

1340 BAYSHORE BOULEVARD DUNEDIN FL 34698

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FABULOUS OPPORTUNITY TO OWN THE ONLY UNIT AVAILABLE IN THIS
UPSCALE COMPLEX! NEW PRICE and a TREMENDOUS VALUE! 2023-BUILT
HOME in LIKE-NEW CONDITION without new construction prices! Welcome to
San Ruffino, one of Dunedin’s premier gated waterfront communities, where
luxury and the Florida lifestyle come together. END UNIT with only one owner,
this BEAUTIFULLY MAINTAINED [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2918 sq ft



Courtesy of

Listing Office: COASTAL PROPERTIES GROUP INTERNATIONAL
Status: Active

Office ID: MFR260031031
MLS ID: MFRTB8532149



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://virtual-tour.aryeo.com/sites/rjpxgpgjy/unbranded>

Basics

Unit Number: 304

Date added: Added 1 month ago

Type: Residential

Bathrooms: 3 baths

Floors: 3 floors

Lot size, sq ft: 0 sq ft

UnitNumber: 304

SubdivisionName: SAN RUFFINO II CONDO

GarageSpaces: 2

Bathrooms Full: 3

Category: Townhouse

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2918 sq ft

Year built: 2023

View: Water, Gulf/Ocean - Partial

ListOfficeName: COASTAL PROPERTIES GROUP
INTERNATIONAL

ListAOR: mfrmls

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



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Interior Features: Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Walk-In Closet(s), Window Treatments

Flooring: Hardwood, Tile

Patio And Porch Features: Patio

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Balcony

Window Features: Blinds, Window Treatments

View: Water, Gulf/Ocean - Partial

Sewer: Public Sewer

Heating: Central

Lot Features: Paved

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

Laundry Features: Inside, Laundry Room

Parking Features: Driveway, Ground Level, Guest

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Size Limit, Yes

Roof: Tile

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

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: SAN RUFFINO II CONDO

Levels: Three Or More

Direction Faces: West

Construction Materials: Block, Concrete, Stucco, Frame

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

Property Attached YN: Yes

Foundation Details: Slab

Listing Terms: Cash, Conventional

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Community Features: Gated Community
- No Guard, Golf Carts OK, Pool

Association Fee: 1413.3

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



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$14,304

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

Tax Lot: 3040

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	11x14	Second	14	11
Living Room	17x20	Second	20	17
Primary Bedroom	27x16	Third	16	27
Bedroom 2	16x13	Second	13	16
Bedroom 3	15x15	Third	15	15
Balcony/Porch/Lanai	13x20	First	20	13
Dining Room	18x13	Second	13	18

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Gated Community - No Guard, Golf Carts OK, Pool

ExteriorFeatures: Balcony

Features: Ceiling Fans(s), High Ceilings, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds, Window Treatments

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

Amenities: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Frame, Stucco

Parking: Driveway, Ground Level, Guest

Heating: Central

Roof: Tile

Miscellaneous

Ownership: Condominium

Occupant Type:
Owner

Showing Requirements: Call Listing Agent, Listing Agent Must Accompany, ShowingTime



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