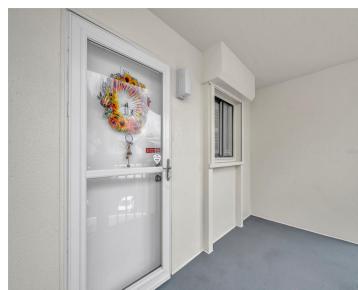


2860 OCEAN SHORE BOULEVARD ORMOND BY THE SEA FL 32176

<https://candiscarmichael.com>



\$385,000



NEW PRICE! SELLER IS READY FOR THEIR NEXT ADVENTURE!~ Come see it before its gone! Welcome to your coastal retreat in Leeward Winds, nestled in the heart of Ormond By The Sea. This beautifully maintained 2-bedroom, 2-bath condo sits on the 3rd floor and offers breathtaking ocean views from both the living room and primary [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1056 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRV4945332



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/V4945332>

Basics

Unit Number: 3030

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 5 floors

Lot size, sq ft: 0 sq ft

UnitNumber: 3030

SubdivisionName: LEEWARD WINDS CONDOMINIUM

ListAOR: mfrmls

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1056 sq ft

Year built: 1990

View: Pool, Water

ListOfficeName: LPT REALTY, LLC

Location Details

Township: 13

Road Responsibility: Public Maintained Road

Middle Or Junior School: Ormond Beach
Middle

Road Surface Type: Asphalt

Elementary School: Beachside Elementary
School

High School: Seabreeze High School

Property Features



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Interior Features: Ceiling Fans(s), Elevator, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Split Bedroom

Flooring: Ceramic Tile

Patio And Porch Features: Covered

Pool Features: In Ground

Waterfront Features: Beach Front

Carport YN: Yes

Pets Allowed: Breed Restrictions, Number Limit, Size Limit

Roof: Shingle

View: Pool, Water

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator

Laundry Features: Laundry Room

Pool Private YN: Yes

Waterfront YN: Yes

Parking Features: Assigned

Carport Spaces: 1

Exterior Features: Balcony, Hurricane Shutters, Sliding Doors

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: LEEWARD WINDS CONDOMINIUM

Levels: One

Foundation Details: Block

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 322126033030

Direction Faces: West

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee: 625

Association Fee Frequency: Monthly **Association Fee Includes:** Cable TV, Common Area Taxes, Pool

Community Features: Pool

Fees&Taxes



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Tax Year: 2024

**Tax Annual
Amount:** \$4,758

Tax Legal Description: UNIT 303 LEEWARD WINDS CONDO PER OR 3426 PG 0008 PER OR 4071 PG 0423 PER OR 5360 PG 0505 PER OR 5466 PGS 2916-2917 PER OR 5486 PGS 1807-1808 PER OR 6571 PG 2603 PER OR 6745 PG 0820

Tax Lot: 3030

Rooms

Room type	Level
Kitchen	Third
Living Room	Third
Primary Bedroom	Third
Primary Bathroom	Third
Bedroom 2	Third
Bathroom 2	Third

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: No

PoolPrivateYN: Yes

CommunityFeatures: Pool

PoolFeatures: In Ground

Features: Ceiling Fans(s), Elevator, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Split Bedroom

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, Hurricane Shutters, Sliding Doors

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Block

Parking: Assigned

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Condominium

Occupant Type: Owner

Showing Requirements: Supra Lock Box



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