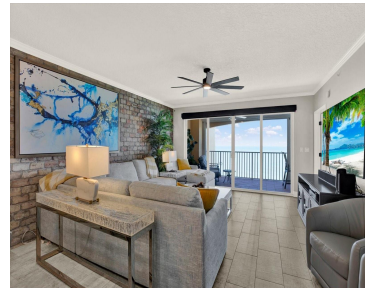


# 16450 GULF BOULEVARD NORTH REDINGTON BEACH FL 33708

<https://candiscarmichael.com>



PRICED TO SELL! Welcome to coastal luxury living at its finest in the highly sought-after Tides Beach Club! This stunning 7th-floor PENTHOUSE-LEVEL 2-bedroom, 2-bath beachfront residence offers PANORAMIC BEACH VIEWS on the shores of North Redington Beach! Beautiful and meticulously updated throughout, this exceptional condo showcases gorgeous NEW FLOORING, A COMPLETELY RENOVATED KITCHEN, LUXURIOUS UPDATED [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1230 sq ft



## Courtesy of

**Listing Office:** COASTAL PROPERTIES GROUP INTERNATIONAL

**Status:** Active

**Office ID:** MFR260031031

**MLS ID:** MFRTB8509669



## Call us now

Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8509669>

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## Basics

**Unit Number:** 763

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

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

**UnitNumber:** 763

**SubdivisionName:** TIDES BEACH CLUB CONDO

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1230 sq ft

**Year built:** 1999

**View:** Water, Gulf/Ocean - Full

**ListOfficeName:** COASTAL PROPERTIES  
GROUP INTERNATIONAL

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## Location Details

**Township:** 31

**Road Surface Type:** Paved

**Elementary School:** Bauder Elementary-PN

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

**High School:** Seminole High-PN

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## Property Features



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**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Tile

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

**Waterfront Features:** Gulf/Ocean

**Carport YN:** Yes

**Pets Allowed:** Yes

**Roof:** Other

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

**Appliances:** Convection Oven, Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Waterfront YN:** Yes

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

**Carport Spaces:** 1

**Exterior Features:** Balcony, Hurricane Shutters, Lighting, Shade Shutter(s), Sidewalk, Sliding Doors, Storage

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

**View:** Water, Gulf/Ocean - Full

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** City Limits, Landscaped, Level, Sidewalk, Paved

---

## Property Details

**Subdivision Name:** TIDES BEACH CLUB CONDO

**Levels:** One

**Foundation Details:** Block

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

**Parcel Number:** 05-31-15-90793-005-6763

**Direction Faces:** East

**Construction Materials:** Block

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee:** 1448

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Maintenance Structure, Maintenance Grounds, Security, Sewer, Trash, Water

**Association Amenities:**  
Clubhouse, Elevators, Fitness Center, Gated, Laundry, Maintenance, Pool, Spa/Hot Tub, Storage

**Community Features:** Clubhouse, Community Mailbox, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Pool, Sidewalks, Street Lights

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$9,727

**Tax Legal Description:** TIDES BEACH CLUB CONDO PHASE V BLDG 6, UNIT 763 TOGETHER WITH THE USE OF PARKING SPACE 217 & STORAGE AREA 190

**Tax Lot:** 00

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## Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Living Room     | 15x18      | First | 18     | 15    |
| Kitchen         | 12x16      | First | 16     | 12    |
| Primary Bedroom | 12x18      | First | 18     | 12    |
| Bedroom 2       | 12x12      | First | 12     | 12    |

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## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Pool, Sidewalks, Street Lights

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

**Amenities:** Convection Oven, Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Hurricane Shutters, Lighting, Shade Shutter(s), Sidewalk, Sliding Doors, Storage

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

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

**Heating:** Central, Electric

**Roof:** Other

---

## Miscellaneous

**Ownership:** Condominium

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Supra Lock Box, Appointment Only, Contact Call Center, ShowingTime

**Occupant Type:** Owner

**Other Structures:** Storage



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