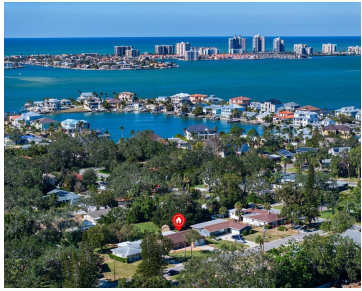


# 740 CORTEZ AVENUE BELLEAIR BLUFFS FL 33770

<https://candiscarmichael.com>

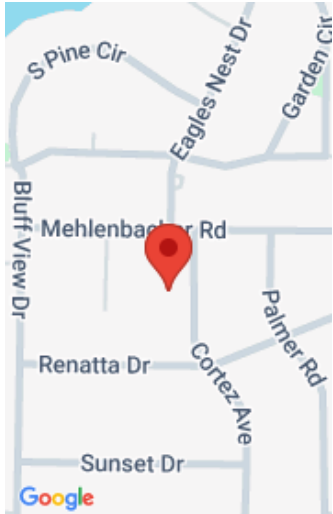


\$595,000



Welcome to this highly coveted Belleair Bluffs home! This charming 3-bedroom, 2-bathroom property offers a split floorplan and a 2-car garage, perfect for modern living. Enjoy peace of mind with this property located outside of the flood zone and outfitted with hurricane impact windows and a new roof. The spacious home features plantation shutters, a [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1458 sq ft



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



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## Courtesy of

**Listing Office:** ENGEL & VOLKERS BELLEAIR

**Status:** Active

**Office ID:** MFR260030438

**MLS ID:** MFRTB8327624

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8327624>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1458 sq ft

**Year built:** 1969

**ListOfficeName:** ENGEL & VOLKERS BELLEAIR

**ListAOR:** mfrmls

**Date added:** Added 3 days ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 10682 sq ft

**SubdivisionName:** SUNSET BLUFFS GARDENS

**GarageSpaces:** 2

---

## Location Details

**Township:** 29

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Sprinkler Well, Street Lights, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Microwave, Refrigerator, Washer, Water Softener

**Laundry Features:** In Garage

**Attached Garage YN:** Yes

**Exterior Features:** Irrigation System, Lighting, Rain Gutters, Storage

**Window Features:** Impact Glass/Storm Windows, Shutters, Window Treatments

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** City Limits, Oversized Lot, Paved

---

## Property Details

**Subdivision Name:** SUNSET BLUFFS GARDENS

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 32-29-15-87588-000-0160

**Direction Faces:** East

**Construction Materials:** Block

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## Association Information

**Community Features:** Fitness Center, Golf Carts OK, Golf, Park, Playground

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## Fees&Taxes

**Tax Year:** 2023

**Tax Legal Description:** SUNSET BLUFFS GARDENS LOT 16

**Tax Annual Amount:** \$3,470

**Tax Lot:** 16



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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x14	First	14	13
Kitchen	14x14	First	14	14
Living Room	13x18	First	18	13
Bonus Room	10x17	First	17	10

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Fitness Center, Golf Carts OK, Golf, Park, Playground

**ExteriorFeatures:** Irrigation System, Lighting, Rain Gutters, Storage

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Impact Glass/Storm Windows, Shutters, Window Treatments

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Sprinkler Well, Street Lights, Underground Utilities, Water Connected

**Amenities:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Microwave, Refrigerator, Washer, Water Softener

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Structures:** Shed(s)

**Showing Requirements:** Appointment Only, Call Listing Agent,  
ShowingTime



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