



\$425,000

\$50,000 PRICE REDUCTION – DON’T MISS THIS GREAT VALUE – Rare 3-Bedroom Corner Unit Waterfront Gem in Bay Island! Welcome to Unit 206 at 7665 Sun Island Dr. S – a truly exceptional opportunity in the sought-after Bay Island community. This spacious 3-bedroom, 2-bath condo is a rare find in this complex, offering an incredibly [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1275 sq ft



Courtesy of

Listing Office: COASTAL PROPERTIES GROUP
Status: Active

Office ID: MFR260031369
MLS ID: MFRTB8395294



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Description

Virtual Tour: <https://vimeo.com/1091171591/050fe2d441>

Basics

Unit Number: 206

Date added: Added 5 months ago

Type: Residential

Bathrooms: 2 baths

Floors: 4 floors

Year built: 1974

View: Water

ListOfficeName: COASTAL PROPERTIES GROUP

Bathrooms Full: 2

Category: Condominium

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1275 sq ft

UnitNumber: 206

SubdivisionName: BAY ISLAND

ListAOR: mfrmls

Location Details

Township: 31

Road Responsibility: Private Maintained Road

Road Surface Type: Paved

Property Features



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

Flooring: Laminate, Carpet, Tile

Patio And Porch Features: Covered, Rear Porch

Waterfront Features: Bay/Harbor, Intracoastal Waterway

Carport YN: Yes

Pets Allowed: Number Limit, Size Limit, Yes, Dogs OK, Cats OK

Roof: Other

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Fire Hydrant, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Partially

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

Laundry Features: Laundry Closet

Waterfront YN: Yes

Parking Features: Assigned, Covered, Ground Level, Guest

Carport Spaces: 1

Exterior Features: Balcony, Hurricane Shutters, Lighting, Sidewalk, Sliding Doors

Window Features: Shutters, Window Treatments

View: Water

Sewer: Public Sewer

Heating: Central

Lot Features: FloodZone, Landscaped, Sidewalk, Paved

Property Details

Subdivision Name: BAY ISLAND

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 30-31-16-03620-000-2060

Direction Faces: South

Construction Materials: Block

Association Information



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Association YN: Yes

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

Association Amenities: Tennis Court(s), Maintenance, Cable TV, Clubhouse, Fitness Center, Gated, Recreation Facilities, Security, Pickleball Court(s)

Community Features: Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Fitness Center, Pool, Sidewalks, Tennis Court(s), Clubhouse, Gated Community - Guard, Street Lights

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$1,867

Tax Legal Description: Bay Island Group No. 9 Condo Apt 206

Tax Lot: 2060

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bathroom	9x7	First	7	9
Primary Bedroom	14x14	First	14	14
Bedroom 2	15x12	First	12	15
Bedroom 1	11x12	First	12	11
Bathroom 1	9x5	First	5	9
Kitchen	10x8	First	8	10
Dining Room	14x11	First	11	14
Living Room	14x15	First	15	14

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Fitness Center, Pool, Sidewalks, Tennis Court(s), Clubhouse, Gated Community - Guard, Street Lights

ExteriorFeatures: Balcony, Hurricane Shutters, Lighting, Sidewalk, Sliding Doors

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

GarageYN: No

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Shutters, Window Treatments

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Fire Hydrant, Sewer Connected, Water Connected

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

Building Details

NewConstructionYN: No

Exterior material: Block

Parking: Assigned, Covered, Ground Level, Guest

Heating: Central

Roof: Other

Miscellaneous

Ownership: Condominium

Occupant Type:
Owner

Showing Requirements: Supra Lock Box, Appointment Only, Call Before Showing, Call Listing Agent, Lock Box Electronic-CBS Code Required



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