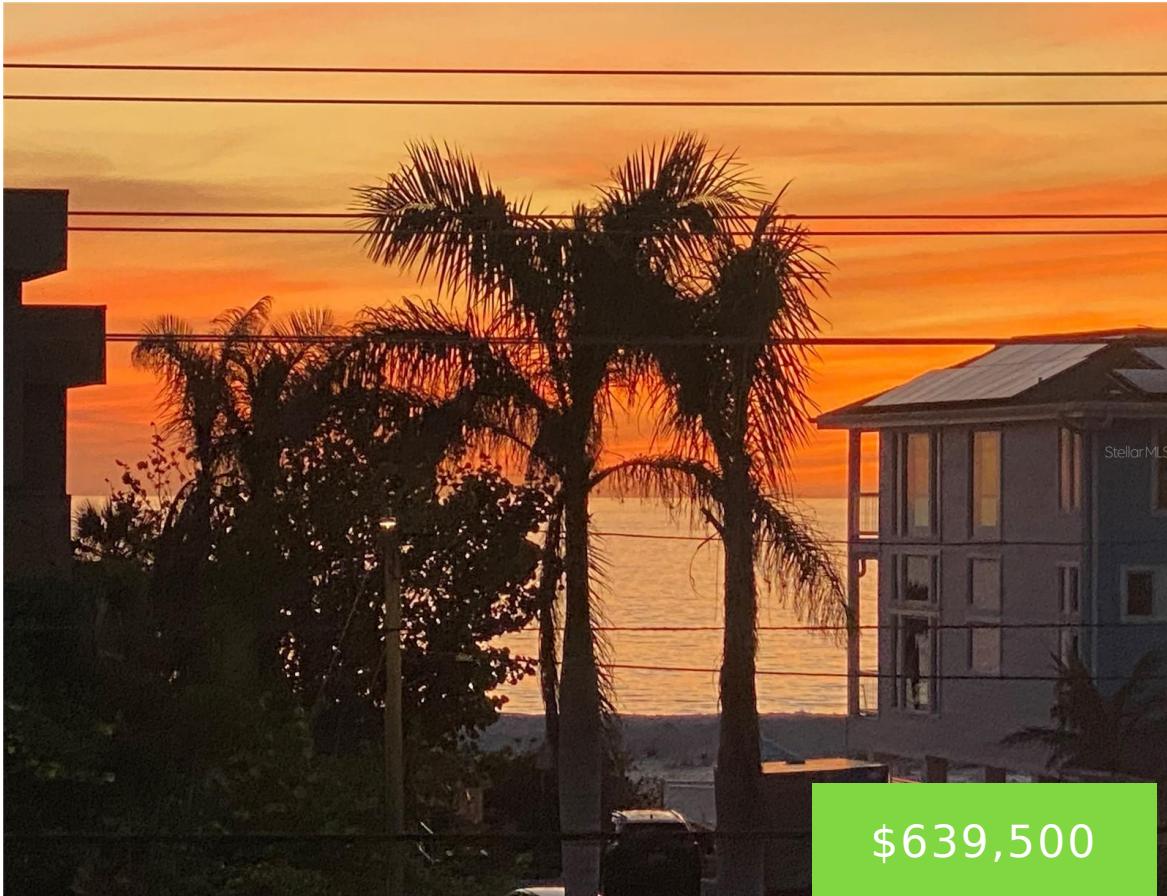


# 13235 GULF BOULEVARD MADEIRA BEACH FL 33708

<https://candiscarmichael.com>



MOTIVATED SELLER!! DAILY RENTALS ALLOWED - INCOME PRODUCING - NEW 2025 METAL ROOF - PET FRIENDLY - ALL AGES WELCOME - IN-UNIT LAUNDRY - LOW HOA & TAXES! This beautifully furnished 2-bedroom, 2-bath condo at Madeira Bay Resort II offers the perfect blend of investment potential and coastal living just steps from the Gulf and [...]

- 2 beds
- 2 baths
- Residential
- Condo - Hotel
- Active
- 973 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8444327



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

**Unit Number:** 315

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 6 floors

**Lot size, sq ft:** 50325 sq ft

**UnitNumber:** 315

**ListOfficeName:** CHARLES RUTENBERG  
REALTY INC

**Bathrooms Full:** 2

**Category:** Condo - Hotel

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 973 sq ft

**Year built:** 2006

**SubdivisionName:** MADEIRA BAY RESORT II  
CONDO

**ListAOR:** mfrmls

## Location Details

**Township:** 31

**Road Surface Type:** Asphalt

## Property Features

**Interior Features:** Ceiling Fans(s), Elevator, Kitchen/Family Room Combo, Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Window Treatments

**Flooring:** Ceramic Tile, Laminate

**Waterfront YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Roof:** Built-Up, Metal

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Closet, Washer Hookup

**Waterfront Features:** Bay/Harbor

**Exterior Features:** Balcony, Lighting, Sidewalk, Sliding Doors

**Utilities:** Cable Connected

**Sewer:** Public Sewer

**Heating:** Central



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## Property Details

**Subdivision Name:** MADEIRA BAY RESORT II CONDO

**Parcel Number:** 15-31-15-54170-000-3150

**Levels:** One

**Direction Faces:** West

**Foundation Details:** Slab

**Construction Materials:** Concrete, Stucco

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

## Association Information

**Association YN:** Yes

**Association Fee:** 630

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Cable TV, Pool, Escrow Reserves Fund, Fidelity Bond, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Sewer, Trash, Water

**Association Amenities:** Elevator(s), Fitness Center, Pool, Spa/Hot Tub

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Fitness Center, No Truck/RV/Motorcycle Parking, Pool

## Fees & Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$6,582

**Tax Legal Description:** MADEIRA BAY RESORT II CONDO UNIT 315

**Tax Lot:** 315

## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x12	First	12	14
Great Room	12x14	First	14	12
Kitchen	12x15	First	15	12
Bedroom 2	14x12	First	12	14

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Fitness Center, No Truck/RV/Motorcycle Parking, Pool

**Utilities:** Cable Connected

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Lighting, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Elevator, Kitchen/Family Room Combo, Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Window Treatments

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

## Building Details

**NewConstructionYN:** No

**Exterior material:** Concrete, Stucco

**Heating:** Central

**Roof:** Built-up, Metal



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Appointment Only



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