### 100 WINDRUSH BOULEVARD INDIAN ROCKS BEACH FL 33785

https://candiscarmichael.com









Stunning 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 offers [...]

- 3 beds
- 3 baths



# **Courtesy of**

Listing Office: COASTAL PROPERTIES GROUP INTERNATIONAL

Status: Active MLS ID: MFRTB8441049

**Office ID:** MFR260031031



#### Call us now

Phone: 727-888-3292



# **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 2 days 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

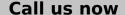
## **Location Details**

Township: 30 Road Surface Type: Asphalt

Road Responsibility: Private Maintained Road

# **Property Features**





Phone: 727-888-3292



Interior 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

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Front Porch, Rear Waterfront YN: Yes

Porch

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

Waterway

Garage YN: Yes Attached Garage YN: Yes

Garage Spaces: 2 Pets Allowed: Yes

**Exterior Features:** Awning(s), Balcony, Lighting Fencing: Vinyl

**Roof:** Metal **Security Features:** Closed Circuit Camera(s), Fire Sprinkler System,

Smoke Detector(s)

**Window Features:** Blinds, ENERGY STAR Qualified **Architectural Style:** Coastal Windows, Storm Window(s), Window Treatments

**Utilities:** Cable Connected, Electricity Connected, **Vegetation:** Mature Landscaping Phone Available, Sewer Connected, Underground

Utilities, Water Connected

View: Water Water Public

Sewer: Public Sewer Cooling: Central Air

Heating: Central Furnished: Furnished

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

End. Paved

# **Property Details**

**Subdivision Name:** LANDINGS AT WINDRUSH **Parcel Number:** 12-30-14-49841-000-0020

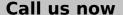
THE CONDO

**Levels:** Three Or More **Property Attached YN:** Yes

**Direction Faces:** North Foundation Details: Block

Construction Materials: Block Property Condition: Completed





Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**Appliances:** Dishwasher, Disposal,

Dryer, Electric Water Heater, Exhaust

Fan, Microwave, Range, Range Hood,

Laundry Features: Laundry Room

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

Refrigerator, Washer

Tandem

## **Association Information**

**Association YN:** Yes **Association Fee:** 2400

**Association Fee Frequency:** Quarterly **Association Fee Includes:** Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance

Grounds, Maintenance, Pest Control, Sewer, Trash,

Water

**Community Features:** Buyer Approval

Required, Community Mailbox

### Fees&Taxes

Tax Year: 2024 Tax Annual Amount:

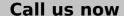
\$13,359

Tax Legal Description: LANDINGS AT WINDRUSH, THE CONDO Tax Lot: 0020

UNIT 2 TOGETHER WITH USE OF BOAT SLIP 2

### **Rooms**





Phone: 727-888-3292



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**





Phone: 727-888-3292



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

**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

CommunityFeatures: Buyer Approval

ExteriorFeatures: Awning(s), Balcony,

Required, Community Mailbox

**GarageYN:** Yes

Lighting

FireplaceYN: No

Cooling: Central Air

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

# **Building Details**

ArchitecturalStyle: Coastal NewConstructionYN: No Heating: Central Exterior material: Block

Roof: Metal Parking: Driveway, Garage Door Opener, Ground Level, Guest,

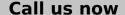
Tandem

# Miscellaneous

Ownership: Condominium Occupant Type: Vacant

Showing Requirements: Supra Lock Box, ShowingTime





Phone: 727-888-3292

