

1340 BAYSHORE BOULEVARD DUNEDIN FL 34698

https://candiscarmichael.com



**\*\*PRICE IMPROVEMENT, BRING OFFERS\*\*** Experience the pinnacle of Florida living in this stunning, 2023-built townhouse—offered for the FIRST TIME ON THE MARKET. Located within the exclusive gated enclave of San Ruffino IN THE HEART OF CHARMING DUNEDIN, this residence offers a rare combination of modern luxury and absolute resilience, having remained completely untouched by the [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2706 sq ft



Courtesy of

**Listing Office:** REDFIN CORPORATION  
**Status:** Active

**Office ID:** MFR780118  
**MLS ID:** MFRTB8437458

Description



**Call us now**  
Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



**Virtual Tour:**

<https://www.zillow.com/view-imx/4a75a118-dad4-4027-8044-e07389c7a181?wl=true&setAttribution=mls&initialViewType=pano>

---

## Basics

**Unit Number:** 304

**Date added:** Added 3 months ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 3 floors

**Lot size, sq ft:** 0 sq ft

**UnitNumber:** 304

**ListOfficeName:** REDFIN CORPORATION

**ListAOR:** mfrmls

**Bathrooms Full:** 3

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2706 sq ft

**Year built:** 2023

**SubdivisionName:** SAN RUFFINO II CONDO

**GarageSpaces:** 2

---

## Location Details

**Township:** 28

**Elementary School:** San Jose Elementary-PN

**High School:** Dunedin High-PN

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Palm Harbor Middle-PN

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Elevator, Solid Surface Counters, Walk-In Closet(s)

**Flooring:** Tile, Wood

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Sliding Doors

**Utilities:** Electricity Connected, Public, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Water Source:** Public

**Cooling:** Central Air

---

## Property Details

**Subdivision Name:** SAN RUFFINO II CONDO

**Levels:** Three Or More

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 27-28-15-78665-003-3040

**Direction Faces:** West

**Construction Materials:** Block, Stucco

---

## Association Information

**Association Fee Includes:** Pool, Escrow Reserves Fund, Insurance, Maintenance Grounds, Private Road, Sewer, Trash, Water

**Association Amenities:** Pool

**Community Features:** Buyer Approval Required, Deed Restrictions, Gated Community - Guard, Golf Carts OK, Pool

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$15,180

**Tax Legal Description:** SAN RUFFINO II CONDO BLDG 3, UNIT 304 (AKA UNIT 11-D)

**Tax Lot:** 3040



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Rooms

Room type	Level
Kitchen	Second
Living Room	Second
Primary Bedroom	Third

# Amenities & Features

- Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Deed Restrictions, Gated Community - Guard, Golf Carts OK, Pool

**Utilities:** Electricity Connected, Public, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
- GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Sliding Doors

**Features:** Ceiling Fans(s), Elevator, Solid Surface Counters, Walk-In Closet(s)

# Building Details

- NewConstructionYN:** No

**Exterior material:** Block, Stucco
- Heating:** Central, Electric

**Roof:** Tile

# Miscellaneous

**Ownership:** Condominium

**Occupant Type:** Owner

**Showing Requirements:** ShowingTime



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE