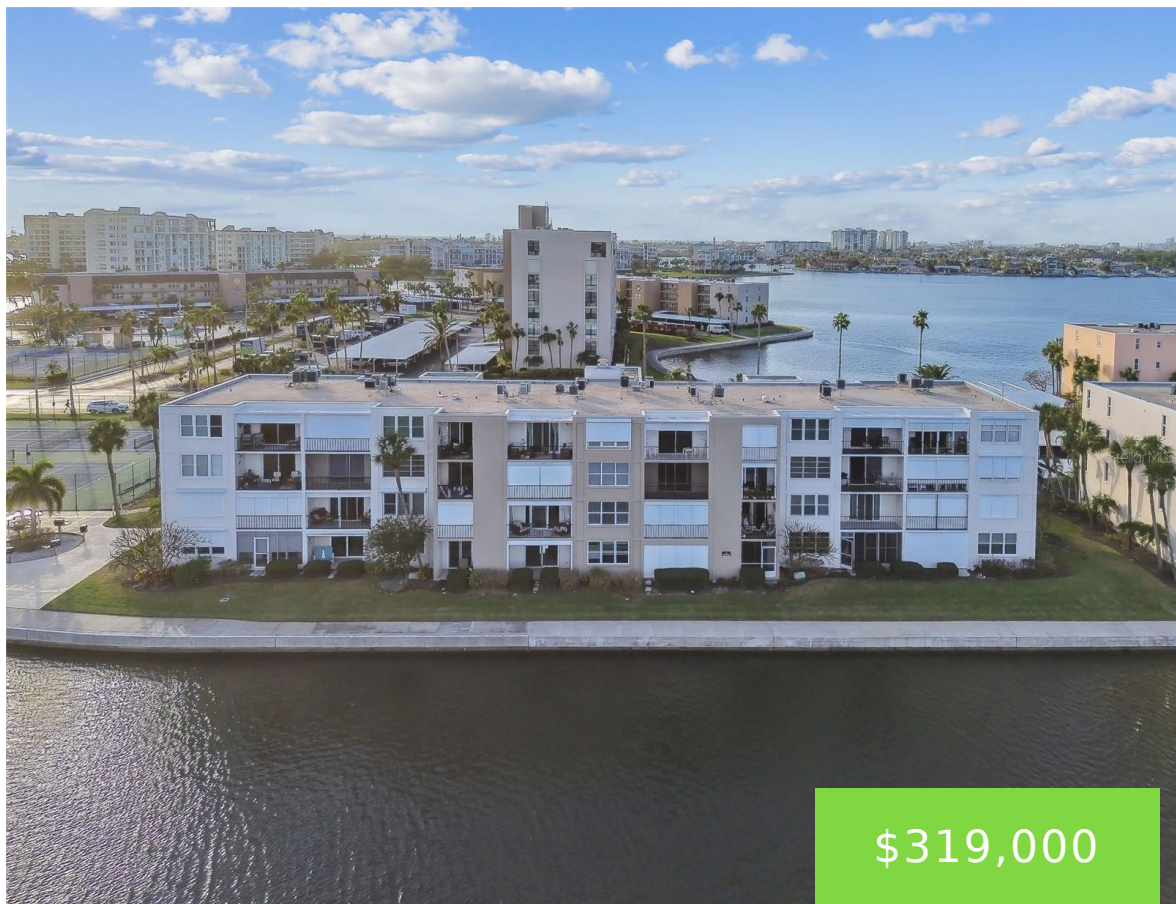


7625 SUN ISLAND DRIVE SOUTH PASADENA FL 33707

https://candiscarmichael.com



\$319,000



Welcome to The Heritage at Bay Island, a premier waterfront community offering the best of Florida living! This beautifully upgraded 1-bedroom, 1.5-bath condo boasts breathtaking water views from its expansive balcony—an ideal spot to relax and watch dolphins and manatees swim by. Inside, you'll discover a bright and modern living space with stylish new laminate [...]

- 1 bed
- 2 baths
- Residential
- Condominium
- Active
- 940 sq ft



Call us now

Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



---

## Courtesy of

**Listing Office:** COASTAL PROPERTIES GROUP

**Status:** Active

**Office ID:** MFR260031369

**MLS ID:** MFRTB8321645

---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8321645>

---

## Basics

**Unit Number:** 305

**Bathrooms Half:** 1

**Category:** Condominium

**Bedrooms:** 1 bed

**Half baths:** 1 half bath

**Area, sq ft:** 940 sq ft

**Year built:** 1973

**View:** Water

**ListOfficeName:** COASTAL PROPERTIES GROUP

**Bathrooms Full:** 1

**Date added:** Added 3 weeks ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 3 floors

**Lot size, sq ft:** 21436 sq ft

**UnitNumber:** 305

**SubdivisionName:** BAY ISLAND GROUP 7

**ListAOR:** mfrmls

---

## Location Details

**Township:** 31

**Road Surface Type:** Paved

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Solid Surface Counters, Window Treatments

**Flooring:** Carpet, Laminate

**Patio And Porch Features:** Covered

**Pool Features:** Heated, In Ground

**Spa Features:** Heated, In Ground

**Waterfront Features:** Intracoastal Waterway

**Carport YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Other

**Window Features:** Window Treatments

**Utilities:** BB/HS Internet Available, Cable Connected, Phone Available, Public, Sewer Connected, Street Lights, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** FloodZone, City Limits, Private

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

**Laundry Features:** Inside, Laundry Closet

**Pool Private YN:** Yes

**Spa YN:** Yes

**Waterfront YN:** Yes

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

**Carport Spaces:** 1

**Exterior Features:** Lighting, Outdoor Grill, Sauna, Tennis Court(s)

**Security Features:** Security Gate

**Architectural Style:** Florida

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

---

## Property Details

**Subdivision Name:** BAY ISLAND GROUP 7

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 30-31-16-03617-000-3050

**Direction Faces:** West

**Construction Materials:** Block

**Property Condition:** Completed

---

## Association Information



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Cable TV, Clubhouse, Elevator(s), Fitness Center, Gated, Laundry, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Sauna, Security, Shuffleboard Court, Spa/Hot Tub, Storage, Tennis Court(s), Vehicle Restrictions

**Association Fee:** 730

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Gas, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Pest Control, Recreational Facilities, Security, Sewer, Trash, Water

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, No Truck/RV/Motorcycle Parking, Pool, Sidewalks, Tennis Courts

Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$4,160

**Tax Legal Description:** BAY ISLAND GROUP NO. 7 CONDO APT 305

**Tax Lot:** 3050

Rooms

| Room type           | Dimensions | Level | Length | Width |
|---------------------|------------|-------|--------|-------|
| Balcony/Porch/Lanai | 5x14       | First | 14     | 5     |
| Kitchen             | 8x10       | First | 10     | 8     |
| Living Room         | 14x15      | First | 15     | 14    |
| Dining Room         | 14x10      | First | 10     | 14    |
| Primary Bedroom     | 10x10      | First | 10     | 10    |

---

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, No Truck/RV/Motorcycle Parking, Pool, Sidewalks, Tennis Courts

**ExteriorFeatures:** Lighting, Outdoor Grill, Sauna, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Cable Connected, Phone Available, Public, Sewer Connected, Street Lights, Water Connected

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**Security Features:** Security Gate

**WindowFeatures:** Window Treatments

**PoolFeatures:** Heated, In Ground

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Solid Surface Counters, Window Treatments

---

## Building Details

**ArchitecturalStyle:** Florida **NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block

**Roof:** Other

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

---

## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** Condominium Disclosure Available, Other Disclosures, Seller Property Disclosure

**Occupant Type:** Vacant **Showing Requirements:** Call Listing Agent



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE