

# 12527 1ST ISLE HUDSON FL 34667

<https://candiscarmichael.com>



\$440,000



Waterfront Duplex with Direct Gulf Access – Incredible Investment Opportunity! Rare opportunity to own a canal-front duplex with direct access to the Gulf of Mexico—perfect for investors or anyone looking to enjoy the Florida waterfront lifestyle. Each unit offers 2 bedrooms and 1 bathroom with a comfortable, functional layout ideal for both long- and short-term [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1656 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRTB8490855



## Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8490855>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 6000 sq ft

**SubdivisionName:** LEISURE BEACH

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1656 sq ft

**Year built:** 1970

**ListOfficeName:** DALTON WADE INC

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## Location Details

**Township:** 25

**Elementary School:** Hudson Primary Academy (K-3)

**High School:** Fivay High-PO

**Road Surface Type:** Paved

**Middle Or Junior School:** Bayonet Point Middle-PO

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## Property Features



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**Interior Features:** Ceiling Fans(s)

**Flooring:** Ceramic Tile

**Waterfront YN:** Yes

**Exterior Features:** Private Entrance,  
Private Mailbox

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Heating:** Other

**Appliances:** Range, Refrigerator

**Laundry Features:** Laundry Closet

**Waterfront Features:** Canal - Saltwater, Canal  
Front, Gulf/Ocean

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Mini-Split Unit(s)

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** LEISURE BEACH

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 16-25-04-004.0-000.00-208.0

**Direction Faces:** East

**Construction Materials:** Block, Concrete

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## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** LEISURE BEACH UNIT 1 PB 9 PG 139  
LOT 208 OR 9094 PG 1216

**Tax Annual Amount:** \$6,631

**Tax Lot:** 208

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## Rooms



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| Room type       | Level |
|-----------------|-------|
| Primary Bedroom | First |
| Kitchen         | First |
| Great Room      | First |

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**ExteriorFeatures:** Private Entrance, Private Mailbox

**Features:** Ceiling Fans(s)

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Mini-Split Unit(s)

**Utilities:** Cable Available

**Amenities:** Range, Refrigerator

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete

**Heating:** Other

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Private Entrance

**Occupant Type:** Tenant

**Showing Requirements:** Combination Lock Box



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