

8455 SANDY BEACH STREET – SOLANA BAY TOWNHOME

3 Bed / 2.5 Bath / 1 Car Garage

1,625 sq ft / Built 2005

INTERIOR FEATURES

- High ceilings
- Open floor plan
- Kitchen has ceramic tile flooring, closet pantry
 - Dishwasher, microwave & range included
 - *Note: Refrigerator is older, ice maker does not work*
- Half bath downstairs
- Screened patio overlooks pond
- Stairs are carpeted (approx. 5 years old)
- Luxury vinyl flooring in all living & bedroom areas (upstairs approx. 5 years old, downstairs approx. 2 years old)
- All bedrooms & full baths are upstairs
- Primary bedroom suite has walk-in closet, private bath with double sinks, shower/garden tub combo
- Laundry closet upstairs (washer/dryer included)
- Ceiling fans in all bedrooms

SYSTEMS / MISC

- Nest thermostat
- Roof replaced 2021 (HOA maintains roofs)
- Rheem HVAC replaced Fall 2021
- Flood zone X
- 1 visitor parking space per unit (no street parking)

COMMUNITY FEATURES

- Gated community
- Community pool, cabana, pond, dog park
- Water/sewer/garbage, cable tv, building insurance, reserves, exterior and lawn maintenance included
- Greenacre Properties, Saimarie Davila sdavila@greenacre.com, 813-600-1100
- Pets allowed, no weight restrictions
- Rentals allowed, 6 months minimum, no more than 2x/year

CARRYING COSTS

- Electric average \$100/month
- Homeowner's Insurance \$784/year
- HOA \$415/month

Marketed by Tami Simms, Coastal Properties Group International, LLC

727-743-6262 | tami@simmsteam.com

www.SimmsTeam.com