

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
- Residential
- Townhouse
- Active
- 1881 sq ft



Courtesy of

**Listing Office:** COASTAL PROPERTIES GROUP INTERNATIONAL  
**Status:** Active

**Office ID:** MFR260031031  
**MLS ID:** MFRTB8441049



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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/TB8441049>

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## 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

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## Location Details

**Township:** 30

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Asphalt

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## 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

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## 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

**Association Fee:** 2400

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

**Community Features:** Buyer Approval Required, Community Mailbox

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## 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

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## 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

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## Building Details

**ArchitecturalStyle:** Coastal **NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block

**Roof:** Metal

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

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, ShowingTime



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