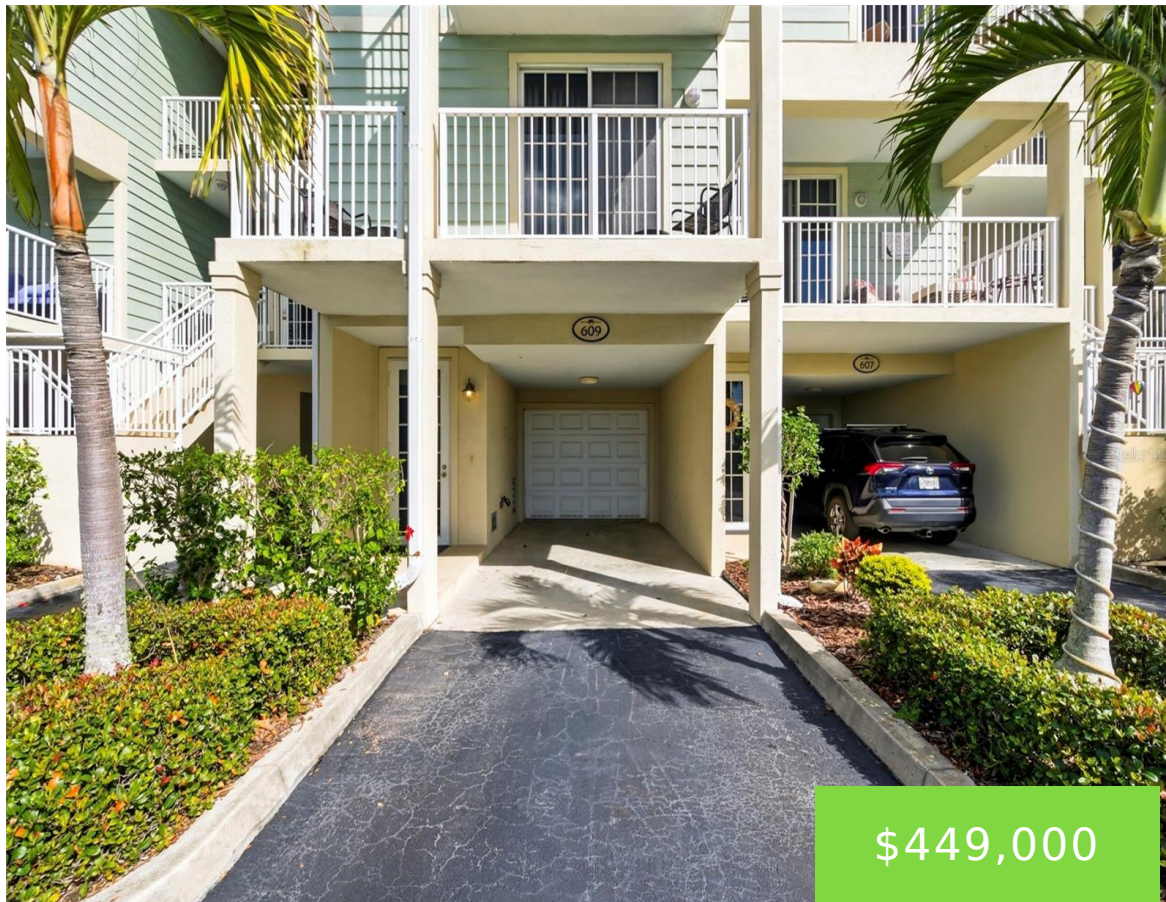


609 BAHIA BEACH BOULEVARD RUSKIN FL 33570

<https://candiscarmichael.com>



Welcome to 609 Bahia Beach Blvd in the scenic, resort-style community of Little Harbor. This 3-bedroom, 3-bathroom waterfront townhome offers approximately 1,417 square feet of living space and showcases expansive water views of the canal from multiple balconies. Built in 2006 and meticulously maintained as an owner-occupied residence, this property has never been rented and [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1417 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRTB8485349



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8485349>

Basics

Bathrooms Full: 3

Category: Townhouse

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1417 sq ft

Year built: 2006

SubdivisionName: BAHIA BEACH TWNHMS PH 1A

GarageSpaces: 1

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 3 floors

Lot size, sq ft: 1982 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 32

Road Surface Type: Other

Property Features



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

Flooring: Luxury Vinyl, Tile

Patio And Porch Features: Front Porch, Porch, Rear Porch

Waterfront Features: Canal Front

Attached Garage YN: Yes

Carport YN: Yes

Pets Allowed: Breed Restrictions, Number Limit, Size Limit

Roof: Metal

Window Features: Blinds, Tinted Windows

Utilities: Cable Connected, Electricity Connected, Fiber Optics, Phone Available, Sewer Connected, Underground Utilities

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Closet

Waterfront YN: Yes

Garage YN: Yes

Garage Spaces: 1

Carport Spaces: 1

Exterior Features: Balcony, Lighting, Private Entrance, Sliding Doors, Storage

Security Features: Smoke Detector(s)

Architectural Style: Coastal

View: Water

Sewer: Public Sewer

Heating: Central

Lot Features: Cul-De-Sac, Near Marina, Paved

Property Details

Subdivision Name: BAHIA BEACH
TWNHMS PH 1A

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA,
VA Loan

Parcel Number: U-02-32-18-63Z-000002-00041.0

Direction Faces: West

Construction Materials: Concrete, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Clubhouse, Fitness Center, Pool

Association Fee: 800

Association Fee Includes: Cable TV, Internet, Maintenance Structure, Maintenance Grounds, Trash, Water

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Pool, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 3228

Tax Lot: 41

Tax Annual Amount: \$8,687

Tax Legal Description: BAHIA BEACH TOWNHOMES PHASE 1A LOT 41 BLOCK 2

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	10x11	Second	11	10
Primary Bedroom	17x12	Third	12	17
Bathroom 2	12x11	Third	11	12
Living Room	18x13	Second	13	18

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Smoke Detector(s)

WindowFeatures: Blinds, Tinted Windows

Utilities: Cable Connected, Electricity Connected, Fiber Optics, Phone Available, Sewer Connected, Underground Utilities

Amenities: Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Pool, Street Lights

ExteriorFeatures: Balcony, Lighting, Private Entrance, Sliding Doors, Storage

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

Building Details

ArchitecturalStyle: Coastal

Heating: Central

Roof: Metal

NewConstructionYN: No

Exterior material: Concrete, Stucco

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Private Entrance

Occupant Type: Vacant

Showing Requirements: Appointment Only, Combination Lock Box



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