

100 WINDRUSH BOULEVARD INDIAN ROCKS BEACH FL 33785

<https://candiscarmichael.com>



Stunning, ELEVATED waterfront townhome just steps from the beach! Built in 2017 using all reinforced block construction. It is a boutique 3 unit condo association that is self managed. This building is also exempt under florida condo law from the mandate to have an SIRS (structural integrity reserve study) done. This elegant three-story residence [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1881 sq ft



Courtesy of

Listing Office: COASTAL PROPERTIES GROUP INTERNATIONAL

Status: Active

Office ID: MFR260031031

MLS ID: MFRTB8441049



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8441049>

Basics

Unit Number: 2

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 1881 sq ft

Year built: 2017

View: Water

ListOfficeName: COASTAL PROPERTIES
GROUP INTERNATIONAL

ListAOR: mfrmls

Bathrooms Full: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 0 sq ft

UnitNumber: 2

SubdivisionName: LANDINGS AT WINDRUSH
THE CONDO

GarageSpaces: 2

Location Details

Township: 30

Road Responsibility: Private Maintained Road

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Elevator, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Front Porch, Rear Porch

Waterfront Features: Canal - Saltwater, Intracoastal Waterway

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Awning(s), Balcony, Lighting

Roof: Metal

Window Features: Blinds, ENERGY STAR Qualified Windows, Storm Window(s), Window Treatments

Utilities: Cable Connected, Electricity Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

View: Water

Sewer: Public Sewer

Heating: Central

Lot Features: Cul-De-Sac, Flood Insurance Required, FloodZone, City Limits, Near Public Transit, Street Dead-End, Paved

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer

Laundry Features: Laundry Room

Waterfront YN: Yes

Parking Features: Driveway, Garage Door Opener, Ground Level, Guest, Tandem

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Vinyl

Security Features: Closed Circuit Camera(s), Fire Sprinkler System, Smoke Detector(s)

Architectural Style: Coastal

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: LANDINGS AT WINDRUSH THE CONDO

Levels: Three Or More

Direction Faces: North

Construction Materials: Block

Parcel Number: 12-30-14-49841-000-0020

Property Attached YN: Yes

Foundation Details: Block

Property Condition: Completed



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Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Community Features: Buyer Approval
Required, Community Mailbox

Association Fee: 2400

Association Fee Includes: Escrow Reserves Fund,
Insurance, Maintenance Structure, Maintenance
Grounds, Maintenance, Pest Control, Sewer, Trash,
Water

Fees&Taxes

Tax Year: 2024

Tax Annual Amount:
\$13,359

Tax Legal Description: LANDINGS AT WINDRUSH, THE CONDO
UNIT 2 TOGETHER WITH USE OF BOAT SLIP 2

Tax Lot: 0020

Rooms



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Room type	Level
Primary Bedroom	Third
Primary Bathroom	Third
Bedroom 2	Third
Bedroom 3	Third
Bathroom 2	Third
Bathroom 3	Second
Living Room	Second
Kitchen	Second
Utility Room	Third
Dining Room	Second

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Closed Circuit Camera(s), Fire Sprinkler System, Smoke Detector(s)

WindowFeatures: Blinds, ENERGY STAR Qualified Windows, Storm Window(s), Window Treatments

Utilities: Cable Connected, Electricity Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Buyer Approval Required, Community Mailbox

ExteriorFeatures: Awning(s), Balcony, Lighting

Features: Ceiling Fans(s), Elevator, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Coastal **NewConstructionYN:** No

Heating: Central

Exterior material: Block

Roof: Metal

Parking: Driveway, Garage Door Opener, Ground Level, Guest, Tandem

Miscellaneous

Ownership: Condominium

Occupant Type: Vacant

Showing Requirements: Supra Lock Box, ShowingTime



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