

31 81st Ave, Treasure Island, FL 33706

Elevated Home: Elevator: Pool: Spa: 5 Balconies: 4 Car Garage: Water views: Walk to Beach

- Built in 2006
- 50 x 100 Lot
- 2,992 heated sq. ft.
- 5,563 total sq. ft.
- 4 Bedrooms, 3.5+ Baths
- 4 car garage plus plus storage/workshop/recreation space
- Block, wood frame construction
- Elevator
- Anderson hurricane impact rated low E windows and doors
- Gas heated pool and spa
- Stamped concrete balconies
- Primary suite includes private balcony with Sunset views, sitting area, two walk-in closets, spacious bathroom retreat with claw foot soaking tub, incredible walk-in shower, dual vanities & water closet
- Centrally located Kitchen opens to living room on one side and dining room on the other side.
- Kitchen features a walk-in pantry, preparation island, breakfast bar, double farm sink, stainless steel appliances, double oven, gas cooking, Coffee/wine bar with beverage refrigerator.
- Great home for entertaining inside or out.
- Ideal floor plan for everyone to spread out & maintain their own private indoor & outdoor space yet plenty of room to come together to enjoy the space & amenities in communal areas.
- 5 Balconies with a different bird's eye view from every room in the house
- Views of the Gulf of Mexico and Blind Pass Waterway.
- Enjoy the peace of mind of living in an elevated home & the convenience of being able to move right in without waiting for 2 years to build.
- Why wait to build new when you can move into this home tomorrow?

Pool & Spa

- Gas Heated, chlorinated pool
- Aprox. 3-5 ft depth with sun shelf
- Spill over Spa with natural stone surround
- Covered patio, aprox. 12x12
- Outdoor oasis with lush landscaping, natural stone accents & travertine surfaces
- Measurements are approximate and should be verified by buyers.

System/Updates

- Metal Roof, 2006
- Windows, 2006
- Pool 2010
- Dishwasher & Fridge 2020
- Oven/Stovetop, 2006
- Navien tankless water heater 2020, propane
- Water filter 2025
- Pool equipment 2025
- Last elevator inspection 2025
- 2025 Renovation included garage, stairs, entryway, pool equipment

Operating Expenses

- Homeowners Insurance aprox. \$2,400 per year
- Flood Insurance aprox. \$1,700 per year
- Electric aprox. \$200 per month
- Utilities aprox. \$272 every 2 months, \$65/month
- Cable aprox. \$150.00
- Landscaping aprox. \$7,000 year
- Pool aprox. \$150 month
- Propane; 2 tanks, leased from Suburban Propane, new: Nov. 2024, \$395.90 per year, due in November. Propane powers the tankless water heater, Pool/Spa, Gas Stove and is able to handle a gas dryer, however our current dryer is electric.