

8640 West Gulf Blvd. Treasure Island, FL 33706

Features:

- 50 x 215 Lot, survey available
- Two Story Elevated Stilt home
- Amazing Beach & Gulf Views throughout
- 2380 total sq. ft. 1316 heated sq. ft.
- Two Bedroom, could be converted into Three Bedroom
- Open Floor Plan
- White washed wood, vaulted ceilings & bamboo flooring
- Granite counters, Solid wood cabinets, Double sink
- Maytag dishwasher (aprox. 4-5 years old)
- Oven with 5 burner cooktop oven (aprox. 5-7 years old) & Ge microwave
- Whirlpool side by side refrigerator (aprox. 2-3 years old)
- Cooking Island with Breakfast bar
- Laundry room & Pantry
- Whirlpool dryer & Ge washer
- Whimsical Mermaid Dreams mural in main level bathroom
- Owner's suite features ensuite bathroom, vaulted ceiling & private deck with Beach Views
- 2nd Bedroom features ensuite bathroom & vaulted ceiling
- Multi-level circular decks & grand staircase was featured for it's design in the publication, Deck Specialist
- 4 Car Covered Carport plus an additional 8 parking spaces in driveway
- Storage shed.
- Daily Sunsets, Unlimited Happy Hours, Occasional Dolphins, Manatees & Sea Turtles
- Floor plans, Survey & Elevation Certificate, Aerial video Available in virtual tour
- www.8640WestGulfBlvd.com

Operating Expenses

- Homeowners & Wind Insurance: \$8,358
- Flood Insurance: \$4,292
- Electric: Aprox. \$100-\$250 per month
- Water, Sewer, Trash: Aprox. \$100 per month
- Cable: Aprox. \$95 per month
- Internet: Aprox. \$30 per month
- Pest control: \$75 per quarter, \$300 annual
- Pest Guard Termite Warranty through 3/2026 then \$600 per year
- Fumigated in 3/2025

Updates

- House & Deck painted in 2025
- Roof: 2024 with 5-6 inch foam insulation
- Arcoair Air Condenser and Air Handler, 2-3 years old
- New Storage Shed 2024
- Multi-level circular decks & grand staircase built in 2020
- PGT Double Pane Windows: Aprox. 25 years old
- Rheem 40 Gallon Water heater: Aprox. 10 years

Ready to exchange snowdrifts for sand dunes & coconut palms? This Elevated Beach House has amazing Beach views & an incredible location, directly on the sand on the Gulf of Mexico. Located in the eclectic neighborhood of Sunset Beach. Feel the Boho Vibes with artistic accents, white washed walls & bamboo floors. This well-maintained beach house has an open floor plan throughout to invite the water views inside. A gleaming kitchen with solid wood cabinets, cooking island, breakfast bar & pantry. The main level bathroom adorned with a mesmerizing floor to ceiling mural entitled Mermaid Dreams. Each bedroom has vaulted ceilings & an ensuite bathroom. A private balcony completes the owner's suite. The second living room could easily be converted into an additional bedroom if needed. If you were made for outdoor beach living, this house was made for you. Love was poured into the multi-level circular decks & grand staircase which pull you towards the white sands and turquoise waters of the Gulf. Come to Sunset Beach where the Sunset is celebrated daily, your sunglasses are your most important accessory & your neighbors become your friends. A freshly Renourished beach awaits your arrival. Feature sheet, operating expenses, Suvey, elevation certificate & aerial video available on the virtual tour.