

9939 1st St. East, Treasure Island, FL 33706

www.99391stStE.com

- Elevated Concrete Construction
- Built in 2001
- 2126 htd. sq. ft.
- Elevator Services 3 floors
- Brand New Roof (200 mph winds)
- 3 Bedrooms, 3 Bathrooms including Spacious Owner's Suite
- Fireplace
- Expansive water views throughout
- 2 Balconies plus Ground level patio with private hot tub
- 3 Car Garage Plus Storage Area
- New Boat lift
- Located on an active waterway just steps to the Beach

Upgrades

- New roof, gutters, soffit & fascia (2025) Worthouse with 200 mph wind rating.
- New boat lift pilings & motor (2025)
- Elevator with all new switches (2025)
- Point of Use Hot water heater in kitchen (2024)
- New Hot Water Heater (2024)
- Kitchen Renovation including all new kitchen cabinets with many specialty cabinets, Pantry, stainless steel appliances & Explosion Blue Leathered granite. (2024)
- High End Luxury Vinyl Plank flooring
- Wireless Alexa Compatible lighting
- New Air Conditioner (2023)
- New Jacuzzi (2022)
- PGT sliders on main & third level (2018)

El-Nido Townhomes Association, Inc.

2 Pets allowed with combined weight of 50 lbs

\$1,046 per month monthly maintenance fee

*Most recent association assessment - \$10,870 to cover roof, fencing and landscaping, post-storm

Calling all Boaters! Here is your opportunity to own an elevated waterfront townhome with a dock & boat lift just one block to the beach in the heart of Treasure Island. This three story townhome with Elevator has expansive views throughout. The main floor has been renovated with a stunning new kitchen & flooring. Renovation includes specialty cabinets to meet all of your needs, explosion blue leathered granite counter tops, pantry, wine & coffee bar, wireless Alexa compatible lighting, stainless steel appliances & more. The kitchen opens to the living room & the main floor balcony overlooking the bay. The third floor features a spacious owners' suite with vaulted ceilings, private waterfront balcony with stunning views, walk-in closet & ensuite bathroom with garden tub & dual vanity. On the ground level Walk out to the private patio and enjoy the water & boat views from your private hot tub. Enjoy all that Florida's Gulf coast has to offer with the added Peace of Mind that comes with elevated concrete construction & brand new roof. El Nido is a small secluded waterfront community, hidden away from Gulf Blvd, on the Bay & steps from the Beach with close proximity to Sunset Beach, downtown Treasure Island, local restaurants, shops & more. If you are looking for a waterfront property with Elevated construction, Elevator, 3 Car Garage, Hot Tub, & Boat lift look no further. This true boater's paradise & waterfront playground offers the best of both worlds with easy access to the Beach & the Bay. Schedule a tour today. Floor plans available in attachments.

Management Company

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