#### 1 WINDRUSH BOULEVARD INDIAN ROCKS BEACH FL 33785

https://candiscarmichael.com



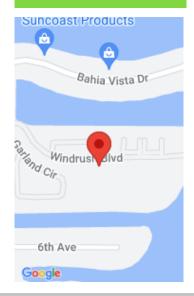






One or more photo(s) has been virtually staged. This is a TRUE GEM! Rare, spacious 3 bedroom/2 bathroom right across from gorgeous Indian Rocks Beach on the Intercoastal well under \$400,000! Perfect for a primary home, vacation home or a Beach rental. Plenty of room to entertain family and friends, generously sized bedrooms, in unit [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1300 sq ft





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# **Courtesy of**

**Listing Office:** LPT REALTY **Office ID:** MFR261016803

Status: Active MLS ID: MFRU8248488

# **Description**

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/U8248488

### **Basics**

Unit Number: 88 Bathrooms Full: 2

Date added: Added 4 days ago Category: Condominium

**Type:** Residential **Bedrooms: 3** beds

Bathrooms: 2 baths Half baths: 0 half baths

Floors: 2 floors Area, sq ft: 1300 sq ft

**Lot size, sq ft: 327406** sq ft **Year built:** 1976

UnitNumber: 88 SubdivisionName: WINDRUSH COVE PH 1 CONDO

**ListOfficeName:** LPT REALTY **ListAOR:** mfrmls

## **Location Details**

**Township:** 30 **Road Surface Type:** Asphalt

## **Property Features**





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**Interior Features:** Ceiling Fans(s), Primary

Bedroom Main Floor, Thermostat

Flooring: Laminate, Tile

Pool Features: Deck, Gunite, In Ground

Fireplace Features: Living Room

Carport YN: Yes

Pets Allowed: Cats OK

Roof: Shingle

**Vegetation:** Mature Landscaping

Sewer: Public Sewer

**Heating:** Central, Electric

Appliances: Dishwasher, Dryer, Electric Water

Heater, Range, Refrigerator, Washer

Laundry Features: Inside

Fireplace YN: Yes

Parking Features: Assigned, Covered

Carport Spaces: 1

Exterior Features: Balcony, Lighting, Sliding

Doors, Storage

Utilities: Electricity Connected, Public, Sewer

Connected. Water Connected

Water Source: Public

Cooling: Central Air

# **Property Details**

**Subdivision Name:** WINDRUSH COVE PH 1

CONDO

Levels: One **Direction Faces:** West

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 12-30-14-98252-018-0880

Construction Materials: Block, Stucco

## **Association Information**

**Association YN:** Yes **Association Fee: 857** 

Monthly

Association Fee Frequency: Association Fee Includes: Cable TV, Pool, Maintenance Structure, Maintenance Grounds, Management, Pest Control,

Recreational Facilities, Sewer, Trash, Water

**Association Amenities:** 

Clubhouse, Maintenance, Pool

**Community Features:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Pool, Sidewalks,

**Special Community Restrictions** 

## Fees&Taxes



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Tax Year: 2023 Tax Annual Amount:

\$5,655

Tax Legal Description: WINDRUSH COVE PHASE 1 CONDO BLDG Tax Lot: 0880

"R", APT 88 TOGETHER WITH THE USE OF CARPORT 88

### Rooms

Room type	Dimensions	Level	Length	Width
Kitchen		First		
Living Room	12x24	First	24	12
Primary Bedroom	13x16	First	16	13

### **Amenities & Features**

Waterfront available: No GarageYN: No

AttachedGarageYN: No FireplaceYN: Yes

PoolPrivateYN: No Cooling: Central Air

**CommunityFeatures:** Association Recreation - **ExteriorFeatures:** Balcony, Lighting, Sliding Doors, Storage

Center, Pool, Sidewalks, Special Community

PoolFeatures: Deck, Gunite, In Ground Utilities: Electricity Connected, Public,

Sewer Connected, Water Connected

Features: Ceiling Fans(s), Living Room, Primary

Amenities: Dishwasher, Dryer, Electric

Water Heater, Panga, Pefrigarater

Bedroom Main Floor, Thermostat Water Heater, Range, Refrigerator,

Washer

# **Building Details**



Restrictions

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NewConstructionYN: No Heating: Central, Electric

**Exterior material:** Block, Stucco **Roof:** Shingle

Parking: Assigned, Covered

# **Miscellaneous**

Ownership: Fee Simple Disclosures: Condominium Disclosure Available, Lead Paint, Seller

**Property Disclosure** 

Occupant Type: Vacant Showing Requirements: Lock Box Coded, ShowingTime





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