

8575 Sunset Court

www.8575SunsetCt.com

Renovations, Updates and Systems

- HVAC 2016
- Water Heater 2011
- Roof 2001/ Resurfaced
- Windows 2013
- Exterior Doors 2015
- Garage Door 2014
- Dishwasher 2011
- Dock/lift 2001
- Seawall 2001 HOA is reserved and wall was recertified
- Last elevator Inspection 2019
- Last Sprinkler Inspection 2020
- Hardwood floor on main and upper floors, Tile on lower floor
- Crown molding throughout
- Water softener 2013
- Steam shower in master bath 2011
- Phone landline in elevator 2012
- Storage loft in garage 2011
- Shutters in kitchen and master large windows 2018
- Reverse osmosis water filter softener 2013
- Kitchens and baths renovated in 2011-2012
- Crown molding

Operating Expenses

- Flood \$1295 Citizens
- HO & Wind \$4150
- Avg elect \$325, \$225 in winter, \$425 summer, thermostat consistent at 72
- Average water, sewer, trash \$230 per quarter
- Cable 200 per month internet and landline \$119
- Monthly HOA \$306.19, Includes Exterior landscape, utilities, reserves for dock, seawall, pavers
- Security \$173 x 3
- Boat slip costs included in HOA
- Elevator \$150 yearly inspections
- Pest Control \$375 yr.
- Sprinkler inspection \$125 yr.

A note from the sellers:

“We love the neighborhood of Sunset Beach. It cannot be duplicated. It really is a neighborhood. We love that we are 292 steps to the beach. Our beach access is picture worthy. Access to open water, access to stores, restaurants, churches. The townhouse gives us a sense of privacy. Love sitting on our balcony watching the boats and the dolphins go by.”