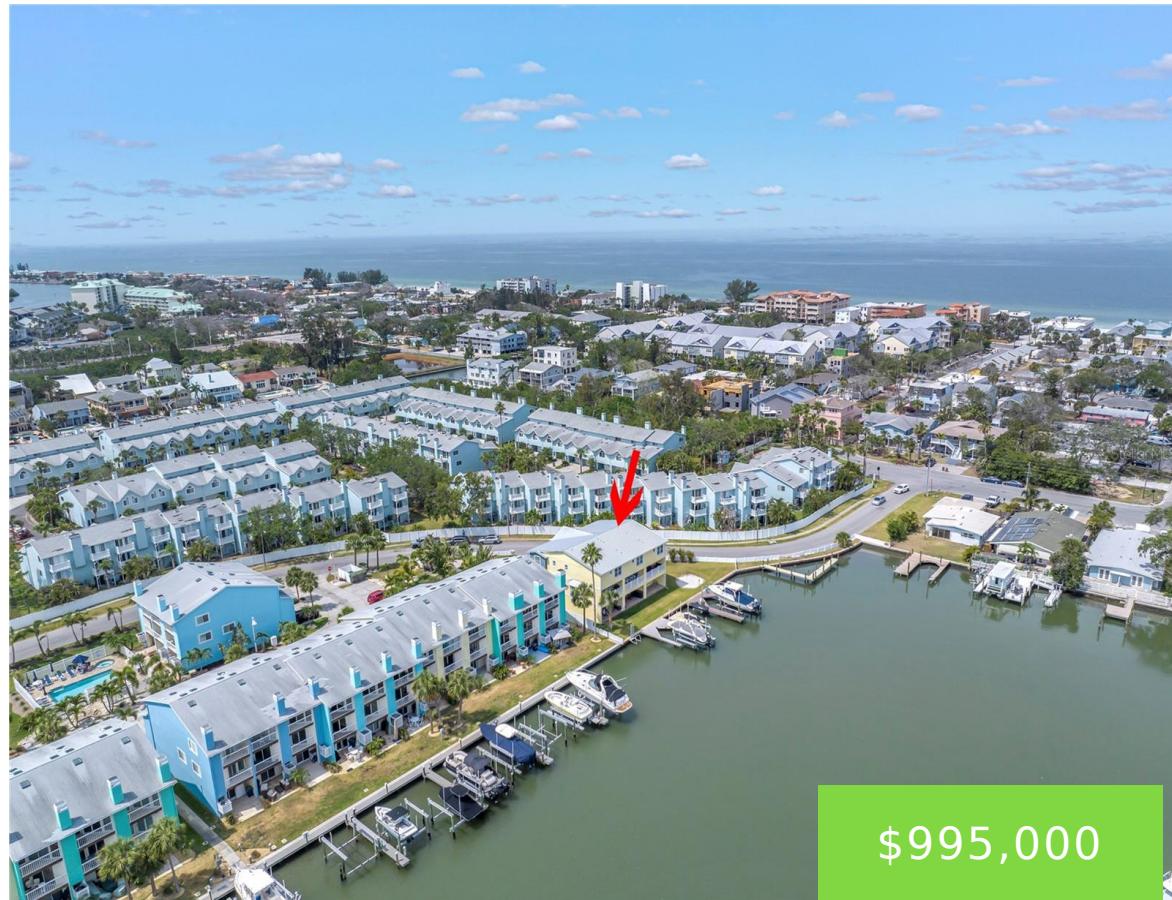


# 100 WINDRUSH BOULEVARD INDIAN ROCKS BEACH FL 33785

<https://candiscarmichael.com>



**\$995,000**

Live the Florida coastal dream lifestyle in this 3-bedroom, 2.5-bath elevated townhome built in 2017, complete with a private 35' boat slip and direct canal access to the Intracoastal Waterway—just minutes from the Gulf. Whether you're a boater, beachgoer, or both, you'll love the prime location just a five-minute walk to the beach and close [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1812 sq ft



## Courtesy of

**Listing Office:** SMITH & ASSOCIATES REAL ESTATE

**Status:** Active

**Office ID:** MFR260033129

**MLS ID:** MFRTB8447000



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8447000>

## Basics

**Unit Number:** 1

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1812 sq ft

**Year built:** 2017

**SubdivisionName:** LANDINGS AT WINDRUSH  
THE CONDO

**GarageSpaces:** 2

**Bathrooms Full:** 2

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 12037 sq ft

**UnitNumber:** 1

**ListOfficeName:** SMITH & ASSOCIATES REAL  
ESTATE

**ListAOR:** mfrmls

## Location Details

**Township:** 30

**Road Surface Type:** Paved

## Property Features



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**Interior Features:** Ceiling Fans(s), Primary Bedroom Upstairs, Stone Counters, Thermostat

**Flooring:** Tile, Wood

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony

**Utilities:** Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Waterfront Features:** Canal - Saltwater, Intracoastal Waterway

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

## Property Details

**Subdivision Name:** LANDINGS AT WINDRUSH THE CONDO **Parcel Number:** 12-30-14-49841-000-0010

**Levels:** Two

**Direction Faces:** South

**Foundation Details:** Slab

**Construction Materials:** Block

**Listing Terms:** Cash, Conventional, FHA, USDA Loan, VA Loan

## Association Information

**Association YN:** Yes

**Association Fee:** 2400

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Maintenance Structure, Maintenance Grounds, Sewer, Trash, Water

**Community Features:** None

## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$9,781

**Tax Legal Description:** LANDINGS AT WINDRUSH, THE CONDO  
UNIT 1

**Tax Lot:** 0010

## Rooms

| Room type        | Level  |
|------------------|--------|
| Kitchen          | Second |
| Primary Bedroom  | Third  |
| Primary Bathroom | Third  |
| Bedroom 2        | Third  |
| Bedroom 3        | Third  |
| Living Room      | Second |

## Amenities & Features

**Waterfront available:** Yes

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**FireplaceYN:** No

**PoolPrivateYN:** No

**Cooling:** Central Air

**CommunityFeatures:** None

**ExteriorFeatures:** Balcony

**Utilities:** Sewer Connected, Water Connected

**Features:** Ceiling Fans(s), PrimaryBedroom Upstairs, Stone Counters, Thermostat

**Amenities:** Dryer, Microwave, Range, Refrigerator, Washer



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## Building Details

**New Construction YN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only, ShowingTime



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