

Shore Towers Water View Condo

1868 Shore Drive S #401

South Pasadena, FL 33707

Offered for \$270,000

2 Bedrooms | 2 Baths | 1 Parking Space

1,670 sq ft | Built 1968

Community Pool | Fishing Dock | Clubhouse

www.ShoreTowersCondo.com



Are you looking for a light, bright condo with outstanding water views? This could be the one! It's a spacious corner unit in Shore Towers, a quiet 55+ community located right on Boca Ciega Bay/Intracoastal Waterway in South Pasadena.



The living space is wonderfully open, with neutral ceramic tile flooring throughout. There's a large living/dining room that flows into a remodeled Florida room. There are double-paned windows, including new slider windows overlooking the water.

The kitchen was remodeled in 2018 with new appliances (natural gas cooking!), cabinet doors and countertops. There's LOTS of storage space, with \$10K of closet & pantry customization to keep you organized.

The location is great, close to shopping, restaurants, easy access to the mainland - oh, and the beach! See for yourself today how much you'll appreciate owning this piece of paradise.



Watch the dolphins, birds, kayakers and boaters from your unit or from the fishing dock. There's also a community pool, barbecue area, clubhouse & fitness room. Each floor has its own laundry room and storage locker area.

Shore Towers is tucked away off the beaten path. There are no buildings nearby to block your view and there's a large lawn area that's rare to have on waterfront today.



Marketed by

Tami & Sharon Simms

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Details ...

- New cellular shades in living room and bedroom 2019
- Condenser fan motor replaced 2019
- Kitchen remodeled in 2018 with new appliances, cabinet doors and countertops
- Florida room remodeled 2018
- Interior professionally painted 2018
- Bathroom faucets replaced 2018
- Electrical wiring updated with copper throughout in 2017
- New slider windows installed in Florida room 2016
- \$10,000 in closet customization done in 2016
- Heat reflective film on all windows & exterior doors 2016
- Simonton double pane windows
- Hurricane shutters on all windows
- Trane air handler (2005)
- Condo fee \$558.84/mo, includes water/sewer/trash, hot water, basic cable tv, pest control, building maintenance & insurance, reserves
- Average electric bill \$100/month
- Homeowner's insurance \$1,365/year
- Application & association approval required, \$100 fee
- Community pool, shuffleboard courts, fishing dock, grill/bbq area, clubhouse with fitness room
- Each floor has a laundry room with new high-efficiency washing machines and storage lockers (one comes with this unit)
- New roof on building 2019
- No pets allowed, 55+ community
- Rentals permitted only after 3 years of full-time residence
- See full condo information at www.ShoreTowersAssoc.com



The Master bedroom has great water views, and tons of closet space.



The second bedroom is spacious, with a hall bath nearby.



There are lovely grounds, with shuffleboard courts and a barbecue area.



Enjoy the fishing dock or billiards room, and there's also a fitness room.



See more photos and information at:
www.ShoreTowersCondo.com



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