



**County:** Pinellas  
**Ownership:** Fee Simple  
**Annual Expenses:**  
**Annual Net Inc:** 0.00  
**Total Units:** 3  
**Building Name/#:**  
**Total Num Bldg:** 1  
**Property Style:** Triplex  
**SqFt Source:** Public Records  
**Heated Area:** 2,114 SqFt / 196 SqM  
**New Construction:** No  
**Flood Zone Code:** AE

**Status:** Active  
**List Price:** \$1,100,000  
**LP/SqFt:** \$520.34  
**Year Built:** 1958  
**Special Sale:** None  
**ADOM:** 0  
**CDOM:** 0

**Proj Comp Date:**

One 2 Story Building with 3 Rental Units Under one Roof. Legally zoned for Short Term Rentals with NO Rental Minimums or Maximums. Located in the very limited RFM-30 Zone in Treasure Island. Property has never been used as a short term rental. Start with a clean slate. Purchase now to start booking for the upcoming rental season. Your guests will enjoy an abundance of Outdoor space & Water views throughout. Located with very easy access to Sunset Beach, The Gulf of Mexico & Blind Pass Waterway. Floor plans, Property info, Zoning Map & Frequently asked questions are available in attachments.

**Land, Site, and Tax Information**

**Legal Desc:** SAWYER & HARRELL'S ADD BLK 5, NE 50FT OF LOT 1 & NE 50FT OF N'LY 10FT OF LOT 2  
**Lot Dimensions:**

**Lot Size Acres:** 0.07

**Lot Size:**  
 2,892 SqFt / 269 SqM  
**Section #:** 26  
**Block/Parcel:** 5  
**Front Exposure:**  
**Lot #:** 1  
**Plat Book/Page:** 3-41  
**Flood Zone Panel:** 12103C0194H

**SE/TP/RG:** 26-31-15  
**Subdivision #:**  
**Tax ID:** [26-31-15-78786-005-0011](#)  
**Taxes:** \$1,497.00 **CDD:** No

**Zoning:**  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2023  
**Development:**  
**Flood Zone Date:** 08/24/2021

**Homestead:**  
**Flood Zone Code:** AE  
**Alt Key/Folio #:** 31-15-26-78786-005-0011  
**Subdivision Name:** SAWYER & HARRELLS ADD  
**Additional Parcel:** No **# of Parcels:**  
**Floor #:** **Building Elevator:**  
**Water Frontage:** No

**Subdiv/Condo:**  
**Additional Tax IDs:**  
**Tot Acreage:** 0 to less than 1/4

**Annual CDD Fee:**

**Water Access:** Yes-Bay/Harbor, Beach, Intracoastal Waterway  
**Water View:** Yes-Bay/Harbor - Partial

**Water Name:**  
**Water Extras:** No

**Interior Information**

**A/C:** Central Air, Wall/Window Unit(s)  
**Fireplace:** No  
**Heat/Fuel:** Central, Space Heater, Wall Units / Window Unit  
**Water:** Public  
**Interior Feat:** Thermostat  
**Utilities:** Cable Available, Electricity Connected, Water Connected  
**Individually Metered:**

**Flooring Covering:**  
**Fireplace Desc:**  
**Security Feat:**  
**Sewer:** Public Sewer  
**Heated Area Source:** Public Records  
**Total Area:**  
**Heated Area:** 2,114 SqFt / 196 SqM

**Exterior Information**

**Pool:** None  
**Garage:** No **Gar Spcs:** **Attached:**  
**Carpport:** No **Carpport Spcs:**  
**Ext Features:** Balcony, French Doors  
**Foundation:** Crawlspace

**Ext Construction:** Wood Frame  
**Garage Dim:**  
**Roof:** Metal  
**Road Surface Type:** Paved

**Green Features**

**Community Information**

**Master Assn/Name:** No  
**Housing for Older Per:** No **FCHR Website:**

**Master Assn Fee:**  
**Affidavit YN:**  
**Master Assn Ph:**  
**Expire Renewal Date:**

**Realtor Information**

**List Agent:** [Dawn Fader](#)  
**List Agent E-mail:** [Dawn@DawnFader.com](mailto:Dawn@DawnFader.com)

**List Agent ID:** 260017638  
**List Agent Fax:** 786-733-3644

**List Agent Direct:** 727-687-2522  
**List Agent Cell:** 727-687-2522  
**List Office Phone:** 727-339-7902  
**List Office Fax:** 786-733-3644  
**Call Center #:**  
**LP/SqFt:** \$520.34

**List Office:** [COMPASS FLORIDA LLC](#)  
**List Office ID:** 260033445  
**On Market Date:** 09/03/2024  
**Owner:** OWNER OF RECORD  
**Expiration Date:** 03/31/2025

**Original Price:** \$1,100,000  
**Owner Phone:**  
**Representation:**

**Listing Type:** Exclusive Right To Sell  
**Listing Service Type:** Full Service  
**Spec List Type:** Exclusive Right To Sell  
**Realtor Info:** As-Is, Zoning - Grandfathered In  
**Showing Instructions:** Appointment Only  
**Showing Considerations:** No Lockbox  
**Driving Directions:** Gulf Blvd on Treasure Island to 99th to address.  
**Realtor Remarks:** Open House Sunday September 8 from 12-2pm.

**Seller's Preferred Closing Agent**

**Closing Agent Name:** Crystal Morales  
**Email:**  
**Address:** St. Petersburg, Florida

**Phone:**  
**Fax:**

**Closing Company Name:** Fidelity National Title

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