BLDG "X", APT 45 TOGETHER" WITH THE USE OF CARPORT 45 **Tax Lot:** 0450

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## Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	20x12	First	12	20
Foyer	9x4	First	4	9
Kitchen	8x12	First	12	8
Primary Bedroom	13x10	First	10	13
Primary Bathroom	9x5	First	5	9
Balcony/Porch/Lanai	9x13	First	13	9
Dinette	8x7	First	7	8
Bonus Room	9x6	First	6	9

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** Yes

**CommunityFeatures:** Golf Carts OK, Playground, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Rain Gutters, Sidewalk

**Utilities:** Cable Available, Electricity Available, Public, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Double Pane Windows

**PoolFeatures:** Gunite, Lighting, Other

**Features:** Ceiling Fans(s), Kitchen/Family Room Combo



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## Building Details

**ArchitecturalStyle:** Coastal, Traditional

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Concrete

**Roof:** Shingle

**Parking:** Assigned, Covered, Ground Level, Guest

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Vacant

**Showing Requirements:** Supra Lock Box, Lock Box Electronic-CBS Code Required, ShowingTime



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