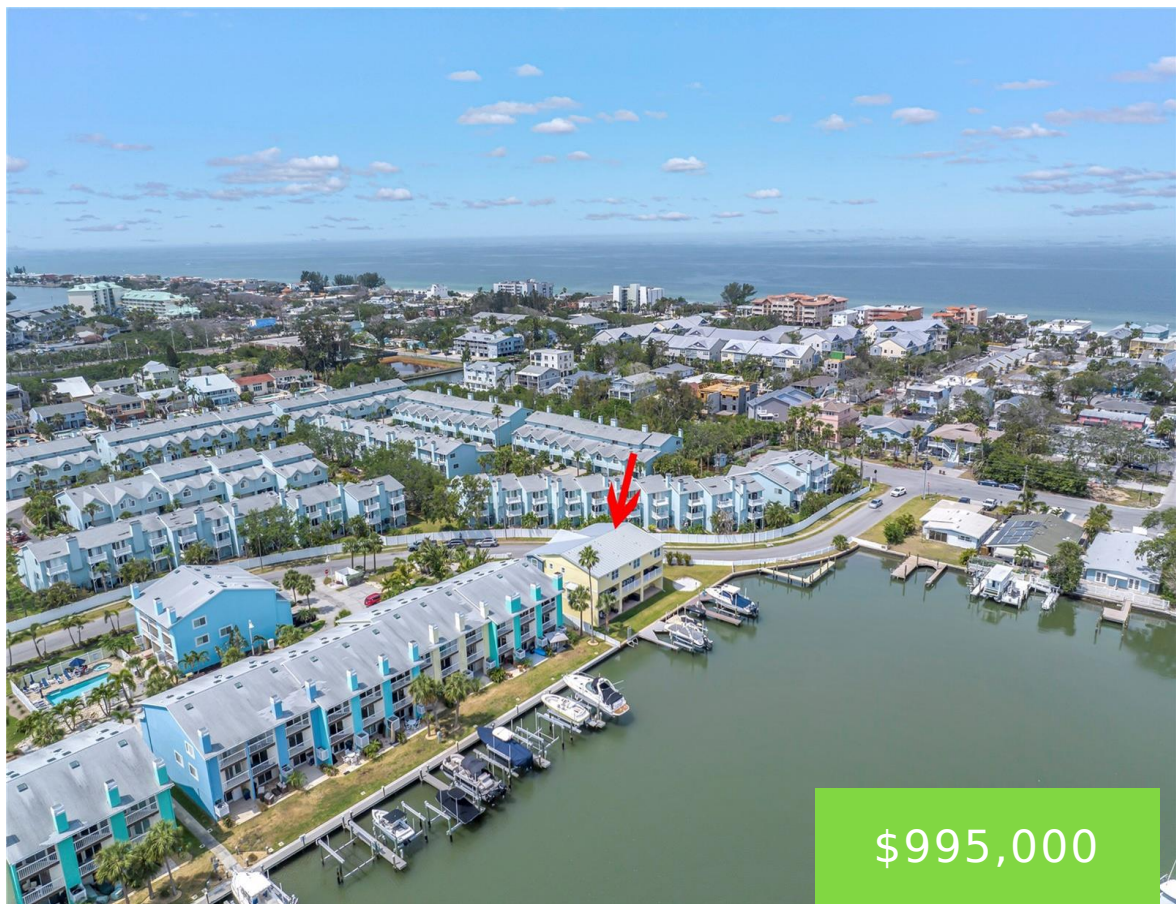


100 WINDRUSH BOULEVARD INDIAN ROCKS BEACH FL 33785

https://candiscarmichael.com



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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Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



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## 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),  
PrimaryBedroom 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

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 12-30-14-49841-000-0010

**Direction Faces:** South

**Construction Materials:** Block

---

## 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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## 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

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: None

Utilities: Sewer Connected, Water Connected

Amenities: Dryer, Microwave, Range, Refrigerator, Washer
- GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony

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

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only, ShowingTime



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