

## Features

- Key West Style Home Built in 2015
- 2,350 heated sq. ft.
- 4,258 total sq. ft.
- Garage 1,113 sq.ft.
- Elevated Concrete & Frame construction with flood vents
- 70 x 40 lot, Double lot
- Elevator
- Hurricane rated windows and storm shutters on doors.
- Metal roof
- Hardie board fiber cement siding
- Cypress Vaulted ceilings
- Kitchen & Living are on the top floor to enjoy the incredible views
- 5 Balconies & Incredible Water views throughout
- In Law Apartment includes Bedroom, Bathroom, Living Area & Kitchenette. Use as a guest apartment or alternately use as a 5<sup>th</sup> Bedroom
- Handicap friendly features include:  
Mostly 35-36 in wide doors, rimless primary bath shower with bench, grab bar and hand shower
- Cabrio washer & dryer
- Kitchen pantry
- Fabulous Walk-in Closet
- Motorized window shades on both sliding doors
- 3 Car garage plus storage & work areas

## Upgrades

- New vinyl fence Feb. 2025
- New garage doors Nov. 2024, hurricane rated
- Whole house water softener & water filtration installed October 24
- Water Heater New AO Smith 50 gallon electric water heater installed April 2024
- Trane Inverter Supreme System installed January 2023  
One unit operating 3 separate zones, Upstairs, downstairs & apartment
- Hurricane Shutters on all doors 2018
- Roof 2015
- Windows 2015 All PGT windows, hurricane rated
- Kitchen Aid Stainless Steel Appliances 2015
- Security: ADT home security system with cameras

## Operating Expenses:

- Insurance
- Homeowners: Frontline Insurance \$1,512.42 annual
- Wind: Frontline Insurance \$2,898.00 annual
- Flood: Wright Flood Insurance \$780.00 annual
- Average Electric aprox. \$181 mo
- Average water, sewer, trash bill aprox. \$177 mo
- Cable/Internet: Spectrum internet \$99 mo
- Elevator: Routine maintenance varies.