

14048 GULF BOULEVARD MADEIRA BEACH FL 33708

https://candiscarmichael.com



Under Construction. Welcome to a rare opportunity to own one of only eight exclusive residences in an architecturally stunning new Gulf-front development on Madeira Beach. Currently under construction with expanded square footage, this exquisitely designed building blends modern luxury with coastal sophistication, all set against the breathtaking backdrop of direct Gulf views and unforgettable sunsets. [...]

- 3 beds
- 3 baths
- Residential
- Condominium
- Active
- 1791 sq ft



Courtesy of

**Listing Office:** COMPASS FLORIDA LLC  
**Status:** Active

**Office ID:** MFR260033445  
**MLS ID:** MFRTB8389678



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8389678>

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## Basics

**Unit Number:** 302

**Date added:** Added 1 week ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 6 floors

**Lot size, sq ft:** 10200 sq ft

**UnitNumber:** 302

**SubdivisionName:** GULF SHORES 2ND ADD

**GarageSpaces:** 1

**Bathrooms Full:** 3

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1791 sq ft

**Year built:** 2024

**View:** Pool, Water

**ListOfficeName:** COMPASS FLORIDA LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 31

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Seminole Middle-PN

**Road Surface Type:** Asphalt

**Elementary School:** Orange Grove Elementary-PN

**High School:** Seminole High-PN

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## Property Features



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

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Covered, Rear Porch

**Pool Features:** In Ground, Lighting

**Spa Features:** Heated, In Ground

**Waterfront Features:** Beach Front, Gulf/Ocean

**Garage YN:** Yes

**Carport YN:** Yes

**Exterior Features:** Balcony, Lighting, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors, Storage

**Security Features:** Fire Alarm, Fire Sprinkler System, Security Lights, Smoke Detector(s)

**Utilities:** Cable Available, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Water Connected

**View:** Pool, Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Coastal Construction Control Line, Landscaped, Near Marina, Near Public Transit, Sidewalk

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Pool Private YN:** Yes

**Spa YN:** Yes

**Waterfront YN:** Yes

**Parking Features:** Assigned, Deeded, Ground Level, Guest, Reserved, Basement

**Garage Spaces:** 1

**Pets Allowed:** Yes

**Roof:** Membrane

**Architectural Style:** Coastal, Elevated

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

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## Property Details

**Subdivision Name:** GULF SHORES 2ND ADD

**Levels:** One

**New Construction YN:** Yes

**Builder Model:** Beach Flower

**Foundation Details:** Stilt/On Piling

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

**Parcel Number:** 10-31-15-34344-001-0260

**Direction Faces:** East

**Builder Name:** GSA Contracting Inc

**Number Of Lots:** 2

**Construction Materials:** Block, Concrete

**Property Condition:** Under Construction



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# Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Electricity, Escrow Reserves Fund, Gas, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Sewer, Trash, Water

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

**Community Features:** Buyer Approval Required, Irrigation-Reclaimed Water, Pool, Sidewalks

# Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$42,862

**Tax Legal Description:** GULF SHORES 2ND ADD BLK A, LOT 26 & N 22FT OF LOT 27 TOGETHER WITH LANDS TO MHW LINE ALL DESC AS FROM MOST N'LY COR OF LOT "25 TH S48D26'38""E 40FT FOR" "POB TH S48D26'38""E 62FT TH" "S41D33'22""W 280.78FT TH" "N47D45'53""W 14.52FT(C)" "22FT(D) TH N45D36'32""W" 49.73FT(C) 40FT(D) TH NE'LY 278FT(S) TO POB

**Tax Lot:** 26

# Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x17	First	17	12
Bedroom 1	11x10	First	10	11
Kitchen	12x21	First	21	12
Balcony/Porch/Lanai	41x19	First	19	41
Living Room	16x28	First	28	16
Primary Bathroom	6x12	First	12	6

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**CommunityFeatures:** Buyer Approval Required, Irrigation-Reclaimed Water, Pool, Sidewalks

**PoolFeatures:** In Ground, Lighting

**Features:** Ceiling Fans(s), Eat-in Kitchen, Elevator, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Security Features:** Fire Alarm, Fire Sprinkler System, Security Lights, Smoke Detector(s)

**ExteriorFeatures:** Balcony, Lighting, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors, Storage

**Utilities:** Cable Available, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Water Connected

**Amenities:** Dishwasher, Dryer, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer



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## Building Details

**ArchitecturalStyle:** Coastal, Elevated **NewConstructionYN:** Yes

**Heating:** Central

**Exterior material:** Block, Concrete

**Roof:** Membrane

**Parking:** Assigned, Basement, Deeded, Ground Level, Guest, Reserved

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## Miscellaneous

**Ownership:** Condominium

**Home Warranty YN:** Yes

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment

**Other Structures:** Storage

**Showing Requirements:** Appointment Only



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