

Porto Fino - Sunset Beach Getaway

**143 94th Avenue #7
Treasure Island, FL 33706**

Offered for \$325,000

2+ Bedrooms | 2 Full Baths | 1,060 sq ft

Built 1974 | Boat slip with 10,000 lb. lift

1 Under-Building Parking Space

www.PortoFinoSunsetBeach.com



Escape to this Sunset Beach condo to enjoy the best of the Florida lifestyle! Beautifully remodeled and nicely furnished, this two-story townhouse-style unit comes with a dock, boat slip and 10,000 lb. boat lift with super-easy access to the Gulf of Mexico.



In addition to two bedrooms on the lower level with a Jack & Jill bath, there's a bonus room upstairs with a full en suite bath that can be used as a third bedroom or a media room / den if you prefer. Both levels have balconies with side water views.

The great room design makes the most of the square footage, and you'll enjoy the water view over breakfast at your bistro table. The kitchen features Quartz counter tops and a Country French-meets-beach cottage style. Bosch and Dacor stainless steel appliances fit perfectly in this space. There's a dining counter for casual meals, and flexible living space.

A laundry closet houses front-loading washer and dryer with extra utility space. The central vacuum system, plus all hard surface flooring will make clean-up a breeze, even when you're tracking in the sand from the beach!

Porto Fino is an intimate waterfront community right on Blind Pass. It's a place to relax and enjoy, and it's just a few blocks away from the beach.

Priced below appraisal - make this your beach getaway!



Marketed by

Tami Simms

727-743-6262



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Details ...

- 2 Bedrooms plus bonus that could be a 3rd bedroom
- Two full baths
- Two-story townhouse style
- Two balconies
- Fully furnished
- Remodeled kitchen with Quartz counter tops and stainless steel appliances
- Wood-look laminate floors through living & bedrooms
- New window treatments
- Central vacuum system
- Laundry closet with stacked front-loading washer/dryer
- HVAC installed 2010
- Boat slip with 10,000 lb. remote controlled boat lift (\$1,123 transfer fee)
- 50' dock w/water & electric
- Assigned, under-building parking space (#7)
- Shared porch upstairs for storing your water toys
- Condo fee \$425/month includes water/sewer/trash
- Roof replaced 2016
- Association application req.
- Leasing allowed (1 month minimum, municipal restrictions on frequency)
- Max 4 residents per unit
- Pets allowed (cats/dogs), 50 lbs. max at maturity



From the unit entry, both bedrooms and a full bath are on this level.



A shared bath connects the two bedrooms, this one with a balcony.



There's flexibility here, including bonus space that could be a 3rd bedroom.



Enjoy the fire pit, drop a fishing line or just watch the boats go by.

See more photos and information at:

www.PortoFinoSunsetBeach.com



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