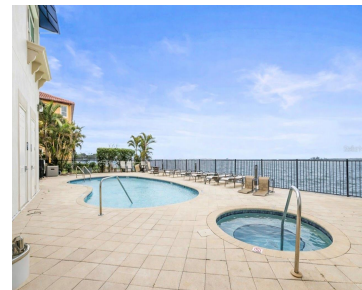
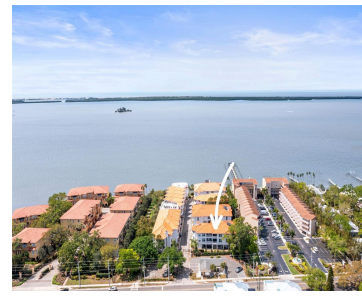


1340 BAYSHORE BOULEVARD DUNEDIN FL 34698

<https://candiscarmichael.com>



\$869,000

Welcome to San Ruffino Phase II, an elegant three-story luxury townhome offering 3 bedrooms, 2.5 bathrooms, an in-home elevator, and just under 2,400 square feet of beautifully designed living space, located within one of Downtown Dunedin's most exclusive waterfront gated communities. With only 28 residences in the entire neighborhood, opportunities to own here are exceptionally [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2312 sq ft



Courtesy of

Listing Office: KATIE DUCHARME REALTY, LLC

Status: Active

Office ID: MFR260033358

MLS ID: MFRTB8487905



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8487905>

Basics

Unit Number: 502

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 2312 sq ft

UnitNumber: 502

ListOfficeName: KATIE DUCHARME REALTY, LLC

ListAOR: mfrmls

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 3 floors

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, Paved

Middle Or Junior School: Dunedin Highland Middle-PN

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile, Wood

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Balcony, Lighting, Sliding Doors

Security Features: Gated Community, Smoke Detector(s)

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Central

Appliances: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener, Wine Refrigerator

Laundry Features: Electric Dryer Hookup, Gas Dryer Hookup, Inside, Laundry Room

Attached Garage YN: Yes

Pets Allowed: Dogs OK, Yes

Roof: Tile

Window Features: ENERGY STAR Qualified Windows, Shutters, Window Treatments

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: SAN RUFFINO II CONDO

Levels: Three Or More

Foundation Details: Block, Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 27-28-15-78665-005-5020

Direction Faces: East

Construction Materials: Stucco

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Fee Includes: Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Pest Control, Private Road, Recreational Facilities, Sewer, Trash, Water

Association Amenities: Gated, Pool

Community Features: Buyer Approval Required, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Pool, Street Lights

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$9,171

Tax Legal Description: SAN RUFFINO II CONDO BLDG 5, UNIT 502 (AKA UNIT 25-A)

Tax Lot: 5020

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	13x8	Second	8	13
Great Room	13x27	Second	27	13
Primary Bedroom	13x15	Third	15	13
Primary Bathroom		Third		

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: ENERGY STAR Qualified Windows, Shutters, Window Treatments

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Water Connected

Amenities: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener, Wine Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Buyer Approval Required, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Pool, Street Lights

ExteriorFeatures: Balcony, Lighting, Sliding Doors

Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Stucco

Heating: Central

Roof: Tile

Miscellaneous

Ownership: Condominium

Showing Requirements: ShowingTime

Occupant Type: Owner



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